

Room Proposal

710 E 43rd St
Houston, TX 77022
Total SQFT of house: 1395.0 sqft

Thank you for allowing Fast Track to provide an estimate for your upcoming project.

This is the rooms proposal. It breaks out each item of the scope room by room so you can see what is being done in each room.

As we walked through the house, we discussed many things, please look over the proposal to make sure that all items that were discussed have been captured. We want to make sure that the scope of work and pricing accurately reflects your expectations. FAST TRACK is not responsible for items not included in the scope. Adjustments to the scope of work can be made to either add or remove items to meet your budget and project goals.

Once the final scope and budget have been approved, please keep us informed as to the timing of the closing. Schedule availability is not guaranteed until estimate is accepted and Fast Track agrees to start date. Before we can begin, we need the utilities turned on in your name, keys to the property, and a payment.

Our goal is to make this a profitable project for you and develop a long term relationship going forward.

Terms:

30% to start

30% midway

30% near completion

10% at final walkthrough

I look forward to speaking with you soon.

Item name	Quantity	Labor	Material	Total Price
Entry (4.5 x 12.5)				\$ -68.46
Demolition and Removal of Tile/Glue Down Floors	62.00 SQFT	\$ 1.37	\$ 0.00	\$ 84.94
Door Stops	1.00 EA	\$ 1.50	\$ 1.50	\$ 3.00
Metal Door (Upgrade) 3/4 Lite Oval or Single Lite w/ Mini Blinds	1.00 EA	\$ 126.53	\$ 461.39	\$ 587.92
Handle Set	1.00 EA	\$ 23.00	\$ 67.00	\$ 90.00
Interior Doors - Hollow Core, 6 Panel	1.00 EA	\$ 25.00	\$ 45.95	\$ 70.95
Interior Doorknobs (Brushed Nickel)	1.00 EA	\$ 12.00	\$ 10.85	\$ 22.85
Luxury Vinyl Click-in with Pad (includes shoe molding and standard float)	62.00 SQFT	\$ 1.90	\$ 2.60	\$ 279.00
Standard Baseboards (3 1/4)	6.00 EA	\$ 0.50	\$ 0.75	\$ 7.50
Remodel LED Light	1.00 EA	\$ 30.00	\$ 25.00	\$ 55.00
Wiring for New Light Fixture Locations	0.50 EA	\$ 60.75	\$ 0.00	\$ 30.38
Matte black collection finishes upgrade estimate	1.00 EA	\$ 0.00	\$ 700.00	\$ 700.00
Repeat customer discount	1.00 EA	\$ 0.00	\$ -2000.00	\$ -2000.00
Dining Room (14.0 x 12.0)				\$ 1858.50
Sheetrock Repairs	4.00 EA	\$ 35.70	\$ 0.00	\$ 142.80
Wiring for New Light Fixture Locations	2.00 EA	\$ 60.75	\$ 0.00	\$ 121.50
Hang, Tape, Float & Texture	5.00 EA	\$ 60.00	\$ 0.00	\$ 300.00
Upgraded Ceiling Fan	1.00 EA	\$ 40.00	\$ 119.00	\$ 159.00
Luxury Vinyl Click-in with Pad (includes shoe molding and standard float)	185.00 SQFT	\$ 1.90	\$ 2.60	\$ 832.50
Standard Baseboards (3 1/4)	20.00 EA	\$ 0.50	\$ 0.75	\$ 25.00
Remodel LED Light	2.00 EA	\$ 30.00	\$ 25.00	\$ 110.00
Window Trim (Stool & Apron)	6.00 LF	\$ 1.18	\$ 3.02	\$ 25.20
Cased Opening Trim	30.00 EA	\$ 1.50	\$ 3.25	\$ 142.50
Master bedroom (15.0 x 12.0)				\$ 1542.92
Remove Furdown	4.00 EA	\$ 24.68	\$ 10.00	\$ 138.72
Sheetrock Repairs	3.00 EA	\$ 35.70	\$ 0.00	\$ 107.10
Upgrade Carpet - FHA Gray/Beige w/ thicker pad	198.00 EA	\$ 0.50	\$ 1.00	\$ 297.00
Upgraded Ceiling Fan	1.00 EA	\$ 40.00	\$ 119.00	\$ 159.00
Wired Smoke detector	1.00 EA	\$ 20.00	\$ 29.50	\$ 49.50
Hang, Tape, Float & Texture	8.00 EA	\$ 60.00	\$ 0.00	\$ 480.00
Wiring for New Light Fixture Locations	1.00 EA	\$ 60.75	\$ 0.00	\$ 60.75
Interior Doors 6-Panel Pre-Hung	1.00 EA	\$ 25.00	\$ 150.00	\$ 175.00
Interior Doorknobs (Brushed Nickel, Locking)	1.00 EA	\$ 12.00	\$ 10.85	\$ 22.85
Standard Baseboards (3 1/4)	40.00 EA	\$ 0.50	\$ 0.75	\$ 50.00
Door Stops	1.00 EA	\$ 1.50	\$ 1.50	\$ 3.00
Kitchen (12.0 x 8.0)				\$ 10179.12
Pulls	26.00 EA	\$ 2.00	\$ 3.00	\$ 130.00
Flip Grade Cabinets (Stained or White Shaker Front)	26.00 EA	\$ 23.00	\$ 130.00	\$ 3978.00

Tile Backsplash	30.00 EA	\$ 7.50	\$ 4.05	\$ 346.50
8 ft Quartz standard countertop	1.00 EA	\$ 295.00	\$ 450.00	\$ 745.00
Remove Furdown	2.00 EA	\$ 24.68	\$ 10.00	\$ 69.36
Demolition and Removal of Tile/Glue Down Floors	106.00 SQFT	\$ 1.37	\$ 0.00	\$ 145.22
Sheetrock Repairs	6.00 EA	\$ 35.70	\$ 0.00	\$ 214.20
Drain Assembly	1.00 EA	\$ 30.00	\$ 15.00	\$ 45.00
Replace Quarterstop Valves	4.00 EA	\$ 10.00	\$ 15.75	\$ 103.00
Disposal	1.00 EA	\$ 90.00	\$ 78.00	\$ 168.00
Stainless Gas Range 30"	1.00 EA	\$ 95.00	\$ 685.00	\$ 780.00
Stainless Dishwasher	1.00 EA	\$ 95.00	\$ 400.00	\$ 495.00
Brushed Nickel Kitchen Sink	1.00 EA	\$ 45.00	\$ 167.00	\$ 212.00
Brushed Nickel Kitchen Faucet	1.00 EA	\$ 30.00	\$ 195.00	\$ 225.00
36" Quartz standard countertop	1.00 EA	\$ 350.00	\$ 1200.00	\$ 1550.00
Stainless Range Hood (Vented)	1.00 EA	\$ 95.00	\$ 140.00	\$ 235.00
Brushed Nickel Pendant Light	2.00 EA	\$ 30.00	\$ 33.42	\$ 126.84
Wiring for New Light Fixture Locations	2.00 EA	\$ 60.75	\$ 0.00	\$ 121.50
Luxury Vinyl Click-in with Pad (includes shoe molding and standard float)	106.00 SQFT	\$ 1.90	\$ 2.60	\$ 477.00
Standard Baseboards (3 1/4)	10.00 EA	\$ 0.50	\$ 0.75	\$ 12.50

Utility Room (10.5 x 5.0)**\$ 1108.75**

Door Stops	1.00 EA	\$ 1.50	\$ 1.50	\$ 3.00
Interior Doorknobs (Brushed Nickel)	1.00 EA	\$ 12.00	\$ 10.85	\$ 22.85
Exterior Door w/ glass	1.00 EA	\$ 122.20	\$ 245.20	\$ 367.40
Shelving	6.00 EA	\$ 3.00	\$ 3.00	\$ 36.00
Luxury Vinyl Click-in with Pad (includes shoe molding and standard float)	58.00 SQFT	\$ 1.90	\$ 2.60	\$ 261.00
Interior Doors 6-Panel Pre-Hung	1.00 EA	\$ 25.00	\$ 150.00	\$ 175.00
Standard Baseboards (3 1/4)	20.00 EA	\$ 0.50	\$ 0.75	\$ 25.00
Laundry Box	1.00 EA	\$ 82.50	\$ 31.00	\$ 113.50
Remodel LED Light	1.00 EA	\$ 30.00	\$ 25.00	\$ 55.00
Replace Exhaust Fan	1.00 EA	\$ 25.00	\$ 25.00	\$ 50.00

Master Closet (3.0 x 6.0)**\$ 849.87**

Pocket Door	1.00 EA	\$ 125.00	\$ 261.87	\$ 386.87
Shelving	8.00 EA	\$ 3.00	\$ 3.00	\$ 48.00
Closet Rods	6.00 EA	\$ 1.00	\$ 1.50	\$ 15.00
Hang, Tape, Float & Texture	2.00 EA	\$ 60.00	\$ 0.00	\$ 120.00
Standard Baseboards (3 1/4)	10.00 EA	\$ 0.50	\$ 0.75	\$ 12.50
Wiring for New Switch Locations	1.00 EA	\$ 60.75	\$ 0.00	\$ 60.75
Wiring for New Light Fixture Locations	1.00 EA	\$ 60.75	\$ 0.00	\$ 60.75
Remodel LED Light	1.00 EA	\$ 30.00	\$ 25.00	\$ 55.00

Upgraded Floor Tile	20.00 EA	\$ 2.30	\$ 2.25	\$ 91.00
---------------------	----------	---------	---------	----------

Bedroom 2 (10.0 x 12.0)**\$ 565.80**

Wired Smoke detector	1.00 EA	\$ 20.00	\$ 29.50	\$ 49.50
Upgraded Ceiling Fan	1.00 EA	\$ 40.00	\$ 119.00	\$ 159.00
Door Stops	1.00 EA	\$ 1.50	\$ 1.50	\$ 3.00
Interior Doors - Hollow Core, 6 Panel	1.00 EA	\$ 25.00	\$ 45.95	\$ 70.95
Interior Doorknobs (Brushed Nickel)	1.00 EA	\$ 12.00	\$ 10.85	\$ 22.85
Upgrade Carpet - FHA Gray/Beige w/ thicker pad	132.00 EA	\$ 0.50	\$ 1.00	\$ 198.00
Standard Baseboards (3 1/4)	50.00 EA	\$ 0.50	\$ 0.75	\$ 62.50

Bedroom 3 (10.5 x 11.0)**\$ 559.80**

Door Stops	1.00 EA	\$ 1.50	\$ 1.50	\$ 3.00
Interior Doors - Hollow Core, 6 Panel	1.00 EA	\$ 25.00	\$ 45.95	\$ 70.95
Interior Doorknobs (Brushed Nickel)	1.00 EA	\$ 12.00	\$ 10.85	\$ 22.85
Wired Smoke detector	1.00 EA	\$ 20.00	\$ 29.50	\$ 49.50
Upgraded Ceiling Fan	1.00 EA	\$ 40.00	\$ 119.00	\$ 159.00
Upgrade Carpet - FHA Gray/Beige w/ thicker pad	128.00 EA	\$ 0.50	\$ 1.00	\$ 192.00
Standard Baseboards (3 1/4)	50.00 EA	\$ 0.50	\$ 0.75	\$ 62.50

Hall 1 (4.0 x 12.0)**\$ 373.50**

Luxury Vinyl Click-in with Pad (includes shoe molding and standard float)	53.00 SQFT	\$ 1.90	\$ 2.60	\$ 238.50
Standard Baseboards (3 1/4)	20.00 EA	\$ 0.50	\$ 0.75	\$ 25.00
Remodel LED Light	2.00 EA	\$ 30.00	\$ 25.00	\$ 110.00

Bathroom 1 (Master) (4.0 x 10.0)**\$ 7707.50**

Upgraded Floor Tile	44.00 EA	\$ 2.30	\$ 2.25	\$ 200.20
Flip Grade Cabinets (Stained or White Shaker Front)	5.00 EA	\$ 23.00	\$ 130.00	\$ 765.00
Rectangle Undermount Bathroom Sink and Granite Sink Cut-Out	2.00 EA	\$ 80.00	\$ 79.00	\$ 318.00
8 ft Quartz standard countertop	0.50 EA	\$ 295.00	\$ 450.00	\$ 372.50
Wiring for New Light Fixture Locations	3.00 EA	\$ 60.75	\$ 0.00	\$ 182.25
Wiring for New Switch Locations	2.00 EA	\$ 60.75	\$ 0.00	\$ 121.50
GFCI Outlet	2.00 EA	\$ 9.00	\$ 22.00	\$ 62.00
Brushed Nickel Vanity Light	2.00 EA	\$ 30.00	\$ 69.92	\$ 199.84
LED Recessed Can Light	1.00 EA	\$ 41.00	\$ 47.76	\$ 88.76
Drain Assembly	2.00 EA	\$ 30.00	\$ 15.00	\$ 90.00
Install Tub/Shower Rough Valve	1.00 EA	\$ 175.00	\$ 90.00	\$ 265.00
Install Tub/Shower Trim Kit for New Faucets, Handles & Heads (Brushed Nickel)	1.00 EA	\$ 45.00	\$ 175.10	\$ 220.10
Brushed Nickel Shower Head	1.00 EA	\$ 20.00	\$ 105.00	\$ 125.00
Replace Quarterstop Valves	5.00 EA	\$ 10.00	\$ 15.75	\$ 128.75
Brushed Nickel Bathroom Faucet (4", two handle)	2.00 EA	\$ 30.00	\$ 95.00	\$ 250.00
Brushed Nickel Towel Bar	1.00 EA	\$ 8.75	\$ 19.25	\$ 28.00

Brushed Nickel Paper Holder	1.00 EA	\$ 8.75	\$ 19.25	\$ 28.00
Brushed Nickel Towel Ring	1.00 EA	\$ 8.75	\$ 19.25	\$ 28.00
Elongated Toilet & Seat	1.00 EA	\$ 60.00	\$ 140.00	\$ 200.00
Install Custom Shower Pan	1.00 EA	\$ 350.00	\$ 275.00	\$ 625.00
Install Hardi Backer	105.00 SQFT	\$ 1.50	\$ 1.02	\$ 264.60
Upgraded Tile Shower Surround	105.00 SQFT	\$ 5.00	\$ 4.00	\$ 945.00
Replace Exhaust Fan	1.00 EA	\$ 25.00	\$ 25.00	\$ 50.00
Standard Baseboards (3 1/4)	14.00 EA	\$ 0.50	\$ 0.75	\$ 17.50
Pulls	5.00 EA	\$ 2.00	\$ 3.00	\$ 25.00
Barn door estimate	1.00 EA	\$ 350.00	\$ 0.00	\$ 350.00
4" Quartz standard backsplash	0.50 EA	\$ 50.00	\$ 165.00	\$ 107.50
Frameless Shower Glass Door (standard height, includes 1 side panel)	1.00 EA	\$ 700.00	\$ 950.00	\$ 1650.00

Bathroom 2 (7.0 x 5.0)**\$ 4195.56**

Door Stops	1.00 EA	\$ 1.50	\$ 1.50	\$ 3.00
Interior Doorknobs (Brushed Nickel, Locking)	1.00 EA	\$ 12.00	\$ 10.85	\$ 22.85
Interior Doors - Hollow Core, 6 Panel	1.00 EA	\$ 25.00	\$ 45.95	\$ 70.95
Flip Grade Cabinets (Stained or White Shaker Front)	4.00 EA	\$ 23.00	\$ 130.00	\$ 612.00
Pulls	4.00 EA	\$ 2.00	\$ 3.00	\$ 20.00
Rectangle Undermount Bathroom Sink and Granite Sink Cut-Out	1.00 EA	\$ 80.00	\$ 79.00	\$ 159.00
4" Quartz standard backsplash	0.50 EA	\$ 50.00	\$ 165.00	\$ 107.50
8 ft Quartz standard countertop	0.50 EA	\$ 295.00	\$ 450.00	\$ 372.50
Drain Assembly	1.00 EA	\$ 30.00	\$ 15.00	\$ 45.00
Install Tub/Shower Rough Valve	1.00 EA	\$ 175.00	\$ 90.00	\$ 265.00
Install Tub/Shower Trim Kit for New Faucets, Handles & Heads (Brushed Nickel)	1.00 EA	\$ 45.00	\$ 175.10	\$ 220.10
Replace Quarterstop Valves	3.00 EA	\$ 10.00	\$ 15.75	\$ 77.25
Brushed Nickel Bathroom Faucet (4", two handle)	1.00 EA	\$ 30.00	\$ 95.00	\$ 125.00
Brushed Nickel Towel Ring	1.00 EA	\$ 8.75	\$ 19.25	\$ 28.00
Brushed Nickel Paper Holder	1.00 EA	\$ 8.75	\$ 19.25	\$ 28.00
Elongated Toilet & Seat	1.00 EA	\$ 60.00	\$ 140.00	\$ 200.00
LED Recessed Can Light	1.00 EA	\$ 41.00	\$ 47.76	\$ 88.76
Wiring for New Light Fixture Locations	1.00 EA	\$ 60.75	\$ 0.00	\$ 60.75
Brushed Nickel Vanity Light	1.00 EA	\$ 30.00	\$ 69.92	\$ 99.92
Install Bathtub	1.00 EA	\$ 220.00	\$ 167.50	\$ 387.50
Install Hardi Backer	80.00 SQFT	\$ 1.50	\$ 1.02	\$ 201.60
Upgraded Tile Shower Surround	80.00 SQFT	\$ 5.00	\$ 4.00	\$ 720.00
Replace Exhaust Fan	1.00 EA	\$ 25.00	\$ 25.00	\$ 50.00
Demolition and Removal of Tile/Glue Down Floors	39.00 SQFT	\$ 1.37	\$ 0.00	\$ 53.43
Upgraded Floor Tile	39.00 EA	\$ 2.30	\$ 2.25	\$ 177.45

Front (0.0 x 0.0)**\$ 2047.98**

Exterior Flush Mount	1.00 EA	\$ 30.00	\$ 36.00	\$ 66.00
New Windows White Vinyl Double Pane	4.00 EA	\$ 205.00	\$ 195.00	\$ 1600.00
Soffits	4.00 EA	\$ 51.42	\$ 21.09	\$ 290.04
Fascia Boards	2.00 LF	\$ 30.90	\$ 15.07	\$ 91.94

Back (0.0 x 0.0)**\$ 2291.03**

Exterior Wall Light	1.00 EA	\$ 30.00	\$ 22.00	\$ 52.00
Wiring for New Light Fixture Locations	1.00 EA	\$ 60.75	\$ 0.00	\$ 60.75
Wiring for New Switch Locations	1.00 EA	\$ 60.75	\$ 0.00	\$ 60.75
New Windows White Vinyl Double Pane	4.00 EA	\$ 205.00	\$ 195.00	\$ 1600.00
Soffits	3.00 EA	\$ 51.42	\$ 21.09	\$ 217.53
Mix concrete estimate	1.00 EA	\$ 300.00	\$ 0.00	\$ 300.00

Left (0.0 x 0.0)**\$ 1337.91**

New Windows White Vinyl Double Pane	3.00 EA	\$ 205.00	\$ 195.00	\$ 1200.00
Fascia Boards	3.00 LF	\$ 30.90	\$ 15.07	\$ 137.91

Painting (0.0 x 0.0)**\$ 3654.90**

Three-Color Interior Paint Job	1395.00 EA	\$ 1.62	\$ 0.00	\$ 2259.90
Typical Exterior Paint Job	1395.00 EA	\$ 0.00	\$ 1.00	\$ 1395.00

Electrical (0.0 x 0.0)**\$ 2575.00**

Electrical Service 125 Amp Breaker Box - Includes AFCI/GFCI breakers Estimate	1.00 EA	\$ 400.00	\$ 1210.00	\$ 1610.00
New decora switches and tr outlets	1.00 EA	\$ 500.00	\$ 300.00	\$ 800.00
Exterior GFCI	3.00 EA	\$ 25.00	\$ 30.00	\$ 165.00

Plumbing (0.0 x 0.0)**\$ 5188.42**

Drain Line Under House Estimate (per drain)	1.00 EA	\$ 1850.00	\$ 150.00	\$ 2000.00
PEX Repipe Single Story (Estimate)	0.75 EA	\$ 0.00	\$ 3605.00	\$ 2703.75
Bring Existing Hot Water Heater to Code	1.00 EA	\$ 76.50	\$ 92.17	\$ 168.67
Water Heater Stand	1.00 EA	\$ 10.00	\$ 45.00	\$ 55.00
Exterior Water Spigot w/backflow preventer	3.00 EA	\$ 72.00	\$ 15.00	\$ 261.00

Roof (0.0 x 0.0)**\$ 600.00**

Roof Repair	1.00 EA	\$ 425.00	\$ 175.00	\$ 600.00
-------------	---------	-----------	-----------	-----------

HVAC (0.0 x 0.0)**\$ 595.25**

AC digital standard thermostat	1.00 EA	\$ 105.00	\$ 60.00	\$ 165.00
Service System	1.00 EA	\$ 137.25	\$ 30.00	\$ 167.25
Install Exhaust Ducts	2.00 EA	\$ 131.50	\$ 0.00	\$ 263.00

Cleaning (0.0 x 0.0)**\$ 334.80**

Window Cleaning	1395.00 SQFT	\$ 0.12	\$ 0.00	\$ 167.40
Interior Surfaces Clean	1395.00 SQFT	\$ 0.00	\$ 0.12	\$ 167.40

Pre - Demo - Disposal and Site prop (0.0 x 0.0)**\$ 2340.60**

Demolition	2.00 EA	\$ 270.30	\$ 0.00	\$ 540.60
Full Load of Discrete Trash Haul Off	4.00 EA	\$ 450.00	\$ 0.00	\$ 1800.00

Plans - Permits - Engineering and Filings (0.0 x 0.0)				\$ 2360.00
--	--	--	--	-------------------

Engineering Consultation	1.00 SQFT	\$ 510.00	\$ 0.00	\$ 510.00
Before and After Drawings	1.00 EA	\$ 750.00	\$ 0.00	\$ 750.00
Permits	4.00 EA	\$ 275.00	\$ 0.00	\$ 1100.00

Framing and Subfloor (0.0 x 0.0)				\$ 3434.44
---	--	--	--	-------------------

Drop Beam (Small) Estimate	1.00 EA	\$ 450.00	\$ 225.00	\$ 675.00
Door Header Double Opening	4.00 EA	\$ 140.00	\$ 60.00	\$ 800.00
Door Header Single Opening	4.00 EA	\$ 90.00	\$ 45.00	\$ 540.00
Construct Stud Wall	23.00 LF	\$ 8.15	\$ 6.80	\$ 343.85
Remove Wall	37.00 EA	\$ 29.07	\$ 0.00	\$ 1075.59

Total on items: \$ 55633.18

Management fee (13.0%): \$ 7232.31

Total: \$ 62865.49

Room notes

Entry

2 panel doors

Entry closet is being removed

Kitchen

Microwave to be placed in cabinetry

Bathroom 1 (Master)

Rectangle Shower niche 18x12"

Front

Remove dishes

Back

Remove porch cover

Painting

Paint brick white and black trim

Construction Proposal

710 E 43rd St
Houston, TX 77022
Total SQFT of house: 1395.0 sqft

Thank you for allowing Fast Track to provide an estimate for your upcoming project.

This is the construction proposal. It breaks out each item of the scope trade so you can see the totals.

As we walked through the house, we discussed many things, please look over the proposal to make sure that all items that were discussed have been captured. We want to make sure that the scope of work and pricing accurately reflects your expectations. FAST TRACK is not responsible for items not included in the scope. Adjustments to the scope of work can be made to either add or remove items to meet your budget and project goals.

Once the final scope and budget have been approved, please keep us informed as to the timing of the closing. Schedule availability is not guaranteed until estimate is accepted and Fast Track agrees to start date. Before we can begin, we need the utilities turned on in your name, keys to the property, and a payment.

Our goal is to make this a profitable project for you and develop a long term relationship going forward.

Terms:

30% to start

30% midway

30% near completion

10% at final walkthrough

I look forward to speaking with you soon.

Item name	Quantity	Labor	Material	Total Price
House Notes				\$ -650.00
Matte black collection finishes upgrade estimate	1.00 EA	\$ 0.00	\$ 700.00	\$ 700.00
Repeat customer discount	1.00 EA	\$ 0.00	\$ -2000.00	\$ -2000.00
Barn door estimate	1.00 EA	\$ 350.00	\$ 0.00	\$ 350.00
Mix concrete estimate	1.00 EA	\$ 300.00	\$ 0.00	\$ 300.00
Demolition & Disposal				\$ 3907.86
Full Load of Discrete Trash Haul Off	4.00 EA	\$ 450.00	\$ 0.00	\$ 1800.00
Demolition & Site Preparation				
Demolition and Removal of Tile/Glue Down Floors	207.00 SQFT	\$ 1.37	\$ 0.00	\$ 283.59
Remove Furdown	6.00 EA	\$ 24.68	\$ 10.00	\$ 208.08
Demolition	2.00 EA	\$ 270.30	\$ 0.00	\$ 540.60
Remove Wall	37.00 EA	\$ 29.07	\$ 0.00	\$ 1075.59
Framing and Subfloor				\$ 2358.85
Drop Beam (Small) Estimate	1.00 EA	\$ 450.00	\$ 225.00	\$ 675.00
Door Header Double Opening	4.00 EA	\$ 140.00	\$ 60.00	\$ 800.00
Door Header Single Opening	4.00 EA	\$ 90.00	\$ 45.00	\$ 540.00
Construct Stud Wall	23.00 LF	\$ 8.15	\$ 6.80	\$ 343.85
Exterior Doors				\$ 955.32
Metal Door (Upgrade) 3/4 Lite Oval or Single Lite w/ Mini Blinds	1.00 EA	\$ 126.53	\$ 461.39	\$ 587.92
Exterior Door w/ glass	1.00 EA	\$ 122.20	\$ 245.20	\$ 367.40
Exterior Trim, Siding & Millwork				\$ 737.42
Soffits	7.00 EA	\$ 51.42	\$ 21.09	\$ 507.57
Fascia Boards	5.00 LF	\$ 30.90	\$ 15.07	\$ 229.85
Roof				\$ 600.00
Roof Repair	1.00 EA	\$ 425.00	\$ 175.00	\$ 600.00
Rough HVAC				\$ 595.25
AC digital standard thermostat	1.00 EA	\$ 105.00	\$ 60.00	\$ 165.00
Service System	1.00 EA	\$ 137.25	\$ 30.00	\$ 167.25
Install Exhaust Ducts	2.00 EA	\$ 131.50	\$ 0.00	\$ 263.00
Rough Plumbing				\$ 5481.92
Exterior Water Spigot w/backflow preventer	3.00 EA	\$ 72.00	\$ 15.00	\$ 261.00
Plumbing in Walls, Ceiling, Attic & Crawl Space				
Drain Assembly	4.00 EA	\$ 30.00	\$ 15.00	\$ 180.00
Laundry Box	1.00 EA	\$ 82.50	\$ 31.00	\$ 113.50
Drain Line Under House Estimate (per drain)	1.00 EA	\$ 1850.00	\$ 150.00	\$ 2000.00
PEX Repipe Single Story (Estimate)	0.75 EA	\$ 0.00	\$ 3605.00	\$ 2703.75
Bring Existing Hot Water Heater to Code	1.00 EA	\$ 76.50	\$ 92.17	\$ 168.67
Water Heater Stand	1.00 EA	\$ 10.00	\$ 45.00	\$ 55.00

Bathtubs & Shower Pans **\$ 2107.70**

Install Tub/Shower Rough Valve	2.00 EA	\$ 175.00	\$ 90.00	\$ 530.00
Install Tub/Shower Trim Kit for New Faucets, Handles & Heads (Brushed Nickel)	2.00 EA	\$ 45.00	\$ 175.10	\$ 440.20
Brushed Nickel Shower Head	1.00 EA	\$ 20.00	\$ 105.00	\$ 125.00
Install Custom Shower Pan	1.00 EA	\$ 350.00	\$ 275.00	\$ 625.00
Install Bathtub	1.00 EA	\$ 220.00	\$ 167.50	\$ 387.50

Windows & Window Glass **\$ 6075.20**

Window Trim (Stool & Apron)	6.00 LF	\$ 1.18	\$ 3.02	\$ 25.20
Frameless Shower Glass Door (standard height, includes 1 side panel)	1.00 EA	\$ 700.00	\$ 950.00	\$ 1650.00
New Windows White Vinyl Double Pane	11.00 EA	\$ 205.00	\$ 195.00	\$ 4400.00

Rough Electrical **\$ 3516.62**

Electrical Service 125 Amp Breaker Box - Includes AFCI/GFCI breakers Estimate	1.00 EA	\$ 400.00	\$ 1210.00	\$ 1610.00
New decora switches and tr outlets	1.00 EA	\$ 500.00	\$ 300.00	\$ 800.00
Exterior GFCI	3.00 EA	\$ 25.00	\$ 30.00	\$ 165.00

Wiring for New Locations

Wiring for New Light Fixture Locations	11.50 EA	\$ 60.75	\$ 0.00	\$ 698.62
Wiring for New Switch Locations	4.00 EA	\$ 60.75	\$ 0.00	\$ 243.00

Sheetrock **\$ 1364.10**

Sheetrock Repairs	13.00 EA	\$ 35.70	\$ 0.00	\$ 464.10
Hang, Tape, Float & Texture	15.00 EA	\$ 60.00	\$ 0.00	\$ 900.00

Cabinetry **\$ 5355.00**

Flip Grade Cabinets (Stained or White Shaker Front)	35.00 EA	\$ 23.00	\$ 130.00	\$ 5355.00
---	----------	----------	-----------	------------

Interior Doors, Trim, Millwork **\$ 1699.27**

Interior Doors - Hollow Core, 6 Panel	4.00 EA	\$ 25.00	\$ 45.95	\$ 283.80
Interior Doorknobs (Brushed Nickel)	4.00 EA	\$ 12.00	\$ 10.85	\$ 91.40
Standard Baseboards (3 1/4)	240.00 EA	\$ 0.50	\$ 0.75	\$ 300.00
Cased Opening Trim	30.00 EA	\$ 1.50	\$ 3.25	\$ 142.50
Interior Doors 6-Panel Pre-Hung	2.00 EA	\$ 25.00	\$ 150.00	\$ 350.00
Interior Doorknobs (Brushed Nickel, Locking)	2.00 EA	\$ 12.00	\$ 10.85	\$ 45.70
Shelving	14.00 EA	\$ 3.00	\$ 3.00	\$ 84.00
Pocket Door	1.00 EA	\$ 125.00	\$ 261.87	\$ 386.87
Closet Rods	6.00 EA	\$ 1.00	\$ 1.50	\$ 15.00

Paint Interior and/or Exterior **\$ 3654.90**

Typical Exterior Paint Job	1395.00 EA	\$ 0.00	\$ 1.00	\$ 1395.00
----------------------------	------------	---------	---------	------------

Paint Interior

Three-Color Interior Paint Job	1395.00 EA	\$ 1.62	\$ 0.00	\$ 2259.90
--------------------------------	------------	---------	---------	------------

Countertops **\$ 4078.50**

8 ft Quartz standard countertop	2.00 EA	\$ 295.00	\$ 450.00	\$ 1490.00
36" Quartz standard countertop	1.00 EA	\$ 350.00	\$ 1200.00	\$ 1550.00
Rectangle Undermount Bathroom Sink and Granite Sink Cut-Out	3.00 EA	\$ 80.00	\$ 79.00	\$ 477.00

4" Quartz standard backsplash	1.00 EA	\$ 50.00	\$ 165.00	\$ 215.00
-------------------------------	---------	----------	-----------	-----------

Kitchen Countertops

Tile Backsplash	30.00 EA	\$ 7.50	\$ 4.05	\$ 346.50
-----------------	----------	---------	---------	-----------

Tile \$ 2599.85

Upgraded Floor Tile	103.00 EA	\$ 2.30	\$ 2.25	\$ 468.65
---------------------	-----------	---------	---------	-----------

Install Hardi Backer	185.00 SQFT	\$ 1.50	\$ 1.02	\$ 466.20
----------------------	-------------	---------	---------	-----------

Upgraded Tile Shower Surround	185.00 SQFT	\$ 5.00	\$ 4.00	\$ 1665.00
-------------------------------	-------------	---------	---------	------------

Final Plumbing \$ 1521.00

Replace Quarterstop Valves	12.00 EA	\$ 10.00	\$ 15.75	\$ 309.00
----------------------------	----------	----------	----------	-----------

Brushed Nickel Kitchen Sink	1.00 EA	\$ 45.00	\$ 167.00	\$ 212.00
-----------------------------	---------	----------	-----------	-----------

Brushed Nickel Kitchen Faucet	1.00 EA	\$ 30.00	\$ 195.00	\$ 225.00
-------------------------------	---------	----------	-----------	-----------

Brushed Nickel Bathroom Faucet (4", two handle)	3.00 EA	\$ 30.00	\$ 95.00	\$ 375.00
---	---------	----------	----------	-----------

Elongated Toilet & Seat	2.00 EA	\$ 60.00	\$ 140.00	\$ 400.00
-------------------------	---------	----------	-----------	-----------

Final Electrical \$ 2103.62

Upgraded Ceiling Fan	4.00 EA	\$ 40.00	\$ 119.00	\$ 636.00
----------------------	---------	----------	-----------	-----------

Wired Smoke detector	3.00 EA	\$ 20.00	\$ 29.50	\$ 148.50
----------------------	---------	----------	----------	-----------

Replace Exhaust Fan	3.00 EA	\$ 25.00	\$ 25.00	\$ 150.00
---------------------	---------	----------	----------	-----------

GFCI Outlet	2.00 EA	\$ 9.00	\$ 22.00	\$ 62.00
-------------	---------	---------	----------	----------

Lights

Remodel LED Light	7.00 EA	\$ 30.00	\$ 25.00	\$ 385.00
-------------------	---------	----------	----------	-----------

Brushed Nickel Pendant Light	2.00 EA	\$ 30.00	\$ 33.42	\$ 126.84
------------------------------	---------	----------	----------	-----------

Brushed Nickel Vanity Light	3.00 EA	\$ 30.00	\$ 69.92	\$ 299.76
-----------------------------	---------	----------	----------	-----------

LED Recessed Can Light	2.00 EA	\$ 41.00	\$ 47.76	\$ 177.52
------------------------	---------	----------	----------	-----------

Exterior Flush Mount	1.00 EA	\$ 30.00	\$ 36.00	\$ 66.00
----------------------	---------	----------	----------	----------

Exterior Wall Light	1.00 EA	\$ 30.00	\$ 22.00	\$ 52.00
---------------------	---------	----------	----------	----------

Hardware \$ 423.00

Pulls	35.00 EA	\$ 2.00	\$ 3.00	\$ 175.00
-------	----------	---------	---------	-----------

Brushed Nickel Towel Bar	1.00 EA	\$ 8.75	\$ 19.25	\$ 28.00
--------------------------	---------	---------	----------	----------

Brushed Nickel Paper Holder	2.00 EA	\$ 8.75	\$ 19.25	\$ 56.00
-----------------------------	---------	---------	----------	----------

Brushed Nickel Towel Ring	2.00 EA	\$ 8.75	\$ 19.25	\$ 56.00
---------------------------	---------	---------	----------	----------

Lockout

Door Stops	6.00 EA	\$ 1.50	\$ 1.50	\$ 18.00
------------	---------	---------	---------	----------

Handle Set	1.00 EA	\$ 23.00	\$ 67.00	\$ 90.00
------------	---------	----------	----------	----------

Appliances \$ 1678.00

Disposal	1.00 EA	\$ 90.00	\$ 78.00	\$ 168.00
----------	---------	----------	----------	-----------

Stainless Gas Range 30"	1.00 EA	\$ 95.00	\$ 685.00	\$ 780.00
-------------------------	---------	----------	-----------	-----------

Stainless Dishwasher	1.00 EA	\$ 95.00	\$ 400.00	\$ 495.00
----------------------	---------	----------	-----------	-----------

Stainless Range Hood (Vented)	1.00 EA	\$ 95.00	\$ 140.00	\$ 235.00
-------------------------------	---------	----------	-----------	-----------

Carpet \$ 687.00

Upgrade Carpet - FHA Gray/Beige w/ thicker pad	458.00 EA	\$ 0.50	\$ 1.00	\$ 687.00
--	-----------	---------	---------	-----------

Final Cleaning & Make Ready **\$ 334.80**

Window Cleaning	1395.00 SQFT	\$ 0.12	\$ 0.00	\$ 167.40
Interior Surfaces Clean	1395.00 SQFT	\$ 0.00	\$ 0.12	\$ 167.40

Luxury Vinyl Floors **\$ 2088.00****Click-in Luxury Vinyl Floors**

Luxury Vinyl Click-in with Pad (includes shoe molding and standard float)	464.00 SQFT	\$ 1.90	\$ 2.60	\$ 2088.00
---	-------------	---------	---------	------------

Plans, Engineering & Permits **\$ 2360.00**

Before and After Drawings	1.00 EA	\$ 750.00	\$ 0.00	\$ 750.00
Permits	4.00 EA	\$ 275.00	\$ 0.00	\$ 1100.00

Engineering

Engineering Consultation	1.00 SQFT	\$ 510.00	\$ 0.00	\$ 510.00
--------------------------	-----------	-----------	---------	-----------

Total on items: \$ 55633.18

Management fee (13.0%): \$ 7232.31

Total: \$ 62865.49

DocuSigned by:

Andrew Asmus

345462BF24C74ED...

9/8/2020

Room notes

Entry

2 panel doors

Entry closet is being removed

Kitchen

Microwave to be placed in cabinetry

Bathroom 1 (Master)

Rectangle Shower niche 18x12"

Front

Remove dishes

Back

Remove porch cover

Painting

Paint brick white and black trim