

16246 Morningbrook Dr. Improvements/Updates

- August 2014 outdoor living area, outdoor bathroom addition, gameroom addition \$99,944.84
- June 9,2017 RUUD A/C unit and coil replaced upstairs, 10 year warranty
- April 7,2020 Rheem Water heater replaced, 6 year warranty
- Gas furnace replaced 6/19/2017, 10 year warranty
- Downstairs RUUD A/C unit replaced Aug 2020, 10 year warranty
- Nov 8,2019 A/C downstairs coil replaced
- 3/22/2106 Roof replaced 22,942.58 Timberline HD(we have transferrable warranty)
- Allied outdoor solutions carvestone concrete overlay(Dates below)
- 2013 \$9980.00 /2014 \$6252.0/ 2017 \$1887.0
- 2014 \$2,000.00 outdoor light fixtures, ceiling fans, and ceiling fans for gameroom/media
- Outdoor sink/plumbing fixtures for kitchen, dishwasher, garbage disposal, and icemaker \$1500.00
- Maple hard wood flooring stairs, landing, upstairs hallway, media room and gameroom \$7,000.00
- Pool installed Sylvan pool 1997, \$25,000.00
- Resurfaced pool and installed outdoor rock waterfall 2007 \$12,699.0 Bellagio Pools
- Ocean Blue upgrade Diamond Brite replastered with new tile and replaced all returns on pool 2015 \$ 7724.98
- 2009 installed outdoor grill, fridge and kitchen from Cunningham Gas products \$8334.00
- Mahogany front door \$2009.00
- Brazilian Cherry hard wood flooring \$6500.00
- Kitchen flooring , granite countertops and backsplash \$7700.00
- Master bathroom, seamless shower, countertops and flooring \$4500.00
- Window shutters/blinds \$3500.00
- Outdoor solutions Gas freestanding fireplace \$8,000
- March 2020 repaired/painted decking, original decking \$3500.00
- March 2020 partial driveway concrete replaced \$2000.00
- March 2020 New garage door motor
- Outdoor Pergola and paverstone install \$1800.00
- Stacked Stonework in kitchen and entry, and fireplace \$3500.00

| | Callaco Cost Estimate 19-May-14 | Final Cost 26-Aug-14 | Delta of Original Cost Estimate versus Current Costs |
|--|--|----------------------------|---|
| 1.0 Slab tear out and repour (according to architectural drawing only; see note below) C.O. - Engineering post-bid recommended 12" x 24" instead of 12" x 12" grade beams | \$5,480 | \$6,842.86 | (\$1,362.86) |
| 2.0 Framing, doors, windows and wood ceiling C.O. - Purchased door hardware C.O. - Replaced two windows instead of reusing existing | \$15,790 + \$5,865 | \$24,544.08 | (\$2,889.08) |
| 3.0 Electrical, plumbing and HVAC; to existing and underground C.O. - Added water heater | \$10,875 | \$14,726.56 | (\$3,851.56) |
| 4.0 Trim, sheetrock, paint/stain | \$12,010 | \$13,346.67 | (\$1,336.67) |
| 5.0 Brick/stone Note: Stucco labor combined | \$6,410 | \$6,274.59 | \$135.41 |
| 6.0 Roof, staircase and landing | \$8,435 | \$8,352.36 | \$82.64 |
| 7.0 Stucco for cabinet and Tier 1 granite C.O. - Homeowner selected Tier 3 granite and had to purchase additional slab | \$4,650 | \$9,928.57 | (\$5,278.57) |
| 8.0 Audio and TV cabinet Note: Scope was more than originally estimated | \$2,785 | \$6,714.27 | (\$3,929.27) |
| 9.0 Bathroom remodel Note: Actual costs shown above | | | |
| 9.0 Cleanup, trash haul and construction insurance fee | \$2,950 | \$2,933.00 | \$17.00 |
| 10.0 Additional underground preparation C.O. - Saw cut additional concrete to move pool lines C.O. - Material and labor to move pool lines C.O. - Remove tree roots and stumps C.O. - Remove and replace drain lines C.O. - Remove and replace sprinkler lines and light wires | \$0 | \$3,443.20 | (\$3,443.20) |
| 11.0 C.O. - Added Danby refrigerator | \$0 | \$385.11 | (\$385.11) |
| 12.0 Reimbursed homeowner for damaged TV | \$0 | -\$600.00 | \$600.00 |
| 13.0 C.O. - Added concrete at base of spiral staircase | \$0 | \$1,428.57 | (\$1,428.57) |
| Notes: 1. Estimate does not include upstairs flooring, tree removal, concrete overlay, ceiling fans, plumbing fixtures, stainless for cabinets, TV or A/V receiver. 2. HVAC is estimated as tying into existing. 3. Estimate does not include foundation drawing and engineering stamp \$1625 4. Estimate does not include survey but may be required at additional TBD cost. 5. Inspection fees will be billed separately based on number of inspections required by homeowner. 6. Does not include additional concrete tear out and re-pour or moving of pool concrete if required. | | \$1,625.00 | |
| TOTAL | \$75,250 | \$99,944.84 | (\$23,069.84) |