

Additional Items

Landscaping/lighting/irrigation	\$14,000
Additional gutters	3,000
Refrigerator (kitchen)	3,300
Whole-house water filtration	1,300
Water heaters (2)	2,000
Wine refrigerator	2,200
Gas cooktop (Bosch)	1,000
Decorative lighting throughout (on dimmers)	3,400
Ceiling fans	1,000
Powder bath vessel sink	500
Surround sound speakers (living room and patio)	2,000
Silk grass cloth wallcovering (powder bath)	1,500
Window shades	1,600
Custom window treatments	4,500
Front door/iron/windows	<u>4,500</u>
Total	\$45,800

Total cost of Scope of Work	\$80,150
Job supervision, oversight and profit	16,030
Additional items	<u>45,800</u>

TOTAL**\$141,980**

D & D Construction
9149 Briar Forest Drive
Houston, Texas 77024

SCOPE OF WORK
143 LAKE STERLING GATE DRIVE

Kitchen-Counter Tops

Remove existing granite counter tops

Remove stove top, sink and faucet

Dispose of all trash and debris

Fabricate and install Kashmir Cream granite counter tops including
stove cut out and polished edge for sink, standard edge detail.

Brick will go in backsplash behind raised bar area

Purchase three slabs of material

Install new sink, faucet and cook top

Total labor and materials **\$8,100**

Butler's Pantry

Remove existing counter top and replace with new slab same as kitchen

Total labor and materials **\$350**

Kitchen/cabinets

Remove crown molding and decorative trim around upper cabinet

Build and install new cabinets for upper section with glass doors on
only two sections on either side of upper cabinets near stove top

Build and install new upper cabinet in Butler's pantry to ceiling with
glass front doors

Cut out and modify butler's pantry cabinet for new 18" wine refrigerator

Reconfigure cabinet front at sink for new farmhouse sink and build two
new doors to match existing

Wire and install new electrical outlet for wine refrigerator

Wire and install new accent lighting in upper cabinets

Replace crown moldings across front of new cabinets

Prep and prime all new wood

Paint cabinets with two coats of enamel paint

Total labor and materials **\$6,800**

Kitchen Backsplash

Remove existing tile backsplash

Replace sheetrock after tile removal and any electrical modifications

Install new thin brick and grout with sacked finish

Includes butler's pantry backsplash

Total labor and materials **\$2,250**

Living Room/Master Bedroom Beams

Install rough cedar overlay to existing beams

Stain to desired color

Total labor and materials

\$3,450

Living Room Cabinets

Remove existing upper cabinet on left

Build and install new upper cabinets with solid doors

Add two glass doors to cabinet on right, two glass doors and two enclosed doors to cabinet on left

Wire and install new cabinet lighting on two sides

Prep and paint upper cabinets to match existing

Total labor and materials

\$3,500

Living Room Fireplace

Remove existing mantel and tile

Add blocking for wall mounted TV

Repair sheetrock from above removal and electrical modifications

Install new split face stone tiles on front of fireplace

Build and install new fabricated rough cedar beam as new mantel

Stain mantel to match beams

Caulk and grout tile as needed

Total labor and materials

\$3,200

Powder Room

Remove and dispose of existing pedestal sink. Remove and save faucet to reuse in guest bath

Remove linen cabinet over toilet and repair sheetrock

Build and install new vanity cabinet (approx. 36-42")

Fabricate and install new counter top (from leftover kitchen material)

Install new vessel style sink (owner provided)

Install new sink faucet

Relocate flush mount fixture over sink to center of new sink, patch and repair sheetrock (or add two sconces)

Total labor and materials

\$3,500

Master Bath

Remove counters, save faucets, to be reused

Dispose of trash and debris

Fabricate and install new granite counter tops and 4" backsplash

Install two new under mount sinks

Install two sink faucets and drain assembly, reuse existing

Total labor and materials

\$4,150

Guest Bath

Remove counters, save faucets to be reused
Remove door to wet area and patch holes
Remove mirror and repair sheetrock
Add can light over sink and wire and install two new sconces
Fabricate and install new granite counter top and 4" backsplash
(leftover from master)
Install new under mount sink
Install sink faucet and drain assembly, reuse existing faucet

Total labor and materials**\$2,150****Guest-Tub/Shower**

Remove existing tub and tile
Add new hardy backer moisture control in walls
Relocate tub drain to center in shower
Install new tub/shower valve and hand shower set
Install new shower pan
Install new rough-in shower valve and hand held
Install new tile shower floors
Install new shower wall tiles to ceiling
Build in shampoo and soap shelf
Install shower valve trims
Install new shower enclosure

Total labor and materials**\$6,500****Electrical**

Remove and replace ceiling fans throughout. Includes living room,
three bedrooms, and study
Install new chandeliers in entry hall and dining room
Relocate lighting fixture over breakfast room and hang new fixture
Hang new fixture over Kitchen Island
Install three new can lights over her master vanity, switch with light
over sink
Add electrical outlet to top drawer in her vanity
Add two can lights over his master vanity, switch with light over sink
Add electrical outlet on fireplace for TV
Install customer supplied HDMI cable over fireplace to side cabinet
with audio equipment
Install two new exterior lanterns (front entry and near garage door)
Wire new electrical outlet for wall mounted TV in master bedroom
Run new customer supplied HDMI cable for wall mounted TV in master
Wire and install new electrical outlet in pantry
Above includes repair of all sheetrock cut for wiring

Total labor and materials**\$4,400**

Paint

Repair minor blemishes in sheetrock from nails and scuffs

Paint all ceilings two coats of latex paint

Paint all walls two coats of latex paint

Touch up existing paint on all existing wood trim and cabinets

(excludes ceilings in all bedrooms, laundry, dining room and closets)

Total labor and materials

\$6,900

Study

Sand and stain all woodwork including cabinets, crown, window and door trim to new darker finish. Apply two coats of polyurethane sealer

Total labor and materials

\$1,500

Wood Flooring

Remove existing carpeting, pad and tact strip from dining room and study

Remove all tile flooring except laundry, guest and master baths

Dispose of trash and debris

Install new engineered wood flooring in living room, study, dining, butler's pantry, kitchen, breakfast, and front powder bath

Includes use of moisture barrier glue

Install new quarter round edging

Total labor and materials

\$14,200

Carpeting

Remove existing carpeting in three bedrooms and closets

Dispose of all trash and debris

Install new Embellished II, Pristine Ivory carpeting

Includes installation of new tact strip and padding

Total labor and materials

\$5,500

Misc Expense

Misc material delivery and pick up charges

Misc labor for periodic cleaning and final cleaning upon completion

Insurance expense

Trash and disposal fees

Truck and toll expense

Install/Reinstall misc hardware throughout

Install two new deadbolt locks on two exterior doors (with thumb latch)

Total labor and materials

\$3,700