

MJ'S PROFESSIONAL HOME SERVICES, LLC  
 CYPRESS, TX 77429  
 832-458-6162  
 mjsproserve@gmail.com

**Date:** 9/6/2021  
**Customer:** Jeremy Larkin Icon  
**Location:** 24211 Standing Oak Dr. Spring, TX  
**Area Scope -** main interior, above garage suite, garage and minor exterior.  
**Time Frame:** 12 days

Description	Labor	Material
Furniture displacement	N/A	N/A
Covering & Protect	\$350.00	\$125.00
Ceilings - minor prep and touch up paint as needed	\$250.00	\$40.00
Walls - prep, prime as needed and paint existing colors two coats. S.W ProMar 200 latex	\$3,200.00	\$450.00
Doors & Trim - clean with mineral spirits. Prep and paint corner to corner existing color as needed only	\$550.00	\$60.00
Floors - fix all transitions and finish gaps at jams and trim	\$650.00	included
Formal Dining - remove and reinstall floors and baseboards. This line item would not include costs if we needed to purchase more square footage. Includes prep and re-paint of baseboards	\$1,300.00	included
Baseboards - fine caulk finish to floor	\$225.00	\$20.00
Baseboards - remove and replace as needed only	\$325.00	\$100.00
Cabinet Doors & Drawers - square and correct those that are not opening/closing correctly	\$500.00	included
Carpet - there seems to be two different colors. Remove and replace only as needed. This would also get rid of the double seams at door/cased openings. I would need to know where the carpet was ordered from, brand and color. This line item is set as an allowance. The carpet at stairs 1st step was cut short. We should be able to cut back and blend repair	\$2,700.00	included
Kitchen - cabinets were face painted however, there is overspray throughout the inside of the doors and cabinets. Prep and repaint including the interior existing color	\$2,100.00	\$300.00
Kitchen - finish out pantry. Includes paint	\$1,400.00	\$325.00
Kitchen - in-case refrigerator and paint panel to match existing cabinets	\$300.00	\$110.00
Master Bath - try to flush finish grout to help with the tile finish. This is sometimes hit or miss	\$300.00	\$40.00
Master Bath - walk-in shower schluter and tile was not finished correctly. We will fix this as best we can without removing existing tile		
Breezeway - if possible add duct work and 2 air vents. TBD	TBD	TBD
Garage - there were 2 overhead doors and motors installed. We need to add structural framing, wall framing, sheetrock and finish work. This line item does not include the garage door units and unforeseen work is possible	\$2,500.00	\$500.00
<b>Exterior:</b>		
Siding & Trim - minor repairs, prep, prime as needed and blend paint to match existing color	\$2,100.00	\$425.00
<b>Material Cost</b>		<b>\$2,495.00</b>
<b>Tax</b>		<b>\$205.00</b>
<b>Labor</b>	<b>\$18,525.00</b>	
<b>Total</b>	<b>\$21,225.00</b>	
<b>Icon Discount</b>	<b>\$2,725.00</b>	
<b>Grand Total</b>	<b>\$18,500.00</b>	
<b>Down Payment</b>	<b>\$9,250.00</b>	
<b>Total Due Upon Completion</b>	<b>\$9,250.00</b>	

The work scope as described above does not include unforeseen work. Any alterations or changes in the work scope from specifications as stated above, will become an additional charge to customer and must be in writing and approved by Customer and Contractor.

Customer Print: \_\_\_\_\_ Customer Sign \_\_\_\_\_ Date: \_\_\_\_\_

Contractor Print: \_\_\_\_\_ Contractor Sign \_\_\_\_\_ Date: \_\_\_\_\_