

ESTIMATE

Wayne & Kara Musselman

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Blue Star Construction & Remodeling

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Estimate # 2012984 Date 08/03/2020

PO # Initial Estimate Business / Tax #

832-895-6420

Description Total

Pressure wash \$400.00 Pressure wash entire exterior

Trim trees from roof and back porch \$500.00

Exterior door \$500.00 Install new exterior door

Roof repair \$500.00

Correct wall to roof flashing at center section of the house allowing water to weep up exterior sheathing

Install proper flashing at A/C mounting location to protect water from running down the floor joists Install joist

hangers \$400.00 Front and rear porch where needed

Plumbing \$800.00

Correct slope of drain line

Install cap on line from kitchen

Suspend main line

Install new P trap and supply lines under kitchen sink

HVAC service \$850.00

Tie up ductwork sitting in upstairs attic closet

Strap up duct in master bedroom chase furdow and at the upstairs room outside the bathroom vent area where condensation is forming

Electrical \$450.00

Install knock outs where missing in panel

Correct branch circuit wired into outlet in the pantry closet under the stairs

Window \$450.00 Install one new double window pane

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Install window stop so windows cannot open more than 4 inches

New water heater \$900.00 Install new water heater and connections

Handrails \$300.00 Install hand rails

Interior walls \$3,400.00

Repair all sheetrock damage
Tape, float and texture walls as needed
Prep to paint including removing nails and filling in any holes from nails and hooks
Paint all walls, ceiling trim and doors
Caulk all wet areas, switch plates

Door stops and smoke detectors and switch plates \$250.00 Install smoke detectors in all bedrooms and in hallways

Install all new light fixtures in all rooms \$1,200.00

Install 52 inch brushed nickel ceiling fans in living room and master bedroom with bulbs
Install flush mount in all common areas with bulbs X5
Install 2 recessed lights upstairs one in bathroom and one in room towards front of house
Install vanity lights in bathroom upstairs
Install globe lights in all closets

Upstairs Bathroom \$400.00

New brushed nickel sink faucet
Install small framed mirror
Install exhaust fan

Granite \$1,800.00

Install level 1 granite in kitchen with 4 inch back splash
Install high arc faucet
Install undermount sink

Appliances \$1,200.00 Purchase and install stove, microwave vent hood, garbage disposal (1/3 HP) and dishwasher black Cabinets in kitchen \$1,200.00

Paint kitchen cabinets and repair white
Install knobs on cabinets
Move dishwasher by sink and fix cabinet configuration while installing 1 new cabinet

Down Stairs Bathroom \$2,900.00

Install new tub
Install new tub surround
Install new brushed nickel tub faucet and shower head
Install new elongated toilet
Install new exhaust fan
Install 2 new sink faucets

Flooring \$5,400.00

Demo and prep flooring
Install missing 2X8 subfloor in living room
Install click and lock vinyl in common areas and on stairs

Install carpet in bedrooms
Install quarter round

Framing \$1,200.00

Frame and install door at top of stairs and install door
Frame in and drywall closet at attic area adding clothes rods and shelf
Install small access door to evaporator coil and furnace
Wall up to ceiling to make bedroom

Insulation \$600.00 Finish installing insulation in attic of upstairs bedroom

Dumpster \$600.00 Final Clean \$200.00

Subtotal \$26,400.00

Total \$26,400.00

A handwritten signature in black ink that reads "Wayne Musselman". The signature is written in a cursive, flowing style.

Signed on: 08/06/2020

Wayne & Kara Musselman