

# TOP ONE CONSTRUCTION

11660 HUEBNER RD #1512  
SAN ANTONIO TX 78230

Property Address: 2327 Briarlee Dr, Houston Texas 77077

Client Information: Noel Peralta

Estimate Completed By: Levi Hernandez

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Date: 3/16/21

LB Code: #0711

Notes:

## General

Description	QTY	Unit Cost	Total
Completion package (doorstops, faceplates, light bulbs, batteries, and air filter)	1	150.00	150.00
Smoke detectors in bedrooms	3	25.00	75.00
Carbon monoxide detectors in hallway and family room	2	45.00	90.00
Interior Paint: Prep and paint Walls - Light French Gray SW 0055 Ceilings - Flat White Trim/Doors - Semi-gloss white	1848	1.85	3,418.80
Roof repairs. Per inspection report	1	745.00	745.00
Dumpster includes demo of all flooring getting replaced and any personal items in house, garage, and yard	1	400.00	400.00
Vinyl plank	1848	3.85	7,114.80
Shoe mold	1	1.50	1.50
Service and inspect HVAC (bid repairs as needed)	1	175.00	175.00
Roof deck	3	100.00	300.00
Re plumb house using cpvc through out	1	4,850.00	4,850.00
Seal duct in attic & insulate refrigerant line	1	275.00	275.00
<b>General Total</b>			17,595.10

## Entry

Description	QTY	Unit Cost	Total
Commercial Electric 2-Light Flushmount (Color: Brushed Nickel)	1	30.00	30.00
<b>Entry Total</b>			30.00

## Living Room

Description	QTY	Unit Cost	Total
52" brushed nickel ceiling fan	1	150.00	150.00
1" mini blinds	1	28.00	28.00
Vertical blind	1	85.00	85.00
Fireplace screen	1	100.00	100.00
Paint inside fireplace - high heat resistant paint	1	50.00	50.00
Primer wall panel for paint	1	400.00	400.00
<b>Living Room Total</b>			813.00

## Dining Room

Description	QTY	Unit Cost	Total
Commercial Electric 2-Light Flushmount (Color: Brushed Nickel)	1	30.00	30.00
Replace standard outlet (Color: White)	1	9.50	9.50
1" mini blinds	1	28.00	28.00
<b>Dining Room Total</b>			67.50

## Kitchen

Description	QTY	Unit Cost	Total
Commercial Electric 2-Light Flushmount (Color: Brushed Nickel)	3	30.00	90.00
Granite countertops - level 1	42	35.00	1,470.00
Under mount sink	1	200.00	200.00
Kitchen sink hook up	1	75.00	75.00
New kitchen faucet single handle pullout	1	175.00	175.00
New GFCI	1	35.00	35.00
1" mini blinds	1	28.00	28.00
Vertical blind	1	85.00	85.00
Defiant Brandywine Privacy Knob (Brushed Nickel)	1	20.00	20.00
Garbage disposal	1	175.00	175.00
Appliance install		150.00	-
Whirlpool 30" vent hood Stainless Steel	1	110.00	110.00
Whirlpool 30" in wall oven stainless steel		824.00	-
Whirlpool 30" gas cook top		822.00	-
Whirlpool 30" over the range microwave stainless steel		346.00	-
Whirlpool 24" dishwasher stainless steel	1	472.00	472.00
Drywall repair	1	75.00	75.00
Install new cabinet pulls/knobs brushed nickel per 10 pack	3	60.00	180.00
<b>Kitchen Total</b>			3,190.00

## Master Bathroom

Description	QTY	Unit Cost	Total
Demo Bathroom	1	200.00	200.00
New toilet	1	185.00	185.00
Defiant Brandywine Privacy Knob (Brushed Nickel)	1	20.00	20.00
Prep and paint vanities	1	195.00	195.00
Granite countertops - level 1	10	35.00	350.00
Under mount sinks, price includes sink hook up	1	120.00	120.00

4" faucet (brushed nickel)	1	125.00	125.00
Supply lines and shut off valves	3	35.00	105.00
3 light bar	1	40.00	40.00
All new hardware on shower with new head	1	225.00	225.00
New tub and surround includes mixing valve	1	1,650.00	1,650.00
GFCI outlet	1	35.00	35.00
3 piece accessory kit	1	75.00	75.00
1" mini blinds	1	25.00	25.00
Mirror	1	80.00	80.00
Reglaze window	1	150.00	150.00
<b>Master Bathroom Total</b>			3,580.00
<b>Bathroom 2</b>			
<b>Description</b>	<b>QTY</b>	<b>Unit Cost</b>	<b>Total</b>
Demo bathroom	1	200.00	200.00
New toilet	1	185.00	185.00
Defiant Brandywine Privacy Knob (Brushed Nickel)	1	20.00	20.00
Prep and paint cabinets	1	225.00	225.00
Granite countertops - level 1	15	35.00	525.00
Under mount sinks, price includes sink hook up	1	120.00	120.00
4" faucet (brushed nickel)	1	125.00	125.00
Supply lines and shut off valves	3	35.00	105.00
3 light bar	1	40.00	40.00
All new hardware on shower with new head	1	225.00	225.00
New tub and surround includes mixing valve	1	1,650.00	1,650.00
GFCI outlet	1	35.00	35.00
3 piece accessory kit	1	75.00	75.00
1" mini blinds	1	25.00	25.00
Mirror	1	80.00	80.00
<b>Bathroom 2 Total</b>			3,635.00
<b>Master Bedroom</b>			
<b>Description</b>	<b>QTY</b>	<b>Unit Cost</b>	<b>Total</b>
Commercial Electric 2-Light Flushmount (Color: Brushed Nickel)	1	30.00	30.00
1" mini blinds	2	28.00	56.00
Defiant Brandywine Privacy/Passage Knob (Brushed Nickel)	3	20.00	60.00
Closet dome light with pull chain	1	30.00	30.00
Re glaze window pane	1	150.00	150.00
<b>Bedroom 1 Total</b>			326.00
<b>Bedroom 2</b>			
<b>Description</b>	<b>QTY</b>	<b>Unit Cost</b>	<b>Total</b>
Commercial Electric 2-Light Flushmount (Color: Brushed Nickel)	1	30.00	30.00
1" mini blinds	1	28.00	28.00
Defiant Brandywine Privacy/Passage Knob (Brushed Nickel)	2	20.00	40.00
Closet dome light with pull chain	1	30.00	30.00
<b>Bedroom 2 Total</b>			128.00
<b>Bedroom 3</b>			
<b>Description</b>	<b>QTY</b>	<b>Unit Cost</b>	<b>Total</b>
Commercial Electric 2-Light Flushmount (Color: Brushed Nickel)	1	30.00	30.00
1" mini blinds	1	28.00	28.00
New pre-hung door	1	135.00	135.00
Defiant Brandywine Privacy/Passage Knob (Brushed Nickel)	2	20.00	40.00
Closet dome light with pull chain	1	30.00	30.00
<b>Bedroom 3 Total</b>			263.00
<b>Hallway 1</b>			
<b>Description</b>	<b>QTY</b>	<b>Unit Cost</b>	<b>Total</b>
Commercial Electric 2-Light Flushmount (Color: Brushed Nickel) pull string	1	30.00	30.00
Defiant Brandywine Privacy Knob (Brushed Nickel)	3	20.00	60.00
Prep and paint cabinets	1	350.00	350.00
<b>Hallway 1 Total</b>			440.00
<b>Laundry</b>			
<b>Description</b>	<b>QTY</b>	<b>Unit Cost</b>	<b>Total</b>
Commercial electric-2 Light Flushmount	1	30.00	30.00
Defiant Brandywine Privacy Knob (Brushed Nickel)	1	30.00	30.00
<b>Laundry Total</b>			60.00
<b>Garage</b>			
<b>Description</b>	<b>QTY</b>	<b>Unit Cost</b>	<b>Total</b>
New GFCI	1	35.00	35.00
New water heater	1	1,100.00	1,100.00
Repairs at electrical panel. Per inspection report.	1	425.00	425.00
Drywall repair		300.00	-
<b>Garage Total</b>			1,560.00
<b>Exterior</b>			
<b>Description</b>	<b>QTY</b>	<b>Unit Cost</b>	<b>Total</b>
Pressure wash exterior of home and hardscape	1	350.00	350.00
Ext flushmount/sconce	2	40.00	80.00
Fence repair per linear foot	20	20.00	400.00
replace damaged trim throughout	2	450.00	900.00
Anti-siphon device	2	25.00	50.00
Landscape clean up Includes black mulch in front of house only Mow, edge, weed eat, and blow		250.00	-

Repair loose brick on top of chimney	1	650.00	650.00
Vinyl sliding glass door	1	950.00	950.00
<b>Exterior Total</b>			3,380.00
		<b>Estimate Total:</b>	<b>\$ 35,067.60</b>

**Additional Project Notes:**

This estimate is for completing the job as described above. It is based on our evaluation and  
Does not include additional expenses which may be required or unforeseen problems  
arise as work has started.