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**Homeowner**

**Date**

**Address**

**Address**

**Email**

**Phone**

This cost estimate is for remodel work to be completed at the above address.

Work to begin within six weeks of signed estimate and approved permits. Work to be completed within 3-4 months. Estimate expires one month from the above date. The following is included in this estimate:

### **Site Work:**

- Provide dumpster and disposal
- Apply for permits and meet inspectors as needed
- Remove walls and drop ceiling in basement
- Remove cabinets in basement
- Hall Bath Demo, remove and dispose of;
  - Wall tile
  - Vanity
  - Toilet
  - Accessories
- Master Bath Demo, remove and dispose of;
  - Toilet
  - Vanity
  - Accessories
  - Shower wall
  - Tile

### **Windows:**

- Remove existing windows
- Install new MI Cutting Edge 1650 Double Hung Windows, budgeted at \$6000
- Frame one window for egress in basement bedroom, includes brick work
- Install one set of double slider windows and one single slider in basement

### **Solar Tube:**

- Installation of one 14" SolaTube Classic Daylights kit with Just Frost diffuser and light kit in kitchen to replace existing fixture

### **Doors:**

- Remove existing and install new
  - French Exterior Door at basement, budgeted at \$900
  - Storm Doors at kitchen, front and basement, budgeted at \$250ea
  - Interior doors, 4 hollow core and hardware, budgeted at \$100ea
  - Frame utility room wall and install doors, budgeted at \$250

## **Plumbing:**

- Rough in and trim out;
  - 1 - kitchen sink on existing rough in, faucet budgeted at \$200
  - 1 - dishwasher connection, existing dishwasher
  - 1 - toilet on existing rough in master bathroom, budgeted at \$200
  - 1 – sink, on existing rough, in master bathroom, faucet budgeted at \$75
  - 1 – shower, in master bathroom, Kerdi drain budgeted at \$175
  - 1 - sump pump, discharge and vent piping in basement
  - 1 – toilet in basement, budgeted at \$200
  - 1 - sink in basement, faucet budgeted at \$75
  - 1 - shower in basement, acrylic base and surround budgeted at \$850

## **Electrical:**

- Change out switches, outlets and covers. Replace light fixtures on 1st floor, light budget of \$600
- Basement. This includes all electrical demo and re-work. New wall and ceiling rough in and trim out, recess light trim budgeted at \$150
- Add outlets and microwave circuit in kitchen.
- Install new vanity lights at existing locations in two bathrooms, lights budgeted at \$100ea
- Rough in and trim out vanity light for basement bathroom, light budgeted at \$100
- Install vent fans in three bathrooms, includes venting to exterior, fan budget \$100ea
- Run power for sump pump

## **Insulation:**

- Supply and install spray foam insulation in basement walls

## **Drywall:**

- Hang and finish basement walls, ready for paint
- Patch and repair hall bath, ready for paint
- Hang and finish master bath, ready for paint

## **Ceiling Tiles:**

- Supply and install ceiling tiles and track in basement, tiles budgeted at \$2800

## **Flooring:**

- Trowel fill one bedroom with stainable wood filler
- Sand, stain and apply two coats of oil polyurethane
- Supply and install oak shoe molding

## **Trim:**

- Supply and install master bath vanity with sink, budgeted at \$850
- Supply and install basement vanity with sink, budgeted at \$850
- Supply and install hall bath vanity with sink, budgeted at \$850
- Install standard base and quarter round in basement and three bathrooms
- Install Rev-a-shelf products (<https://www.rev-a-shelf.com/rev-pages/product-listing.aspx?CategoryFilterID=12>), purchased by homeowner
- Install Fireplace screen (<http://www.plowhearth.com/44w-x-33h-solid-steel-flat-guard-fire-screen-with-doors.htm>), purchased by homeowner
- Supply and install mirrors and accessories in three bathrooms, budgeted at \$600
- Re-glaze tub in hall bath

- Supply and install shower door in master bath, budgeted at \$500

### **Bath Tile:**

- Supply and install ceramic or porcelain tile, budgeted at \$3/sqft or ~ \$1000
  - Master Bath
    - Shower floor
    - Bath floor
    - Shower walls to just above shower head
    - Bath knee walls
  - Hall Bath
    - Bath Floor, vanity to remain
    - Tub walls
  - Basement Bath
    - Floor only

### **Countertops:**

- Template, Fabrication & Installation of Santa Cecilia Slab Granite, or like product on kitchen counters. Includes full height back splash and outlet cut out.
- Sink budgeted at \$400

### **Paint:**

- Paint walls, ceiling and trim. Neutral color to be chosen by homeowner. Ceiling to be ceiling white.
- Cabinets, remove doors, drawers and hardware
  - Sand and poly face frames, doors and drawers
  - Paint cabinet interior, neutral color to be chosen by homeowner
  - Reinstall doors, drawers and hardware

### **Decking:**

- Build 16x16 pressure treated deck off of kitchen
- Includes pressure treated handrails and one set of steps

**Fixtures & Finishes:**

\*Included allowances as follows

- (29) Vinyl Windows, \$6000
- (1) French Door, \$900
- (3) Storm Doors, \$250ea
- (4) Interior doors & hardware, \$100ea
- (1) Basement Utility room door, \$250
- Tile, \$1000
- (3) Bath Vanities w/tops, \$850ea
- (3) Shower/Tub Valve & Trim, \$200ea
- (3) Toilets, \$200ea
- (3) Bath Faucets, \$75ea
- (1) Kerdi Drain, \$175
- (1) Acrylic Shower and surround, \$850
- (3) Bath Mirrors and Accessories, \$600
- (1) Kitchen Faucet, \$200
- (1) Kitchen Sink, \$400
- Interior lights/fans, \$700

**Estimated Project Cost \$150,000**

