

Virginia Building and Remodeling, LLC Richmond, VA 23238 804-912-6957 (Karen) 804-399-1045 (Shane) admin@vabuildingandremodeling.com www.VABuildingandRemodeling.com

Date

Homeowner 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;
 - $\circ \quad \text{Wall tile} \quad$
 - o Vanity
 - o Toilet
 - Accessories
- Master Bath Demo, remove and dispose of;
 - o Toilet
 - o Vanity
 - o Accessories
 - o Shower wall
 - o 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
 - \circ $\,$ $\,$ French Exterior Door at basement, budgeted at \$900 $\,$
 - \circ $\;$ 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
 - o 1 dishwasher connection, existing dishwasher
 - \circ $\,$ 1 toilet on existing rough in master bathroom, budgeted at \$200 $\,$
 - \circ 1 sink, on existing rough, in master bathroom, faucet budgeted at \$75
 - $\circ~$ 1 shower, in master bathroom, Kerdi drain budgeted at \$175
 - \circ $\,$ 1 sump pump, discharge and vent piping in basement
 - 1 toilet in basement, budgeted at \$200
 - 1 sink in basement, faucet budgeted at \$75
 - o 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 (<u>https://www.rev-a-shelf.com/rev-pages/product-listing.aspx?CategoryFilterID=12</u>), purchased by homeowner
- Install Fireplace screen (<u>http://www.plowhearth.com/44w-x-33h-solid-steel-flat-guard-fire-screen-with-doors.htm</u>), 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
 - o Master Bath
 - Shower floor
 - Bath floor
 - Shower walls to just above shower head
 - Bath knee walls
 - o Hall Bath
 - Bath Floor, vanity to remain
 - Tub walls
 - o 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
 - \circ $\;$ 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

Virginia Building and Remodeling Terms and Conditions:

All material is guaranteed to be as specified, all work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. This applies to any existing structure that needs to be fixed or repaired not mentioned in the above description to get the project up to code or any unforeseen expenses.

Any controversy or claim arising out of or relating to this contract, or breach thereof, shall be settled by mediation under the Construction Industry mediation Procedures of the American Arbitration Association. If a party fails to respond to a written request for mediation within 30 days after service or fails to participate in any scheduled mediation conference, that party shall be deemed to have waived its right to mediate the issues in dispute. If the mediation does not result in settlement of the dispute within 30 days after the initial mediation conference or if a party has waived its right to mediate any issues in dispute, then any unresolved controversy or claim arising out of or relating to this contract or breach thereof shall be settled by arbitration administered by the American Arbitration Association in accordance with its Construction Industry Arbitration Rules and judgment on the ward rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

Additional work needed for carpentry or employee labor, above and beyond this estimate, will be billed at a price of \$70 per man hour plus materials. Additional Subcontractor work to be billed at cost plus 25%. Engineer fees are only included as described, additional engineer fees may apply.

Payment Plan:

Sign Agreement and issue a check for \$5000 10% of total project cost, minus \$5000, due after demo 10% of total project cost due after plumbing rough in 10% of total project cost due after windows 10% of total project cost due after insulation 10% of total project cost due after sheetrock 10% of total project cost due after tile work 10% of total project cost due after countertop 10% of total project cost due after flooring 10% of total project cost due after paint Final payment due at completion of project. Any sum not paid within thirty (30) days of the due date shall accrue interest at the legal rate.

Acceptance of Contract:

Upon signing, this document becomes a contract between Virginia Building and Remodeling, LLC and the above named homeowners. This contract is accepted as written and is signed by:

Homeowners

Date

Shane Albertson, President, Virginia Building and Remodeling, LLC

Check# _____ Contract# _____

Payment \$______ Received by ______