

# *Distinctive Renovations by Design, Inc.*

Estimate Details for:

**John Q. Public**

**123 Main Street**

**City, State 12345**

**Home: 123-456-7890**

**Cell: 098-765-4321**

**Email: john@mail.com**

**October 21, 2008**

The following, along with plans and/or additional specifications approved and initialed by Owner and Contractor, constitute a complete description of all the work to be performed in fulfillment of this Agreement.

Item	Qty.	Unit	Amt.	Description
<b>BATHROOM</b>				
<b>Accessories</b>				
Bath Accessories	1	SUM		All bath accessories such as towel bars, toilet paper holder, etc. to be furnished by homeowner.
Accessory Labor	1	SUM	69.00	Labor to install the bathroom accessories.
<b>Ceramic Tile Shower/Floor</b>				
Marble Threshold	1	SUM		A new marble threshold will be installed at the entrance of each door into the bathroom.
Tile Floor Material	1	SUM		An allowance of 2.50 per square foot has been included in this proposal. I am giving you a square foot price that covers most all ceramic tile and allows you to pick a personal style and color.
Tile Base Material		LF		An allowance of 2.50 per square foot has been included in this proposal. Cost is included.
Shower Walls Material		SF		An allowance of 2.50 per square foot has been included in this proposal. The tiles have been priced to extend to the ceiling for less maintenance and a nicer detail design.
Shower Floor Materials		SF		An allowance of 2.50 per square foot has been included in this proposal.
Shower Floor Labor		SF		Labor to install a mud base to slope the water to the drain and the ceramic tile on the shower floor
Shower Seat	1	EA	290.00	A ceramic tile seat is included in this proposal.
Durock		EA		Cost includes labor and material to install the composition cement backing for the ceramic tiles on the walls.
Ceramic Tile Shower/Bathroom	1	QUOTE	6,182.40	Cost is for all materials and labor for the shower and bathroom floor. Size 3' x 5'
<b>Glass Shower Enclosure</b>				
Shower Enclosure Allowance	1	EA	652.50	An allowance of \$450. Is included for a top frameless glass shower enclosure.
<b>Grab Rails</b>				
Grab Bars	2	EA	239.50	Two grab rails will be placed in the shower. One on the back wall and the other on a vertical by the fixtures.
<b>Mirror</b>				
Mirror	28	EA	263.90	Labor and materials to install one 7' wide x 4' high quality 1/4" mirror.
<b>BATHROOM TOTAL</b>			<b>7697.30</b>	

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Item	Qty. Unit	Amt.	Description
<b>CABINETS</b>			
<i>Hallway</i>			
Cabinets--Kitchen	7 LF	1,545.60	Cabinets will have a base cabinets 24" deep, wood top and a set of adjustable shelves behind doors.
<i>Kitchen</i>			
Cabinets--Hallway	9 LF	1,490.40	Cabinets will have set of double doors under sink, center section with four pull-outs drawers inside. Dishwasher cabinet is design next to the refrigerator.
<i>Vanity</i>			
Cabinets--Vanity	8 LF	1,324.80	Cabinet will have three draws (owner's location preference), one cabinet with double doors and a roll under countertop for makeup.
<i>Vanity Countertop</i>			
Cultured Marble Sink/Countertop	8 LF	348.00	One cultural marble sink/countertop is proposed for the roll under cabinet in the Master Bathroom.
Cultured Marble 4" Backsplash	4 LF	34.80	Backsplash will be installed on the back and side of the cabinet.
<b>CABINETS TOTAL</b>		<b>4743.60</b>	
<b>DECK</b>			
<i>Lower</i>			
Individual Screens	1 QUOTE	1,190.25	Cost includes material and labor.
Under Deck Canopy	1 QUOTE	6,125.00	To be installed under the upper deck.
Basement Deck Stairs	1 QUOTE	248.40	Four steps are design for this level.
Basement Deck Construction	1 QUOTE	6,278.13	As discussed the size will be apx. 490 square feet. Cost includes labor and materials.
Screen Porch Walls & Upgrade Rails	1 QUOT	3,018.75	As discussed. Includes labor and materials.
Custom Screen Doors	2 QUOTE	828.00	Cost includes material and labor.
<i>Upper</i>			
Upper Deck Construction	1 QUOTE	2,946.88	Labor and material to extend the upper deck to the corner of the house.
Upper Deck Construction	1 QUOTE	1,350.00	Labor and materials to redeck the exposed area, fill stair cutout area and install new handrails...
Screen Porch/Custom Wood Door	1 QUOTE	414.00	Cost includes material and labor.
Deck Gates Including Hardware	1 QUOTE	103.50	Cost includes material and labor.
Install a Doggie Door In New Screen Door	1 QUOTE	34.50	Cost includes material and labor.
Upper New Deck Landing	1 QUOTE	414.00	Construct 4' x 4' landing. Cost include material and labors. Stairs to be reconfigured with 4' x 4' at house stairs straight to back then turn a 180 degree turn to front and reconnect to new catwalk at basement door.
New Stairs	1 QUOTE	993.60	16 New steps will be constructed. Cost includes material and labor.
New Landing	1 QUOTE	690.00	Cost includes material and labor.
Catwalk Construction	1 QUOTE	552.00	Cost includes material and labor.
<b>DECK TOTAL</b>		<b>25187.00</b>	

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Item	Qty. Unit	Amt.	Description
<b>DRYWALL</b>			
Drywall	1 SUM	7,659.00	Walls and treys: Cost includes labor and material to install, mud, tape, and slick finish 1/2" drywall.
Drywall	1 SUM	3,105.00	Ceilings: Cost includes labor and material to install, mud, tape, and slick finish 5/8" drywall with sound griding on the ceiling for additional noise insulation.
<b>DRYWALL TOTAL</b>		<b>10764.00</b>	
<b>ELECTRIC</b>			
Electrical	1 SUM	276.00	Labor to redesign the existing electrical runs and switches and remove the outlets.
Duplex Receptacle	28 EA	966.00	Locations: 2-Hallway, 8-Office, 3-Storage Room, 6-Playroom, 5-Bedroom, 2-Closet, 2-Kitchen
GFCI Receptacle (Indoor)	2 EA	248.40	Labor and material to install one GFI receptacle in the Kitchen and Bathroom.
Single Pole Switch	16 EA	552.00	1-Bedroom Closet light, 5-Bath (heater, exhaust vent)(shower & vanity light), 1-Kitchen light, 3-Bedroom (fan, fan light, recessed lights), 1-Hallway light, 1-Storage room light, 3-Office fan, fan light, recessed cans, 1-exterior light
3 - Way Switch	4 EA	193.20	Locations: 4-Playroom (fan, light, recessed cans)
Refrigerator Connection	1 EA	69.00	Dedicated Circuit.
Electric Dryer Connection	1 EA	165.60	Dedicated Circuit.
Washing Machine Connection	1 EA	69.00	Dedicated Circuit.
CATV Outlets	4 EA	276.00	Locations: 1-Office, 2-playroom, 1-bedroom
Smoke Detectors	1 EA	69.00	Locations: Utility Room by HVAC units; 110V with battery backups.
Ceiling Fan/Light Installation	4 EA	414.00	Locations: Office, Bedroom, 2-Playroom. Units to be furnished by homeowners.
Bath Fan/Light Installation	1 EA	103.50	Installation only: Designing for exhaust fan, light, and heater.
Telephone Jack	3 EA	207.00	Locations: Office, Bedroom, and playroom.
Can Light Installation	17 EA	2,111.40	Includes 6" recessed can light fixture, bulb and installation. Locations: 6-Office, 3-Hallway, 6-Bedroom, 1-Closet, 8-playroom, 2-Kitchen.
Microwave Connection	1 EA	110.40	Labor to run a connection for the microwave.
Additional Sub-Panel	1 LF	690.00	If the existing breaker panel cannot hold enough breakers a subpanel is included.
Dishwasher Connection	1 EA	69.00	Labor to run a connection back to the box for a dishwasher connection.
Sump Pump Circuit	1 EA	69.00	Labor to run a connection to the sump pump.
Heat Pump Connection	1 EA	172.50	Labor to run a connection to the new heat pump to the electrical box.

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Item	Qty. Unit	Amt.	Description
AC Condenser Connection	1 EA	345.00	Labor to run a connection from the outside connection to the quick disconnect box and from there to the inside breaker box.
<b>ELECTRIC TOTAL</b>		<b>7176.00</b>	
<b>FLOOR COVERING</b>			
Engineered Hardwoods	1 QUOTE	8,618.50	Description: Manufacturer: Ridgeland II by Southern Home Sales; Cost is labor and installation of new hardwood flooring in the area at bottom of stairs, hallway into bath and playroom areas. Includes all prep, hardwood, glue, etc. Includes shoemolding.
Carpet	1 QUOTE	2,953.50	Description: Manufacturer: Mohawk; Grand Prix. Cost includes labor and installation of new carpeting in office, bedroom, stairs and walk-in closet. Includes all prep, tack stripping and 8 lb. Padding.
Stain Concrete Floors	1 QUOTE	586.50	Labor and materials to clean and prep existing flooring. Apply a two part epoxy paint to concrete areas in room off of office and storage area under the stairs.
<b>FLOOR COVERING TOTAL</b>		<b>12158.50</b>	
<b>FRAMING</b>			
2" x 4" X 9' Precut Studs	175 EA	1,144.41	Framing materials.
2" X 4" X 14'	50 EA	350.90	Framing materials:
2 X 4 Treated Bottom Plate	160 LF	132.24	Framing Materials: plate attached to the concrete.
Framing Labor	1 SUM	3,864.00	Labor to frame the additional walls, cut an opening for the new rear doorway and build trey ceilings.
<b>FRAMING TOTAL</b>		<b>5491.55</b>	
<b>GENERAL</b>			
Dumpster	2 EA	828.00	A trash dumpster will be placed on the jobsite for the removal of job debris.
Material Pickup & Delivery	16 HR	552.00	Time used to pick up materials or other supplies for job.
Production Management	1 SUM	5,520.00	A project manager will be assigned to this project for material and subcontractor coordination.
<b>GENERAL TOTAL</b>		<b>6900.00</b>	
<b>HVAC</b>			
HVAC Modification	1 QUOTE	828.00	Cost to reroute existing supply and return lines throughout the basement.

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Item	Qty. Unit	Amt.	Description
2.0 Ton Complete System	1 QUOTE	6,382.50	1.5 ton 13 SEER gas or electric system. Reroute existing ductwork, Install gas line for furnace, Install flue vent for furnace, Vent for bathroom
	<b>HVAC TOTAL</b>	<b>7210.50</b>	
 <b>INSULATION</b>			
3-1/2" (R-13) Insulation	SQ		At this time wall insulation is not included. All the existing walls have insulation.
6" (R-19) Insulation	1500 SF	1,345.50	Price includes material and labor to install 6" insulation throughout the ceilings in the basement.
	<b>INSULATION TOTAL</b>	<b>1345.50</b>	
 <b>PAINTING</b>			
Painting	1 SUM	6,210.00	All new walls will be painted with (1) coat of primer & (1) coat of flat latex wall paint. Additional charges will be required for deep color bases and egg shell finishes. All trim will be painted with (1) coat of primer and (1) coat of semigloss enamel
	<b>PAINTING TOTAL</b>	<b>6210.00</b>	
 <b>PLUMBING</b>			
Plumbing Modification	1 SUM	276.00	Labor and material to modify the existing plumbing lines throughout the basement.
Water Closet Installation	1 EA	552.00	Labor to install one handicap toilet, wax seal and new supply line.
Lavatory Faucet Installation	1 EA	276.00	Labor to install one cultural marble countertop, faucet, move and connect new supply and drain lines for wheelchair accessibility.
Shower Pan & Faucet Installation	1 EA	552.00	Labor to install one shower drain system and faucet.
Kitchen Sink & Faucet Installation	1 EA	552.00	Labor to install the kitchen sink and hook the faucet ups. Also run the drain lines and water supplies.
Mop Sink & Faucet Installation	1 EA	552.00	Labor to install the "Shop" sink and faucet. Run the drain and supply lines.
Dishwasher Connection	1 EA	345.00	Labor to hook up the dishwasher and trap to the sink.
Ice Maker Line Installation	1 EA	207.00	Labor and bezel box to run the supply line to the rear of the refrigerator.
Washing Machine Connections	1 EA	414.00	Labor and bezel box to run the supply lines and drains to the washing machine in the laundry room.

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Item	Qty. Unit	Amt.	Description
Ejector Pump	1 EA	828.00	Labor to break concrete and install an ejector pump and PVC drain system to run two ejector pumps. One for the bathroom and Landry room and the other
Moving Plumbing Lines	1 SUM	552.00	Labor to break the existing concrete for the new toilet and shower drain and supply lines.
<b>Fixtures</b>			
Shower Hose & Attachments	1 EA	239.25	A quality hose and sprayer is included in this proposal. Color: Chrome
Raised Toilet	1 EA	384.25	One quality handicap toilet will installed in Master Bathroom.
Kitchen Sink/Faucet	1 EA	181.25	One quality stainless steel sink is included in this proposal. An allowance of \$125.00.
<b>PLUMBING TOTAL</b>		<b>5910.75</b>	
<b>PREPARATION</b>			
<b>Miscellaneous Materials</b>			
Miscellaneous Materials	1 SUM	1,104.00	Materials include concrete nails, shot, trash bags, saw blades, etc.
<b>Permits</b>			
Building Permits	1 SF	1,076.40	Cost is based on Forsyth County cost of 1500 square feet.
<b>PREPARATION TOTAL</b>		<b>2180.40</b>	
<b>SOUND GRID</b>			
Sound Grid	1 SUM	1,242.00	Sound grid is included in this proposal. The metal channels are placed between the sheetrock and joists for sound baffling.
<b>SHEETROCK TOTAL</b>		<b>1242.00</b>	
<b>WOODWORK</b>			
<b>Doors</b>			
3/0 x 6/8 9 Lite Exterior Door Unit	1 EA	261.00	Description: Exterior door unit, insulated, metal, adjustable threshold. Location: Playroom area to the outside deck.
3/0 x 6/8 Door Unit	1 EA	123.25	Location: Bathroom into the Bedroom. Description: Colonial door unit, 6 panels with #356 casing, paint grade, polish brass hinges.
3/0 x 6/8 Door Unit	1 EA	123.25	Location: Kitchen into the Bedroom. Description: Colonial door unit, 6 panels with #356 casing, paint grade, polish brass hinges.
3/0 x 6/8 Door Unit	1 EA	123.25	Location: Bedroom into the Closet. Description: Colonial door unit, 6 panels with #356 casing, paint grade, polish brass hinges.

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Item	Qty.	Unit	Amt.	Description
3/0 x 6/8 Door Unit	1	EA	123.25	Location: Hallway across from the mechanical area into the Storage Room. Description: Colonial door unit, 6 panels with #356 casing, paint grade, polish brass hinges.
3/0 x 6/8 Case Opening	1	EA	65.25	Location: Case Opening from the hallway into the Kitchen. Description: Wood jambs, #356 casing, paint grade.
3/0 x 6/8 Door Unit	1	EA	123.25	Location: Hallway into the Office. Description: Colonial door unit, 6 panels with #356 casing, paint grade, polish brass hinges.
2/6 x 6/8 Door Unit	1	EA	123.25	Location: Under the stairs. Description: Colonial door unit, 6 panels with #356 casing, paint grade, polish brass hinges.
3/0 x 6/8 Door Unit	1	EA	123.25	Location: Bathroom into the Kitchen area. Description: Colonial door unit, 6 panels with #356 casing, paint grade, polish brass hinges.
6/0 x 6/8 Louvered Bifolds	1	EA	210.25	Location: HVAC in the Utility room. Description: Louvered Doors, paint grade, wood.
<b>Trim</b>				
Miscellaneous Trim Material	1	SUM	362.50	Materials include wood shims for doors and windows, gun nails, glue, sandpaper, etc.
FJ #356 2 1/2" Casing White Pine	128	LF	64.96	Materials will be used for the inside of the windows, case door opening and exterior door unit for trim.
FJ #617 5 1/4" Speed Base	480	LF	452.40	MDF baseboard will be installed throughout the basement area.
FJ Window Stop	96	LF	48.72	Materials will be used for the inside of the windows for stop.
FJ #1195 2 1/2" Window Stool	24	LF	29.58	Materials will be used for the window stools.
Wood Trimwork Labor	1	SUM	2,208.00	Labor to set all the doors, run the baseboard, trim out the windows.
<b>WOODWORK TOTAL</b>			<b>4565.41</b>	

**Estimate Total: \$108,782.51**

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