

Estimate Notes

Customer

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, 46037

Grouping	Category	Description	Quantity	Unit Price	Line Item Total
Bathrooms					
	General	Supply and install tub and surround set in all bathrooms, tile on the floor, vanities with stone top and all brush nickel finish on fixtures.	1.00	\$9,500.00	\$9,500.00
Demo					
	General	Demo current structure and exterior to accommodate new proposed layout and support existing framing. All required permits and drawings. Cost to rent, fill and haul dumpsters. Includes any necessary lead paint and asbestos abatement.	1.00	\$5,300.00	\$5,300.00
Doors					
	General	All interior and exterior doors. Primed and painted. Framed and prehung 4 9/16" wall. Pre-drilled for cylindrical doorknob/lockset.	1.00	\$6,700.00	\$6,700.00
Electrical					
	General	Cost to rewire both units with 200 Amp panel and meter base including finishes	1.00	\$10,000.00	\$10,000.00
Flooring					
	General	Carpeting in bedrooms.Ceramic tile in bathrooms and laundry. Laminate flooring in all other areas	1.00	\$11,000.00	\$11,000.00
Framing					
	General	All framing to create a layout with a modern open floor plan. Build staircases to 2nd floor on both units. All framing on the exterior in preparation for siding and window placement.	1.00	\$8,500.00	\$8,500.00
Garage					
	General	Build a shared 2 car garage with a firewall in the middle with concrete apron	1.00	\$14,500.00	\$14,500.00

HVAC	General	New furnace/air conditioner. All new runs	1.00	\$11,500.00	\$11,500.00
insulation/drywall	General	Hang and finish drywall. Includes wall and ceiling insulation.	1.00	\$9,200.00	\$9,200.00
Kitchen	General	Granite countertops: High end 30mm thick solid stone countertop. Wood constructed kitchen cabinets with soft close doors/drawers	1.00	\$12,000.00	\$12,000.00
Painting	General	Paint the interior and exterior	1.00	\$8,500.00	\$8,500.00
Plumbing	General	Run pex plumbing and pvc for Water heater, washing machine hooks, kitchen and bathrooms. This includes all needed fixtures for each unit	1.00	\$9,600.00	\$9,600.00
Siding	General	Fiber Cement / Hardie board Siding Cost Horizontal lap, fiber cement siding. Oven cured 2 tone coating - 12 colors. 50 yr limited warranty. Includes removal of existing siding	1.00	\$0.00	\$9,100.00
Windows	General	Double pane, lo E glass with Argon insulation layer. 0.35 U factor. Limited lifetime warranty. This includes moisture and weather seal on the exterior	1.00	\$4,700.00	\$4,700.00

Estimate Total: \$130,100.00

