



Progressive Construction Services, LLC

3636 N. Custer Rd.

McKinney, TX 75071 972-974-2193

Client: XXXXXXXXXXXX

Home: XXXXXXXXXXXX

Property: XXXXXXXXXXXX
XXXXX, TX 76210

Operator: JUSTIN

Estimator: Justin Humphrey
Company: Progressive Construction Services, LLC

Business: (972) 974-2193
E-mail: Justin@progressive-cs.com

Business: 3636 N. Custer Rd.
McKinney, TX 75071

Type of Estimate: Freeze

Date Entered: 1/12/2022

Date Assigned: 1/12/2022

Price List: TXDF8X_JAN22

Labor Efficiency: Restoration/Service/Remodel

Estimate: 2022-01-12-0925

File Number: HTX-1274386-01

A.) Cleaning Guideline:

Because work is being performed in your home, dust will inevitably occur. The amount of dust that may result will vary. The work area, as well as other areas of your residence will likely become dusty and require cleaning at the end of the project. Crews will clean work site and entry and exit rooms to the home. For an additional charge we can provide a post construction cleaning service for you.

B.) Quality Guideline:

Materials of like kind and quality will be used in the restoration work, and this is what our prices are based upon, unless otherwise stated. In the event you request upgrades, there will be additional charges to you in the form of a change order. Work will be completed using the "Residential Construction Performance Guidelines" as published by the National Association of Homebuilders, as our standards for performance.

C.) Warranty:

PCS guarantees to the current owner(s), not to the property, all new workmanship covered by the signed contract agreement for a period of one year from date of final completion. All materials used and covered by normal guarantees, if any, provided by the manufacturers or suppliers are warranted by those manufacturers or suppliers directly.

2022-01-12-0925

2022-01-12-0925

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
1. Dumpster load - Approx. 12 yards, 1-3 tons of debris	1.00 EA	385.50	0.00	0.00	77.10	462.60



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Total: 2022-01-12-0925 0.00 77.10 462.60

Garage

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
9. Texture drywall - light hand texture	68.67 SF	0.00	0.77	0.28	10.64	63.80
10. Seal the new texture w/PVA primer - one coat	206.00 SF	0.00	0.61	1.02	25.34	152.02
11. Paint the walls - two coats	566.67 SF	0.00	1.00	10.75	115.50	692.92
12. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	0.00	32.58	0.76	13.20	79.12
13. Paint door slab only - 2 coats (per side)	2.00 EA	0.00	38.61	1.24	15.68	94.14
14. Floor protection - plastic and tape - 10 mil	453.32 SF	0.00	0.33	4.49	30.82	184.91
15. Refrigerator - Remove & reset	1.00 EA	0.00	49.43	0.00	9.88	59.31
17. Freezer - Remove & reset	1.00 EA	0.00	57.98	0.00	11.60	69.58
18. Content Manipulation charge - per hour	4.00 HR	0.00	46.08	0.00	36.86	221.18
labor to remove contents to complete repairs. Returning once work is finished.						
19. Clean with pressure/chemical spray	453.32 SF	0.00	0.39	17.91	35.44	230.14
21. Final cleaning - construction Residential	453.32 SF	0.00	0.30	13.46	27.20	176.66
				49.91	332.16	2,023.78

Totals: Garage

Kitchen

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
174. Electrician - Bid Item	1.00 HR	0.00	1,560.00	0.00	312.00	1,872.00

Work completed - 1/4/22

Four men for Six hours to remove and replace exiting kitchen electrical/lighting/wiring once dividing wall was removed. Previous install not to code, exposed splices were found and materials used were under rated resulting in fire hazards. Previous plugs were covered and filled with drywall mud and could not be reused/saved. All wiring for under cabinet plug strips and over cabinet lighting removed and replaced, run to new and separate switches.

34. R&R 110 volt copper wiring run, box and outlet	1.00 EA	6.13	79.31	1.41	17.36	104.21
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CONTINUED - Kitchen

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
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Relocate power for refrigerator.



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24. R&R 220 volt copper wiring run, 1.00 EA 7.18 389.63 box and receptacle	8.71	81.10	486.62
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Relocate for new double ovens near fridge.

26. R&R 110 volt commercial 3.00 EA 23.92 222.54 wiring/conduit and box - rough in only	6.93	149.26	895.57
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Relocate through foundation for new microwave, dishwasher and disposal locations.

27. R&R 110 volt copper wiring run, 3.00 EA 6.13 79.31 box and outlet strip	4.22	52.10	312.64
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Labor to detach and relocate/install existing plug strips.

29. Light bulb - LED tube - 2' - 8.00 EA 0.00 25.89 material only	17.09	44.84	269.05
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30. Lighting Installer - Electrician - 4.00 HR 0.00 105.00 per hour labor to relocate and install new under/over cabinet lighting. Connected to new separate switch.	0.00	84.00	504.00
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31. Recessed light fixture - Detach & 3.00 EA 0.00 117.81 reset entire unit	0.00	70.68	424.11
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Labor to relocate can lights.

32. 110 volt copper wiring run, box 2.00 EA 0.00 129.74 and switch	2.88	52.48	314.84
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Labor to add power for pendants over island and independent switch to power.

33. Install Chandelier 2.00 EA 0.00 134.03	0.00	53.62	321.68
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Install owner provided fixture over island. Final location TBD.

35. Plumber - per hour 3.00 EA 0.00 135.00	0.00	81.00	486.00
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Labor to relocate water and drain lines for sink and dishwasher. Includes concrete to cover once complete.

22. R&R Refrigerator/icemaker water 1.00 EA 4.78 197.27 5.22 supply box with valve		41.46	248.73
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Relocate

36. Remove Tile floor covering 37.25 SF 2.40 0.00	0.00	17.88	107.28
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Remove tile under existing cabinets.

195. Cabinetry - Remove existing 1.00 EA 0.00 350.00	0.00	70.00	420.00
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Remove existing and store on-site for homeowner to use/sell at their convenience. Once removed electricians can access remainder of electrical work for relocation to new layout.

171. Cabinetry (Bid Item) 1.00 EA 0.00 9,700.00	0.00	1,940.00	11,640.00
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Approved design photos attached

192. Cabinetry - Glass door upper 1.00 EA 0.00 1,700.00 0.00 cabinet tops to ceiling		340.00	2,040.00
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176. Seal & paint full height cabinetry - 11.00 LF 0.00 50.42 8.13 inside and out		112.54	675.29
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Shobi White

CONTINUED - Kitchen

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
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177. Seal & paint cabinetry - upper - 22.00 LF inside and out		0.00	54.48	7.35	241.20	1,447.11
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Shobi White



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196. Seal & paint cabinetry - upper - out	22.00 LF inside and out	0.00	34.48	7.35	153.20	919.11
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Additional glass door upper cabinet boxes.

Shobi White

178. Seal & paint cabinetry - lower - out	46.00 LF inside and out	0.00	47.36	18.41	439.40	2,636.37
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Shobi White

179. R&R Countertop - Granite or Marble - Premium grade	76.00 SF	5.16	106.53	465.67	1,790.84	10,744.95
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Calcatta Valetin

Price is for budgeting purposes only. Once final selections and measurements are confirmed price will be corrected via change order +/-.

209. R&R 1/4" Cement board	37.00 SF	0.79	3.76	4.70	34.60	207.65
180. Install Glass tile - Backsplash	37.00 SF	0.00	12.00	0.00	88.80	532.80

Install owner provided material

Frost grout.

181. Install Range - drop in	1.00 EA	0.00	112.38	0.00	22.48	134.86
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Install owner provided

182. Install Range hood	1.00 EA	0.00	325.00	0.00	65.00	390.00
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Install owner provided.

183. Install Sink - double basin Install owner provided.	1.00 EA	0.00	140.27	0.00	28.06	168.33
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184. Install Sink faucet - Kitchen Install owner provided.	1.00 EA	0.00	93.91	0.00	18.78	112.69
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Install owner provided.

185. Install Garbage disposer Install owner provided.	1.00 EA	0.00	134.93	0.00	26.98	161.91
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Install owner provided.

186. P-trap assembly - ABS (plastic)	1.00 EA	0.00	72.35	0.57	14.60	87.52
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187. Dishwasher - Reset Install owner provided.	1.00 EA	0.00	140.80	0.00	28.16	168.96
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Install owner provided.

188. Refrigerator - Reset Install owner provided.	1.00 EA	0.00	24.72	0.00	4.94	29.66
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Install owner provided.

189. Install Microwave oven Install owner provided.	1.00 EA	0.00	121.74	0.00	24.34	146.08
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Install owner provided.

190. Install Built-in double oven	1.00 EA	0.00	175.38	0.00	35.08	210.46
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CONTINUED - Kitchen

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
Install owner provided.						
191. Install Cabinet knob or pull	45.00 EA	0.00	4.56	0.00	41.04	246.24
Install owner provided.						
197. R&R 5/8" drywall - hung, taped,	80.00 SF	0.39	2.90	3.76	53.40	320.36



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floated, ready for paint

Ceiling and wall repair after dividing wall was removed.

199. Tape joint for new to existing drywall - per LF	40.00 LF	0.00	5.00	0.76	40.16	240.92
198. Texture drywall - machine - knockdown	90.00 SF	0.00	0.67	0.30	12.12	72.72
200. Seal the new texture w/PVA primer - one coat	387.05 SF	0.00	0.61	1.92	47.60	285.62
201. Paint the walls and ceiling - two coats	701.03 SF	0.00	1.00	13.30	142.86	857.19

Wall Color: Revere Pewter - HC172

Ceiling Color: Snowbound - SW 7004

210. R&R Crown molding - 4 1/4"	42.33 LF	0.64	4.73	6.98	46.86	281.15
208. Seal & paint crown molding, oversized - two coats	42.33 LF	0.00	1.67	0.56	14.26	85.51
202. Seal & paint baseboard, oversized - two coats	79.45 LF	0.00	1.66	1.05	26.60	159.54
257. Paint door/window trim & jamb - 2 coats (per side)	1.00 EA	0.00	32.58	0.38	6.60	39.56
258. Paint door slab only - 2 coats (per side)	2.00 EA	0.00	38.61	1.24	15.68	94.14
203. Base shoe	32.00 LF	0.00	1.29	1.32	8.52	51.12
205. Seal & paint base shoe or quarter round	32.00 LF	0.00	0.84	0.29	5.44	32.61
206. Install Vinyl plank flooring	198.00 SF	0.00	2.41	0.00	95.44	572.62

Install owner provided materials.

Labor to lace in to existing floor once cabinets and dividing wall were removed.

223. Final cleaning - construction - Residential	304.41 SF	0.00	0.30	9.04	18.26	118.62
				599.54	7,111.62	42,678.40

Totals: Kitchen

Living Room

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
6. Seal the new texture w/PVA primer - one coat	182.46 SF	0.00	0.61	0.90	22.44	134.64

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CONTINUED - Living Room

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
8. Paint the walls and ceiling - two	908.21 SF	0.00	1.00	17.23	185.08	1,110.52



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coats

Wall Color: Revere Pewter - HC172

Ceiling Color: Snowbound - SW 7004

38. Mask and prep for paint - tape only (per LF)	60.82 LF	0.00	0.65	0.25	7.96	47.74
39. Paint crown molding - one coat	60.82 LF	0.00	1.04	0.55	12.78	76.58
40. Paint door/window trim & jamb - 2 coats (per side)	4.00 EA	0.00	32.58	1.52	26.36	158.20
41. Seal & paint window sill	12.00 LF	0.00	2.68	0.25	6.50	38.91
42. Seal & paint cabinetry - lower - inside and out	10.00 LF	0.00	41.36	4.00	83.52	501.12
Silver Strant						
SW - 7057						
43. Seal & paint bookcase	60.00 SF	0.00	2.66	2.87	32.50	194.97
Silver Strant						
SW - 7057						
44. Seal & paint baseboard, oversized - two coats	60.82 LF	0.00	1.66	0.80	20.36	122.12
224. Final cleaning - construction Residential	348.02 SF	0.00	0.30	10.33	20.88	135.62
Totals: Living Room				38.70	418.38	2,520.42

Fireplace

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
45. Tile / Cultured Marble Installer	1.00 EA	0.00	200.00	0.00	40.00	240.00
Labor to jamb cut existing Stacked stone and install owner provided pieces to fill gap to floor.						
50. TV Brackets - Wall or ceiling mounted - Detach & reset	1.00 EA	0.00	43.66	0.00	8.74	52.40
221. R&R Fireplace mantel - stain grade or hardwood - custom	1.00 EA	51.27	1,003.32	91.12	229.14	1,374.85
Custom wood mantle						
6' L						
10" D						
3" H						
Stain color TBD.						
219. Stain & finish wood fireplace mantel	6.00 LF	0.00	28.35	0.16	34.06	204.32
220. Seal & paint fireplace face	54.00 SF	0.00	7.28	0.71	78.76	472.59
Illusive Green - 9164						

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CONTINUED - Fireplace

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
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Totals: Fireplace	91.99	390.70	2,344.16
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Dining Room

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
259. Chandelier - Detach & reset	1.00 EA	0.00	146.08	0.00	29.22	175.30
52. Seal & paint paneling	498.49 SF	0.00	1.25	8.23	126.26	757.60
53. Mask and prep for paint - paper and tape (per LF)	46.71 LF	0.00	0.85	0.23	7.98	47.91
54. Paint chair rail - one coat	39.21 LF	0.00	1.01	0.32	7.98	47.90
55. Seal & paint baseboard, oversized - two coats	39.21 LF	0.00	1.66	0.52	13.12	78.73
56. Paint door/window trim & jamb - Large - 1 coat (per side)	1.00 EA	0.00	25.91	0.33	5.24	31.48
222. Paint the ceiling - two coats	142.13 SF	0.00	1.00	2.70	28.96	173.79
225. Final cleaning - construction - Residential	142.13 SF	0.00	0.30	4.22	8.52	55.38
				16.55	227.28	1,368.09

Totals: Dining Room

Entry/Foyer

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
66. Drywall patch / small repair, ready for paint	1.00 EA	0.00	94.52	0.26	18.96	113.74
57. Seal the new texture w/PVA primer - one coat	75.52 SF	0.00	0.61	0.37	9.30	55.74
58. Paint the walls and ceiling - two coats	459.34 SF	0.00	1.00	8.72	93.60	561.66
Wall Color: Revere Pewter - HC172						
Ceiling Color: Snowbound - SW 7004						
59. Thermostat - Detach & reset	1.00 EA	0.00	48.87	0.00	9.78	58.65
61. Mask and prep for paint - tape only (per LF)	42.92 LF	0.00	0.65	0.18	5.62	33.70
62. Seal & paint crown molding, oversized - two coats	42.92 LF	0.00	1.67	0.57	14.46	86.71
63. Seal & paint baseboard, oversized two coats	25.17 LF	0.00	1.66	0.33	8.42	50.53
64. Paint door/window trim & jamb - 2 coats (per side)	1.00 EA	0.00	32.58	0.38	6.60	39.56

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CONTINUED - Entry/Foyer

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
65. Paint door/window trim & jamb -	1.00 EA	0.00	38.33	0.45	7.76	46.54



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Large - 2 coats (per side)

226. Final cleaning - construction Residential	78.16 SF	0.00	0.30	2.32	4.70	30.47
				13.58	179.20	1,077.30

Totals: Entry/Foyer

Bathroom

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
172. Plumber - Labor to relocate toilet Center between new vanity and shower curb.	1.00 HR flange	0.00	280.00	0.00	56.00	336.00
173. Install Toilet Install owner provided.	1.00 EA	0.00	250.44	0.00	50.08	300.52
228. Install Sink faucet - Bathroom Install owner provided.	2.00 EA	0.00	95.00	0.00	38.00	228.00
260. Install Light fixture Install owner provided fixture.	2.00 EA	0.00	89.92	0.00	35.96	215.80
261. R&R 1/2" Cement board	120.00 SF	0.79	3.87	16.34	115.10	690.64
262. Remove Tile shower - 101 to 120 SF	1.00 EA	191.38	0.00	0.00	38.28	229.66
264. R&R Shower drain - for use with waterproof membrane	1.00 EA	14.36	183.06	12.02	41.90	251.34
265. Shower pan - Large	1.00 EA	0.00	255.99	6.05	52.42	314.46
263. Install Tile shower - 101 to 120 SF Install owner provided tile and grout.	1.00 EA	0.00	1,135.10	0.00	227.02	1,362.12
266. Tub/shower faucet (finish trim) Detach & reset Install owner provided fixture.	1.00 EA	0.00	110.49	0.00	22.10	132.59
267. Additional charge to tile a wall niche	1.00 EA	0.00	170.03	2.48	34.50	207.01
269. Seal & paint vanity - inside and out Farrow and Ball - Dimpse 227	6.75 LF	0.00	49.09	2.55	66.80	400.71
276. Material Only Sink - single	2.00 EA	0.00	158.37	26.13	68.56	411.43
277. R&R Countertop - Granite or Marble	13.50 SF	5.16	59.89	30.77	181.80	1,090.75

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CONTINUED - Bathroom

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
Calcutta Trevi						
Price is for budgeting purposes only. Once final measurements are confirmed price will be corrected via change order +/-						
270. Seal & paint baseboard, oversized	32.50 LF	0.00	1.66	0.43	10.88	65.26



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- two coats

271. Paint door/window trim & jamb - 2 coats (per side)	4.00 EA	0.00	32.58	1.52	26.36	158.20
272. Paint door slab only - 2 coats (per side)	4.00 EA	0.00	38.61	2.48	31.38	188.30
273. Paint the walls and ceiling - two coats	414.50 SF	0.00	1.00	7.87	84.48	506.85

Greek Villa - SW- 755

274. Install Cabinet knob or pull	4.00 EA	0.00	4.56	0.00	3.64	21.88
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Install owner provided.

275. Final cleaning - construction - Residential	72.84 SF	0.00	0.30	2.16	4.38	28.39
303. Custom shower door & partition - 1/2" glass - frameless	33.33 SF	0.00	65.06	145.96	462.90	2,777.31

Price is for budgeting purposes only. Once final selections and measurements are made price will be corrected via change order +/-

Totals: Bathroom				256.76	1,652.54	9,917.22
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Office

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
67. Seal the surface area w/PVA primer - one coat	26.00 SF	0.00	0.61	0.13	3.20	19.19
68. Paint the walls and ceiling - two coats	895.14 SF	0.00	1.00	16.99	182.42	1,094.55
Walls and ceiling;						
Calm - 2111 -70						
71. Paint crown molding - one coat	63.50 LF	0.00	1.04	0.58	13.32	79.94
72. Seal & paint baseboard, oversized - two coats	55.41 LF	0.00	1.66	0.73	18.54	111.25
73. Paint door/window trim & jamb - 1 coat (per side)	2.00 EA	0.00	22.01	0.55	8.92	53.49
74. Paint door/window trim & jamb - Large - 1 coat (per side)	1.00 EA	0.00	25.91	0.33	5.24	31.48
75. Ceiling fan - Detach & reset	1.00 EA	0.00	200.12	0.00	40.02	240.14
229. Final cleaning - construction - Residential	199.07 SF	0.00	0.30	5.92	11.94	77.58
Totals: Office				25.23	283.60	1,707.62

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Office Closet

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
78. Seal & paint baseboard, oversized -	14.09 LF	0.00	1.66	0.19	4.72	28.30



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two coats

79. Paint door/window trim & jamb - 1 coat (per side)	1.00 EA	0.00	22.01	0.28	4.46	26.75
Totals: Office Closet				0.47	9.18	55.05

Workout Room

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
80. Seal the surface area w/PVA primer - one coat	130.45 SF	0.00	0.61	0.65	16.06	96.28
81. Paint the walls and ceiling - two coats	585.90 SF	0.00	1.00	11.12	119.40	716.42
Walls and ceiling; Calm - 211-70						
85. Seal & paint baseboard, oversized - two coats	43.48 LF	0.00	1.66	0.57	14.56	87.31
86. Paint door/window trim & jamb - 1 coat (per side)	2.00 EA	0.00	22.01	0.55	8.92	53.49
88. Ceiling fan - Detach & reset	1.00 EA	0.00	200.12	0.00	40.02	240.14
Install owner provided.						
230. Final cleaning - construction Residential	146.41 SF	0.00	0.30	4.34	8.78	57.04
Totals: Workout Room				17.23	207.74	1,250.68

Workout Closet

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
91. Seal the surface area w/PVA primer - one coat	49.50 SF	0.00	0.61	0.25	6.10	36.55
92. Paint the walls and ceiling - two coats	173.33 SF	0.00	1.00	3.29	35.32	211.94
93. Seal & paint baseboard, oversized - two coats	16.50 LF	0.00	1.66	0.22	5.52	33.13
94. Paint door/window trim & jamb - 1 coat (per side)	1.00 EA EA	0.00 7.97	22.01 72.92	0.28 2.72	4.46 16.72	26.75 100.33
231. R&R Light fixture	1.00					
Install owner provided.						

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CONTINUED - Workout Closet

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
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Totals: Workout Closet	6.76	68.12	408.70
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Hallway

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
98. Seal the surface area w/PVA primer - one coat	119.50 SF	0.00	0.61	0.59	14.70	88.19
99. Paint the walls and ceiling - two coats	456.67 SF	0.00	1.00	8.66	93.08	558.41
Colors TBD						
100. Seal & paint baseboard, oversized - two coats	39.83 LF	0.00	1.66	0.53	13.32	79.97
101. Paint door/window trim & jamb - 1 coat (per side)	8.00 EA	0.00	22.01	2.22	35.66	213.96
232. Final cleaning - construction Residential	103.40 SF	0.00	0.30	3.07	6.20	40.29
				15.07	162.96	980.82

Totals: Hallway

Hall Closet

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
105. Seal the surface area w/PVA primer - one coat	25.59 SF	0.00	0.61	0.13	3.14	18.88
106. Paint the walls - two coats	93.63 SF	0.00	1.00	1.78	19.08	114.49
107. Seal & paint baseboard, oversized - two coats	43.48 LF	0.00	1.66	0.57	14.56	87.31
108. Paint door/window trim & jamb - 2 coats (per side)	1.00 EA	0.00	32.58	0.38	6.60	39.56
233. Paint door slab only - 2 coats (per side)	2.00 EA	0.00	38.61	1.24	15.68	94.14
				4.10	59.06	354.38

Totals: Hall Closet

Hall Closet 2

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
112. Seal the surface area w/PVA primer - one coat	21.50 SF	0.00	0.61	0.11	2.64	15.87
113. Paint the walls - two coats	80.00 SF	0.00	1.00	1.52	16.30	97.82

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CONTINUED - Hall Closet 2

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
114. Seal & paint baseboard, oversized	7.17 LF	0.00	1.66	0.09	2.40	14.39



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- two coats

115. Paint door/window trim & jamb - 2 coats (per side)	1.00 EA	0.00	32.58	0.38	6.60	39.56
234. Paint door slab only - 2 coats (per side)	2.00 EA	0.00	38.61	1.24	15.68	94.14
				3.34	43.62	261.78
Totals: Hall Closet 2						

Laundry Room

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
119. Seal the surface area w/PVA primer - one coat	334.92 SF	0.00	0.61	1.66	41.20	247.16
120. Paint the walls and ceiling - two coats	334.92 SF	0.00	1.00	6.35	68.26	409.53
Paint TBD						
121. Seal & paint baseboard, oversized - two coats	27.33 LF	0.00	1.66	0.36	9.16	54.89
122. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	0.00	32.58	0.76	13.20	79.12
161. Seal & paint cabinetry - lower inside and out	3.75 LF	0.00	47.36	1.50	35.82	214.92
Illusive Green - SW 9164						
162. Seal & paint cabinetry - upper inside and out	9.17 LF	0.00	54.48	3.06	100.54	603.18
Illusive Green - SW 9164						
163. Seal & paint full height cabinetry inside and out	1.67 LF	0.00	50.42	1.23	17.08	102.51
Illusive Green - SW 9164						
164. Sink - double basin - Reset Install owner provided.	1.00 EA	0.00	116.09	0.05	23.24	139.38
165. Install Sink faucet - Bathroom Install owner provided.	1.00 EA	0.00	95.00	0.00	19.00	114.00
166. R&R P-trap assembly - ABS (plastic)	1.00 EA	7.18	72.35	0.57	16.04	96.14
167. Countertop - Granite or Marble Material TBD	7.50 SF	0.00	59.89	17.10	93.26	559.54

Price is for budgeting purposes only. Once final selections and measurements are confirmed price will be corrected via change order +/-
Once amount of wallpaper and location is confirmed price will be corrected via change order +/- Unit
price of line items listed below will be used once confirmed.

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CONTINUED - Laundry Room

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
237. Install Wallpaper	SF	0.00	1.52	0.00	0.00	0.00



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Install owner provided.

235. Prep wall for wallpaper	SF	0.00	0.70	0.00	0.00	0.00
240. Final cleaning - construction - Residential	53.25 SF	0.00	0.30	1.58	3.20	20.76
Totals: Laundry Room				34.22	440.00	2,641.13

Guest Room

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
126. Seal the surface area w/PVA primer - one coat	643.42 SF	0.00	0.61	3.19	79.14	474.82
127. Paint the walls and ceiling - two coats	643.42 SF	0.00	1.00	12.21	131.12	786.75
Wall paint - Revere pewter HC - 172 Ceiling Paint - Snowbound - SW7004						
128. Seal & paint baseboard, oversized - two coats	47.00 LF	0.00	1.66	0.62	15.72	94.36
129. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	0.00	32.58	0.76	13.20	79.12
238. Paint door slab only - 2 coats (per side)	2.00 EA	0.00	38.61	1.24	15.68	94.14
170. Paint crown molding - one coat	52.00 LF	0.00	1.04	0.47	10.92	65.47
130. Ceiling fan - Detach & reset	1.00 EA	0.00	200.12	0.00	40.02	240.14
169. Contents - move out then reset	1.00 EA	0.00	67.63	0.00	13.52	81.15
241. Final cleaning - construction - Residential	168.75 SF	0.00	0.30	5.02	10.12	65.77
Totals: Guest Room				23.51	329.44	1,981.72

Guest Closet

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
133. Seal the surface area w/PVA primer - one coat	218.04 SF	0.00	0.61	1.08	26.82	160.90
134. Paint the walls and ceiling - two coats	218.04 SF	0.00	1.00	4.14	44.42	266.60
135. Seal & paint baseboard, oversized - two coats	18.47 LF	0.00	1.66	0.24	6.18	37.08

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CONTINUED - Guest Closet

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
136. Paint door/window trim & jamb - 2 coats (per side)	1.00 EA	0.00	32.58	0.38	6.60	39.56
239. Paint door slab only - 2 coats (per side)	2.00 EA	0.00	38.61	1.24	15.68	94.14



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side)							
242. Final cleaning - construction Residential	25.00 SF	0.00	0.30	0.74	1.50	9.74	
Totals: Guest Closet				7.82	101.20	608.02	

Master Bedroom

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
140. Seal the new texture w/PVA primer - one coat	130.45 SF	0.00	0.61	0.65	16.06	96.28
141. Paint the walls and ceiling - two coats	931.58 SF	0.00	1.00	17.68	189.86	1,139.12
Paint colors TBD						
142. Seal & paint baseboard, oversized - two coats	67.00 LF	0.00	1.66	0.88	22.42	134.52
143. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	0.00	32.58	0.76	13.20	79.12
243. Paint door slab only - 2 coats (per side)	3.00 EA	0.00	38.61	1.86	23.54	141.23
248. Seal & paint crown molding, oversized - two coats	70.00 LF	0.00	1.67	0.92	23.56	141.38
144. Ceiling fan - Detach & reset	1.00 EA	0.00	200.12	0.00	40.02	240.14
Install owner provided.						
244. Install Carpet pad	346.67 SF	0.00	0.10	0.00	6.94	41.61
Install owner provided.						
246. Install Carpet	346.67 SF	0.00	0.78	0.00	54.08	324.48
Install owner provided.						
247. Final cleaning - construction Residential	299.58 SF	0.00	0.30	8.89	17.98	116.74
Totals: Master Bedroom				31.64	407.66	2,454.62

Master Bath

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
175. Electrician - Bid item	1.00 HR	0.00	225.00	0.00	45.00	270.00

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CONTINUED - Master Bath

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
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2 men for 2 hours.



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Labor to relocate existing vanity light fixtures.

Install (3) drawer plugs and pig tails to pull outs in vanity.

Remove plug on outside of vanity near tub.

193. Install Light fixture	2.00 EA	0.00	85.00	0.00	34.00	204.00		
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Install owner provided vanity light bars.

194. Cabinetry - Vanity roll out drawer	1.00 EA	0.00	165.00	0.00	33.00	198.00		
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Labor to retrofit existing vanity shelf to new full length drawer slide out. Removed around plumbing for optimized function.

278. R&R 1/2" Cement board	108.60 SF		0.79	3.87	14.78	104.18	625.03	
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279. Remove Tile shower - 101 to 120	1.00 EA	191.38	0.00	0.00	38.28	229.66		
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280. R&R Shower drain - for use with 1.00 EA	14.36	183.06	12.02	41.90	251.34			waterproof membrane
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281. Shower pan - Large	1.00 EA	0.00	255.99	6.05	52.42	314.46		
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282. Install Tile shower - 101 to 120	1.00 EA	0.00	1,135.10	0.00	227.02	1,362.12		
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Install owner provided tile and grout.

283. Shower faucet (finish trim) - Detach & reset	2.00 EA	0.00	110.49	0.00	44.20	265.18		
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Install owner provided fixture.

284. Additional charge to build & tile	1.00 EA	0.00	170.03	2.48	34.50	207.01		a wall niche
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301. Custom shower door & partition - 1/2" glass - frameless	30.00 SF			0.00	65.06	131.37	416.64	2,499.81
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Price is for budgeting purposes only. Once final selections and measurements are made price will be corrected via change order +/-

294. Carpenter - General Framer	1.00 HR		0.00		275.00	0.00	55.00	330.00
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Labor and material to frame and support owner provided drop in tub.

292. Bathtub (finish trim) - Detach & reset	1.00 EA		0.00		93.91	0.00	18.78	112.69
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291. Bathtub - Reset	1.00 EA		0.00		650.00	0.00	130.00	780.00
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Install owner provided drop in tub. Includes all plumbing and drain hookups.

293. Material Only Floor drain - Bathtub waste & overflow	1.00 EA		0.00		319.24	26.34	69.10	414.68
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296. R&R 1/4" Cement board	18.00 SF	0.79	3.76	2.29	16.84	101.03		
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297. R&R Tile tub surround	1.00 EA	114.64	640.00	32.39	157.40	944.43		
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Install owner provided tile and grout.

298. R&R Wall tile	73.00 SF	1.72	10.79	28.31	188.32	1,129.86		
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Install owner provided tile and grout on vanity and entry door walls surrounding tub and shower.

CONTINUED - Master Bath

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
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289. Seal & paint full height cabinetry - 2.50 LF 0.00 50.42 1.85 25.60 inside and out 153.50

286. Seal & paint vanity - inside and 8.42 LF 0.00 49.09 3.18 83.30 out 499.82

Dunn Edwards - Faded grey - DEW382

287. Material Only Sink - single 2.00 EA 0.00 158.37 26.13 68.56 411.43

288. R&R Countertop - Granite or 16.84 SF 5.16 59.89 38.39 226.78 1,360.61
Marble

Calcutta Trevi

Price is for budgeting purposes only. Once final measurements are confirmed price will be corrected via change order +/-

290. Add on Granite or Marble - edge 16.17 LF 0.00 31.80 0.00 102.84 treatment 617.05

Countertop material used for;

Shower curb

Bench

Pony wall

Window sill

Calcutta Trevi

Price is for budgeting purposes only. Once final measurements are confirmed price will be corrected via change order +/-

299. Paint the walls and ceiling - two 382.00 SF 0.00 1.00 7.25 77.86 coats 467.11

Collingswood - BM

300. Install Vinyl plank flooring 71.50 SF 0.00 2.41 0.00 34.46 206.78

Install owner provided materials.

Labor to lace in to existing floor once cabinets and dividing wall were removed.

304. Custom floating shelves 6.00 LF 0.00 20.98 6.71 26.52 159.11

3' L

3" H

10" D

339.54 2,352.50 14,114.71

Totals: Master Bath

Master Closet

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
255. Drywall patch / small repair, paint	1.00 EA ready for	0.00	94.52	0.26	18.96	113.74

Relocate existing HVAC vent away from top of cabinet.

147. Seal the new texture w/PVA one coat	130.45 SF primer -	0.00	0.61	0.65	16.06	96.28
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CONTINUED - Master Closet

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
250. Painter - per hour	4.00 HR	0.00	71.68	0.00	57.34	344.06

Labor to mask and tape around installed cabinets.

148. Paint the walls and ceiling - two	415.66 SF	0.00	1.00	7.89	84.72	508.27
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coats							
149. Seal & paint baseboard, oversized - two coats	33.83 LF	0.00	1.66	0.45	11.34	67.95	
150. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	0.00	32.58	0.76	13.20	79.12	
249. Paint door slab only - 2 coats (per side)	4.00 EA	0.00	38.61	2.48	31.38	188.30	
251. Base shoe	33.83 LF	0.00	1.29	1.40	9.00	54.04	
252. Seal & paint base shoe or quarter round	33.83 LF	0.00	0.84	0.31	5.74	34.47	
256. Final cleaning - construction Residential	68.99 SF	0.00	0.30	2.05	4.14	26.89	
				16.25	251.88	1,513.12	

Totals: Master Closet

Water Closet

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL	
154. Seal the new texture w/PVA primer - one coat	130.45 SF	0.00	0.61	0.65	16.06	96.28	
155. Paint the walls and ceiling - two coats	160.25 SF	0.00	1.00	3.04	32.66	195.95	
156. Seal & paint baseboard, oversized - two coats	13.67 LF	0.00	1.66	0.18	4.58	27.45	
157. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	0.00	32.58	0.76	13.20	79.12	
253. Paint door slab only - 2 coats (per side)	2.00 EA	0.00	38.61	1.24	15.68	94.14	
254. Install Toilet	1.00 EA	0.00	250.44	0.00	50.08	300.52	
Deliver and install owner provided.	4.00 LF	0.00	20.98	4.47	17.68	106.07	
305. Custom floating shelves 2' L 3" H 8" D							
Totals: Water Closet				10.34	149.94	899.53	
Line Item Totals: 2022-01-12-0925				1,602.55	15,255.88	91,623.85	

Summary

Line Item Total	74,765.42
Material Sales Tax	1,511.50
Cleaning Mtl Tax	0.37



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Subtotal	76,277.29
Overhead	7,627.94
Profit	7,627.94
Cleaning Sales Tax	90.68
	<hr/>
Replacement Cost Value	\$91,623.85
Net Claim	\$91,623.85
	<hr/> <hr/>

Justin Humphrey _____

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1



2



3



4



2022-01-12-0925

1/24/2022

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Image Detail			
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Image No.	Type	Date Taken	Taken By
1	3-1510 pecan valley kitchen.1		
2	6-1510 pecan valley kitchen		
3	4-1510 pecan valley kitchen.island.back		
4	7-1510 pecan valley kitchen.island		



2022-01-12-0925

1/24/2022