

Sample Construction Co.

Sample St
Sample Town, N.Y. 55555

Phone # (800) 555-1212

Date:

Sample Residence
Sample Road
Sample Town, N.Y.55555

Proposal for Addition & Renovation:

This contract includes the following phases of construction:

Excavation, Foundation & Masonry:

1. Provide & install silt fence for erosion control (approximately 100 LF)
2. Provide all excavation, grading & backfill for new foundation and crawl space area
3. Provide removal of all excess fill
4. Provide & install new concrete footings complete with #4 steel rebar reinforcing
5. Provide & install 10" & 4" concrete block complete with Dura wall steel wire reinforcing & smooth stucco finish
Provide & install (4) interior footings
6. Provide & install 4" concrete slab over compacted gravel base, vapor barrier & steel wire reinforcing at crawl space
7. Provide & install new NY bluestone set in random pattern over compacted gravel base & 4" concrete slab at front walkway, rear patio &
8. Provide & install exterior stairwell complete with Bilco door
9. Provide & install CT. Stone mosaic pattern with cement joints retaining wall
10. Provide & install curtain drain (as specified)

Note:

1. All disturbed areas will be left graded
2. Price does not include removal of rock/boulders, high water table, landscaping, driveway or walkway restoration, large trees & disposal of excess material (**unless noted above**)

Total Cost..... \$XX,XXX.00

Electrical:

- 1. Provide & install 200 service complete with 40 circuit box & breakers
- 2. Provide & install all electrical (as specified)
- 3. 4" LED Recess lights, bathroom exhaust fans, under cabinet lights, are included in cost

Note:

- 1. The above includes the hanging of owners pre-wired & pre-assembled fixtures of residential type
- 2. Fixtures & fans are not included unless otherwise noted
- 3. Covers all necessary permits & applications with the local municipality, Con Edison, & the New York board of Electrical Service where needed
- 4. Price includes install of Decora or toggle type switches & receptacles in standard colors of white, bone, or ivory
- 5. Smoke & carbon detectors are in cost

Total Cost:\$XX,XXX.00

HVAC:

- 1. Provide & install all venting registers
- 2. Provide & install all bathrooms, & kitchen hood venting
- 3. Provide & install (2) 3 ton First company air handlers
- 4. Provide & install (2) 3 ton American Standard condensers (13) seer
- 5. Provide & install (1) WG3 Weil Mclain oil fired boiler complete with all controls
- 6. Provide & install (1) fan in Can

Total Cost:.....\$ XX,XXX.00

Plumbing:

Kitchen:

- 1. Provide & install new H/C waterlines
- 2. Provide & install new waste line & vent
- 3. Install (2) sinks & fixtures
- 4. Install (1) dishwasher
- 5. Provide & install waterline to refrigerator
- 6. Provide & install gas line to cook top

Master Bathroom:

- 1. Provide & install new H/C waterlines
- 2. Provide & install new waste line & vent
- 3. Install (2) sinks & fixtures
- 4. Install (1) toilet
- 5. Install (1) shower pan & fixture

Bathroom:

- 1. Provide & install new H/C waterlines
- 2. Provide & install new waste line & vent
- 3. Install (1) sink & fixture
- 4. Install (1) toilet
- 5. Install (1) tub & fixture
- 6. Install (1) shower liner & fixture

Laundry room:

- 1. Provide & install new H/C waterlines
- 2. Provide & install new waste line & vent
- 3. Provide & install washer control valve
- 1. Price includes all filing & inspection fees with the local municipality
- 2. Price does not include any new fixtures (Sinks, toilets, tubs, faucets, steam units, etc...)
- 3. Price does not include unforeseen plumbing to be moved due to structural beam install

Total Cost:..... \$XX,XXX.00

General Carpentry:

Demo:

1. Provide all demo & removal (as specified)
2. Provide Porto-John facility for all tradesmen & sub contractors
3. Provide temporary cover & floor protection
4. Provide removal of all job debris

Total Cost:..... \$XX,XXX.00

Framing:

1. Frame new additions (as specified)
2. Provide all interior remodeling (as specified)
3. Provide & install windows & doors (as specified)
4. Provide & install front door

Labor:..... \$XX,XXX.00

Material:..... \$XX,XXX.00

Anderson windows:..... \$XX,XXX.00

Front door:..... \$XX,XXX.00

Total Cost:..... \$XXX,XXX.00

Interior Finish:

1. Provide & install all interior doors
2. Provide & install all interior trim (as specified)
3. Provide & install all pantry & linen shelves (as specified no bedroom closets)
4. Install bathroom vanities and accessories
5. Install kitchen cabinets & appliances
6. Provide & install stair railing from basement to 2nd floor
7. Provide & install mud room cubbies
8. Install all door knobs

Total Cost:.....\$XX,XXX.00

Note:

1. Door knobs provided by owner
2. All cabinets & hardware provided by owner
3. Shower doors are not included
4. Fireplace mantel not included in cost

Tile work:

1. Master bathroom: Tile floor, shower walls
2. Bathroom Tile floor & tub walls
3. Kitchen: Tile backsplash
4. Laundry room: Tile floor
5. Mudroom: Tile floor

Total Cost:.....\$XX,XXX.00

Note:

1. Price does not include tile or grout
2. All floors prepped in full wire & concrete mud set with tile set in white thin set
3. All wall tile set in white thin set
4. Price includes install of Porcelain or Ceramic tile set in any pattern

Roofing & gutters:

- 1. Provide & install new Timberline 30 year architectural shingles
- 2. Provide & install Ice & weather shield to perimeter of roof & valleys
- 3. Provide & install aluminum drip edge
- 4. Provide & install UDL 30 Titanium underlayment
- 5. Provide & install new aluminum gutters & leaders to entire house
- 6. Provide & install copper step & back flashing

Total Cost: \$XX,XXX.00

Siding:

- 1. Provide & install Tyvek house barrier wrap
- 2. Provide & install James Hardie pre finished siding 5” exposure & Maibec cedar shakes (as specified)
- 3. Provide & install all **AZEK** exterior trim (as specified)
- 4. Provide & install all **AZEK** bead board (as specified)
- 5. Provide & install (2) **Azek** Columns

Total Cost:.....\$XX,XXX.00

Sheetrock & Compound

- 1. Provide & install 5/8” sheetrock in living space
- 2. Provide & install Durock backer board in all shower & tub areas
- 3. Provide & install 3 coats of drywall compound, all work will be polished smooth & painter ready
- 4. Provide all patch work to disturbed areas

Total Cost: \$XX,XXX.00

Insulation

- 1. Provide & install Closed cell spray foam & Fiberglass insulation to roofline & exterior walls (as specified)
- 2. Provide & install low expansion spray foam sealant to all windows & doors
- 3. Provide & Install Roxul Sound batts to all bathrooms

Total Cost:..... \$XX,XXX.00

Hardwood Floors:

- 1. Provide & install 5 ¼”select grade oak flooring complete with (1) coat of stain & (3) coats of polyurethane on 1st floor (as specified)
- 2. Provide refinishing of floors On 2nd floor hall, stairs, master bedroom & family room
- 3. Provide all patching

Total Cost:..... \$XX,XXX.00

Total job cost:..... \$XXX,XXX.00

Note:

- 1. Any alteration or deviation from the above or attached specifications involving extra costs will become an extra charge over & above this proposed amount.