Company Name

 Class \_\_\_ Contractor - License #

Street Address

City, State Zip

Phone:

email:

Date

Client

Client Street Address

Client City, State Zip

Dear John and Jane,

I appreciate the opportunity to provide you with a feasibility study/pre-construction agreement/construction (select one) agreement for the renovation/construction (select one) of your new home located at project address here. Please review the following scope of work and allowances.

Summary of Work

* Project Summary – Renovation/Construction (select one) at project address
* Proposal based on the following provided documents:
	+ - * Architectural – Architect’s name here plans dated XX/XX/XXXX
				+ Revisions – Architect’s name here plans dated 02/03/2020 and “Design Drawings”
			* Structural – Engineer’s name here or “none provided at this time”
			* Civil - Engineer’s name here or “none provided at this time”
* Homeowner manual - contains specifications of the following:
	+ - * products: all model numbers along with supplier/installer information for products used
			* selections: all serial/model numbers for fixtures, appliances, moldings, caseworks
			* paint: all paint color names, manufacturer, and sheens (including paint code) and locations used
			* manuals: thumb drive with PDF copies of all specifications, owner’s manuals, and other documentation for products and selections used
			* rough-in photographs for client to have a record of all wires, ducts, and lines locations
			* maintenance: recommended maintenance schedule, routine, and best practices required to maintain the integrity, comfort, and aesthetics of your home and associated products
* 12 Month Warranty follow-up

General

* All work shall comply with IBC, all applicable local and state codes, ordinances, regulations and amendments and all other authorities having jurisdiction.
* All work must meet or exceed all manufacturers’ installation specifications.
* All Insert Company name here team members and trade partners have up-to-date general liability and workers compensation insurance policies.
* At this time, Client is responsible for providing builder’s risk insurance
* Design - all architectural drawings, specifications, and layouts to be provided by Architect’s name here
* Structural Engineering - all structural engineering drawings, specifications, and layouts to be provided by Engineer’s name here; or to be provided by contractor
* Civil Engineering - all civil engineering drawings, specifications, and layout to be provided to Engineer’s name here; or to be provided by contractor
* Permits – Insert Company name here is responsible for all permit acquisitions and associated fees (plan review, building permit, and certificate of occupancy).
* Inspections - Insert Company name here will coordinate all necessary city of Virginia Beach inspections and obtain Certificate of Occupancy.
* Water/Sewer taps - existing taps to be protected and utilized. No additional fees for utility connections included at this time
* Gas and Electric Meters - existing meters to be protected and utilized
* Utilities - all water and electrical usage throughout duration of construction to be conducted on existing meter accounts and paid directly by Client.
* Portable toilet - supply one (1) portable toilet on site for the duration of construction.
* Samples - provide hard samples and mock-ups of all finishes prior to installation for Client approval. See Allowances, Samples
* Equipment - all equipment and machinery usage (including rental/transfer fees) is included

Notes

Project Management

* + One of Insert Your Company Name Here project managers is responsible for your project’s daily monitoring, scheduling, and quality of work.
	+ The project manager will ensure the timely opening and closing of the job site; and oversee scheduling and management of all trades, deliveries, and inspections.
	+ The Insert Your Company Name Here team provides weekly site meetings with the Client, as well as consistent progress reports (frequency to be determined by Client).

Notes

Site Work

* Signs - supply all material and labor to post and maintain “No Trespassing,” “Work Zone,” “Caution,” etc. signage throughout construction. We encourage you and your family to be a part of the building process and enjoy having you on site. Signage is intended for unauthorized personnel and after hours when we are not there to provide oversight.
* Debris Removal - complete removal and disposal of all construction debris in provided dumpsters or trailers, depending on site layout.
* Site and tree protection - supply and install proper protection around existing trees/shrubs/plantings to remain in designated work areas, as well as perimeter site protection between adjoining properties
* Rough Grading - supply all equipment, labor, and material to rough grade site and remove excess earth from footing excavations off site
* Clean-up - supply on-site clean-up of lot and structure. All material to be safely stacked and placed, structure broom swept, and all debris placed in trash cans or dumpsters at the end of each day. During the framing phase, cut material may be loosely stacked in order to easily see what material is available. Saw dust may also be left on subfloor to help absorb any moisture and make clean-up easier in case of rain.

Notes

Demolition/Site Preparation

* Supply all material and labor to cover existing surfaces to remain with protective surfaces as needed in areas work is being performed
* Provide all materials, labor, and equipment to complete the following removal and disposal of existing: examples below (list rooms/items being removed)
	+ - * Guest bathroom - all plumbing and electrical fixtures, tile flooring, bath accessories, and wallboard
			* Office and closet - all carpeting
			* Garage - stairs and landing
			* Laundry room - tile flooring, selected wall and associated plumbing/electrical, washing machine and dryer
			* Deck - all framing, decking, railings, and associated footings
			* Kitchen - all cabinets, countertops, wallboard, appliances, backsplash, plumbing and electrical fixtures, and selected walls
			* Powder room - all electrical fixtures, tile flooring and wainscoting, wallboard, window, and interior door. Existing toilet, sink, and faucet to be salvaged and protected for reinstallation
			* Dining room, foyer, and stairwell - hanging light fixtures
			* Family room - one (1) exterior door, and three (3) pocket doors with associated wallboard and tracks

Demolition/Site Preparation continued…

* + - * Living room - selected trim and baseboard heaters to accommodate new built-in bookcases
			* Master bathroom - plumbing fixtures, electrical fixtures, tile floor and shower, wallboard, cabinets and countertops
			* Master bedroom - selected exterior wall section
			* Windows - removal and disposal of selected windows
			* Hazardous waste removal or disposal is not included at this time.

Notes

Foundation/Flatwork

* + Supply and install all footings per structural specified allowance below.
		- Continuous concrete footings shall be (12”x24”) with 3,000PSI concrete and two (2) #4 rebar continuous for new extended sunroom, catio porch, and front porch foundation
		- Concrete footing for rear stairs (3,000PSI with #4 rear @16”O.C. each each way)
		- Install #4 rebar @ 48” O/C vertical dowels
	+ Supply and install all perimeter CMU walls
		- Notes, this proposal includes a total of four (4) courses
	+ Termite Pretreatment - termite pretreatment using Nisus’ Boaracare, supply and install according to manufacturer’s guidelines for slab pretreatments and perimeter treatment.

Notes

* + Soil Bores - no soil bore samples/testing is included at this time

Framing

* + Supply all framing materials, fasteners, and labor to frame and sheath entire structure, and install sub-fascia to match existing
		- All structural framing lumber to maintain less than 12% moisture content per structural plans. JABD standard practice is to monitor and record moisture contents throughout construction, including existing structure’s exposed framing material. No foam or batt insulation will get installed until wood components have a moisture content of less than 12%, and/or new material is in line with existing material’s moisture content.
		- 2nd floor subfloor - supply all material and labor to install Advantech 23/32” T&G subfloor. Subfloor to be fastened to joists with 1-1/2” screws and Advantech subfloor adhesive (polyurethane adhesive).
		- Wall sheathing - supply and install Huber 7/16” ZIP sheathing. Supply and install Huber 3-3/4” ZIP Tape to all joints, seams and window openings, and Huber Liquid Flash as needed
		- Roof sheathing - supply and install 1/2” Huber ZIP roof sheathing

Framing continued…

* + All materials to be #2 SYP or better and comply with IBC guidelines.
	+ All treated lumber will meet ACQ minimum preservative retention requirements for general use: 0.40 pounds per cubic foot.
	+ Engineered lumber - supply and install all engineered lumber per structural plans TBD, See Budget - Engineered Framing Material
	+ Supply all material and labor to install blocking for all grab bars, television mounting brackets, chandeliers, shower doors, etc. to be determined during block-out walkthrough.
	+ Supply and install all Simpson Strong-Tie anchors, hangars, ties, and accessories per plans, including shear wall fasteners per plans

Notes

Windows and Exterior Doors

* + Windows: supply and install Pella Architectural series windows, per the plans and following specifications:
		- Interior finish: Pre-finished pine (standard colors)
		- Exterior finish: Black clad
		- Glazing: Low-E2 glass (and tempered glass in selected locations)
		- Grilles: Full lite with stainless perimeter bar, and 7/8” SDL with stainless spacer bars per plans
		- Screen type: Aluminum frame with fiberglass mesh
		- Jamb: 4-9/16”
		- Locations: 1st floor sunroom, extended sunroom, kitchen; 2nd floor master bathroom, closet, bedroom
	+ Patio doors: supply and install Pella Architectural series hinged patio doors
		- Interior finish: Pre-finished pine (standard colors)
		- Exterior finish: Black clad
		- Glazing: Low-E2 tempered glass
		- Grilles: 7/8” SDL with stainless spacer bars per plans
		- Hardware: Contemporary multi-point lock (color TBD by Client)
		- Jamb: 4-9/16”
		- Location: 1st flora sunroom and extended sunroom
	+ Overhead garage doors: supply and install two (2) Clopay modern steel doors (grooved), 9205 Series, or comparable, including two (2) Liftmaster 8550 Belt Operators with battery backup, My Q app, two (2) remotes, two (2) wall remotes, and two (2) exterior keypad controls
		- 120 mph windload
		- Top pain short glasss
		- 3-layer insulated steel is 2” thick with polyurethane insulation (R-18.4)
		- Standard lift track, inside handle, 10 ball nylon rollers, and slide lock
		- Includes Ultra grain cypress walnut finish

Notes

* + See Alternatives - Windows, page 18
	+ Proposal includes allowance for estimated price increase scheduled for 2020

Exterior Railings

* + Exterior Railings
		- Supply all material and labor to install powder coated aluminum handrails on front porch, rear steps, and patio steps

Notes

Exterior Trim and Siding

* Exterior Trim
	+ - Supply and install PVC brickmould around new windows on new expanded sunroom to match existing windows installed in brick openings. No exterior window trim applied to new windows on 1st floor sunroom and 2nd story addition installed in openings surrounded by Hardie siding to align with new contemporary design.
		- Supply and install 1x8 fascia at all new cornice
		- Supply and install 1x6 frieze at all new cornice
		- Supply and install 1⁄2” PVC panel for solid soffit with center vent at new cornice locations
		- Supply and install PVC 1x12 around front porch beam
		- Supply and install PVC 1x6 bottom band around front porch beam
		- Supply and install PVC 1x8 top band around front porch beam
		- Supply and install beaded PVC T&G beadboard on front porch and patio porch ceilings
		- Supply and install PVC 5” crown around front porch and patio porch ceiling/beam
* Columns - supply and install two (2) fiberglass columns on front porch and five (5) PVC columns and two (2) PVC half columns on patio porch
* Siding
	+ - * Supply and install James Hardie’s lap fiber-cement lap siding with 4” reveal on 2nd floor master bathroom addition. Corners to butt-joint to corner boards

Notes

Roofing

* + Supply and install synthetic underlayment to new roof deck and ice & water shield at valleys and chimney
	+ Supply and install .032 aluminum with kynar finish metal flashings at eaves, rakes, chimney, ands valleys
	+ In flat roof areas (extended sunroom, master bathroom addition, and front porch), supply and install tapered insulation with 0.60 fully adhered EPDM roof system and flashings

Notes

* + Allowance of $4,000.00 provided to estimated rework over breakfast nook - to be finalized after roof plan design

Natural Gas

* + Supply all material and labor to install gas connections to the following locations:
		- One (1) gas cooktop/range
		- One (1) gas water heater
		- One (1) gas furnace
		- One (1) outdoor grill

Notes

HVAC

* Entire system includes adjustments to existing duct systems and new digital programmable thermostats and low voltage control wiring. Venting of bath fans, dryer, and standard “B” vent type water heater. Includes pre-formed slabs for outdoor condensers. All duct work to be sealed with “duct mastic” per code.
* First Floor. 18 SEER Carrier condenser with a variable speed 96% AFUE gas furnace. One (1) Honeywell TH9320 WiFi enabled digital programmable thermostat.
* Second Floor. 18 SEER Carrier heat pump with a variable speed air handler. Two (2) Honeywell TH9320 WiFi enabled digital programmable thermostats to accommodate master suite being on separate zone.
* Backdraft dampers - supply and install backdraft dampers on all exhaust vents, total of five (5)

Notes

Plumbing

* + Supply lines - all material and labor to install PEX supply lines throughout house with copper fittings and stub outs for appliances and fixtures per plans
	+ Supply and install shut off valves for all sinks, toilets, and appliances.
	+ Supply and install one (1) tankless water heater
	+ Fixtures - supply all material and labor to install the following fixtures per plans:
		- Master bathroom:
			* Two (2) lavatories and faucets
			* One (1) toilet
			* One (1) bathtub and tub filler
			* Two (2) shower fixtures

Plumbing continued…

* + - Guest bathroom
			* One (1) pedestal sink and faucet
			* One (1) toilet
			* One (1) shower fixture
		- Powder room
			* One (1) pedestal sink and faucet (reinstall existing)
			* One (1) toilet (reinstall existing)
		- Kitchen
			* One (1) sink and faucet
			* One (1) garbage disposal
			* One (1) dishwasher
			* One (1) refrigerator/icemaker line
		- Laundry Room
			* One (1) utility sink and faucet
			* One (1) washing machine
		- Outdoor shower
			* One (1) shower fixture
		- See Allowances - Plumbing Fixtures, page 16

Notes

Electrical

* Supply all material and labor to install the following items in accordance to the current NEC Codes and per electrical layout provided. Layout provided is an allowance, final layout to be finalized.
	+ - Existing electrical panels to be utilized
			* Arc fault circuit breakers per code
			* Tamper resistance duplex receptacles per code
		- Relocate wiring, outlets, and switches for removed and relocated walls as shown on plans
		- Laundry room - relocate power washer and dryer install new circuit for dryer and GFCI washer protection to meet codes; and, add two (2) new work 4" recessed lights
		- Pantry - add one (1) 4" new work recessed light
		- Office bath room - install one (1) recessed bath exhaust fan in shower, one (1) 4" recessed light in bath, one (1) vanity wall sconce, wire and install one (1) GFCI outlet with 20 amp circuit to meet code (can share circuit with other bathrooms)
		- Breakfast nook and expanded sunroom - install five (5) 4" new work recessed lights
		- New rear porch - install outlets to code
		- 1st floor mechanical room - relocate necessary circuits for revised layout
		- Kitchen -supply all material and labor to relocate appliance circuits and installing additional circuits and GFCI protection to meet new codes. Supply and install six (6) 4" new work recessed lights, wire and install two (2) pendants over island, and LED tape light under cabinet lighting

Electrical continued…

* + - 1st floor powder room - supply all material and labor to install one (1) recessed light Panasonic exhaust fan, wire and install two (2) vanity wall sconces. Includes adding one (1) 20 amp GFCI outlet circuit to meet code (can share circuit with other bathrooms)
		- Dining room - replace dining room table light and install four (4) 4" recessed lights
		- Foyer - supply and install three (3) 4" recessed lights old work and replace one (1) ceiling mounted fixture
		- Front porch - remove two (2) existing square recessed lights and install one (1) 4" recessed light
		- Living room - supply and install six (6) recessed lights old work
		- Family room - supply and install six (6) recessed lights old work
		- Sun room - supply and install six (6) recessed lights new work
		- Stairs - supply and install three (3) wall art light locations and three (3) recessed lights old work
		- 2nd floor hall - supply and install three (3) recessed lights old work
		- Master bed - supply and install four (4) recessed lights old work and replace one (1) ceiling light with ceiling fan
		- Master dressing area - supply and install two (2) 4" recessed lights old work
		- Master closet - supply and install two (2) 4" recessed lights new work
		- Master bath- supply all material and labor to install new circuits as needed. Supply and install four (4) new work recessed lights, one (1) Panasonic recessed exhaust fan light in water closet, one (1) Panasonic recessed exhaust fan light in shower, and wire and install four (4) vanity light wall sconces
		- Switching - supply all material and labor to replace all outlets, switches, and dimmers through out house
		- See Allowances - Electrical Fixtures, page 16

Notes

A/V - Security

* + Structural wiring data panel not included at this time
	+ Security System not included in at this time

Notes

Masonry

* Skirt - supply material and labor to install brick skirt per elevations to match existing around new expanded sunroom, rear steps and patio
* Patio and Extended Sunroom Stairs and Landing - supply all material and labor to install new brick stair risers around rear stairs. New brick and mortar to match existing as close as possible. Supply and install bluestone treads and pavers for stairs and landing
* Front Porch- existing brick steps and landing to remain

Notes

Insulation

* Supply all material and labor to insulate the structure per code and plans:
	+ - * WMP in open walls
			* New exterior framed walls to receive R-15 fiberglass batt insulation
			* New framed roofs to receive R-38 fiberglass batt insulation.
			* Guest bathroom walls, powder room walls, and master bathroom walls to receive Roxul Safe N Sound acoustic batts for sound attenuation
			* Expanded sunroom floor joists to receive R-19 fiberglass batts installed in box/bands, and 12mil dura skrim barrier, fully sealed/taped joints in crawlspace. Install R19 batts to new master bathroom addition floor (patio ceiling)
			* Foam windows with Hilti No-Warp Foam

Notes

Wallboard

* Supply all material and labor to install 1/2” wallboard (garage walls to receive 5/8”) with smooth, plaster veneer finish (two coat) on all new walls and 1/2” board on ceilings in newly framed additions
* Supply all material and labor to repair existing wallboard on walls and ceilings to prepare for paint
* Existing rooms receiving all new wallboard: guest bathroom, powder room, kitchen and breakfast nook/sitting room

Notes

Interior Trim

* Supply all material and labor to install doors and moulding to accommodate new layout per the following specifications:
	+ - Interior doors - supply and install new solid wood doors per plans/locations
			* Profile: raised 6-panel
			* Construction: pine
			* Thickness: 1-3/8”
		- Baseboard - two-piece assembly poplar baseboard to match existing profile
		- Shoemoulding - supply and install shoemolding (profile TBD) throughout house where hardwood floors are installed. Client to decide if painted or stained - if painted, poplar will be used; if stained, red oak will be used
		- Casing - 3-1/2 poplar casing to match existing profile

Interior Trim continued…

* + - Crown - two-piece poplar crown to match existing profile installed in den, kitchen, laundry room, expanded sunroom, sunroom, master bedroom, master closet, master bathroom, and exercise room
		- Pantry - supply and install prefinished, natural birch, adjustable shelving in pantry. Final layout TBD
		- Closets - supply all material and labor to install the following layouts using refinished, natural birch 3/4” plywood and metal closet rods with intermediate supports as necessary:
			* Master walk-in closet: layout TBD, includes adjustable shelving, drawers, and mirrors. See Allowances, Master Closet
		- Hardware - supply and install selected door hardware
			* See Allowances - Door Hardware

Notes

Cabinetry

* + Kitchen - Standard European cabinet. Hinge is European concealed. Drawers & pullouts natural finish with dovetail corners, runners are Blum Tandem 562H full extension, under mount, self close. Interior is pre-finished (clear) plywood; drawers are solid wood (clear finish) with dovetail corner joints; exterior done in paint grade birch plywood; doors/drawers 5 piece frame panel. Includes custom wood range hood. Includes false door panels on finished ends. Includes one (1) set of tray dividers and one (1) trash can pullout.
	+ Master Bathroom - Standard European cabinet. Hinge is European concealed. Drawers & pullouts natural finish with dovetail corners, runners are Blum under mount self close, Exterior done in paint grade birch, Shaker panel square door style. Interior natural birch plywood, Exterior done in paint grade birch.
	+ Hardware - supply and install selected cabinet hardware.
		- See Allowances - Cabinet Hardware

Notes

Countertops

* + Supply and install quartz (or comparable) countertops within allowances.
	+ No edge profile selected at this time, standard edge profiles included.
		- See Allowances - Countertops

Notes

Painting

* Supply all material and labor to caulk, putty, sand, and prime all trim or other surfaces with nail holes, indentations, or punctures prior to painting. All surfaces to be sanded in-between coats. Primer coat applied to all new surfaces. Supply all material and labor to paint all surfaces (trim/doors, ceiling, and walls) with two (2) finish coats of selected color and sheen determined by Client
* Supply all material and labor to paint all exterior cornice, soffits, columns, and doors. Apply one (1) primer coat, and two (2) finish coats.
* All paint to be Benjamin Moore or comparable

Notes

Tile

* Supply all material and labor to install ceramic/porcelain, or natural stone tile over cement backerboard, with a Portland/sand bed and bonded waterproof membrane using a modified thin set method. Electric radiant heat to be installed below master bathroom tile floors. Selected locations to receive Schluter waterproofing system. Tile to be installed in the following areas with listed options:
	+ - Powder room: stone material installed on floor, joint pattern TBD
		- Kitchen backsplash: stone installed on backsplash walls between base and upper cabinets, and extend to ceiling around range hood and kitchen window. Joint pattern TBD
		- Guest bath: ceramic/porcelain installed on floor, shower floor, and shower walls. Joint pattern TBD. Shower includes one (1) floating shower bench and one (1) recessed niche/shelf. Shower wall tile to be installed up to ceiling
		- Laundry room and Pantry: ceramic/porcelain installed on floor. Joint pattern TBD.
		- Master bathroom: stone material installed on floor, shower floor, and shower walls. Joint layout to be determined. Shower includes one (1) floating shower bench and one (1) recessed niche/shelf. Shower wall tile to be installed up to ceiling
* See Allowances - Tile

Notes

Hardwoods

* Supply all material and labor to install sand, stain, and apply three (3) finish coats to existing floors in existing areas
* Supply all material and labor to install 2-1/4” red oak flooring, sand, stain, and apply three (3) finish coats in new master closet, exercise room, office and closet
* Supply all material and labor to “lace-in”new flooring to existing flooring as needed
* Supply all material and labor to sand, stain, and apply three (3) finish coats to all stair treads

Notes

Appliances

* Supply and install:
	+ - One (1) 36” dual fuel range
		- One (1) 36” panel ready, countertop depth refrigerator/freezer
		- One (1) 24” panel ready dishwasher
		- One (1) 30” speed oven-micro combo unit
		- One (1) hood exhaust insert and blower
		- One (1) clothes washing machine
		- One (1) clothes dryer
* See Allowances - Appliances

Notes

* + If appliances are ordered prior to March/April 2020, Client can avoid approximate 6% 2020 price increase. Price increases NOT included in appliance allowance

Interior Miscellaneous

* Shower Enclosures -supply and install 3/8” heavy, frameless, clear glass shower enclosure in Master Bathroom; and one (1) semi-frameless shower enclosure in guest bathroom
* Mirrors - supply and install one (1) mirror in guest bathroom, one (1) mirror in master closet, and one (1) mirror in master bathroom. See Allowances - Mirrors
* Bathroom Accessories - supply and install the following bathroom accessories in the following locations. See Allowances - Bath Accessories
	+ - Guest bathroom: one (1) paper holder, one (1) towel ring, and one (1) towel bar
		- Powder room: one (1) paper holder and one (1) towel ring
		- Master bathroom: one (1) paper holder, two (2) towel rings, and two (2) towel bars

Notes

Exterior Miscellaneous

* Shutters - supply and install six (6) pairs of Atlantic Premium Shutters pre-finished exterior louvered shutters for front elevation. Material to be Atlantic Premium Shutter’s Classic series exterior grade composite wood and come with a 10 year warranty. Each pair includes the following hardware: S shutter tieback, 12” tapered strap hinges, and bullet catch. All hardware is powder coated aluminum

Notes

Landscaping

* Supply and install seed and straw matting for stabilization to turf areas disturbed

Notes

* + This is a minimum for final inspection to show lot stabilization - it could be removed/credited towards other landscaping alternatives

Client Name Here RESIDENCE ALLOWANCES

All allowances are for material only, unless noted otherwise

Samples/Mock-ups: $500.00

Plumbing Fixtures: $16,100.00

* + Master bathroom:$9,450.00
		- Sinks (2): $500.00
		- Faucets (2): $1,600.00
		- Toilet: $500.00
		- Bathtub (1): $2,500.00
		- Tub filler (1): $2,750.00
		- Shower fixtures (2): $1,600.00
	+ Guest bathroom: $1,950.00
		- Pedestal sink: $600.00
		- Faucet: $450.00
		- Toilet: $400.00
		- Shower fixture: $500.00
	+ Powder room: $700.00
		- Faucet: $700.00
	+ Kitchen: $2,300.00
		- Sink: $1,200.00
		- Faucet: $700.00
		- Garbage disposal: $400.00
	+ Laundry Room: $900.00
		- Sink: $500.00
		- Faucet: $400.00
		- One (1) washing machine
	+ Outdoor shower: $800.00

Electrical Fixtures: $6,800.00

* + Kitchen pendants (2): $1,000.00
	+ Rear flood lights (2): $300.00
	+ Front porch hanging (1): $600.00
	+ Stairwell art lights (3): $750.00
	+ Powder room sconces (2): $400.00
	+ Guest bathroom wall mounted (1): $250.00
	+ Foyer ceiling mounted (1):$ 500.00
	+ Master bedroom fan (1): $600.00
	+ Master bathroom sconces (4): $1,000.00
	+ Dining room chandelier (1): $800.00
	+ Patio fan: $600.00

Interior Trim:

* + Door Hardware: $420.00
	+ Master Bedroom Closet: $2,500.00

Cabinetry:

* + Hardware: $1,600.00

Countertops

* + Silestone Group 5

Tile:

* + Kitchen backsplash: $12.00/SF
	+ Laundry/Pantry floor: $7.00/SF
	+ Powder room floor: $15.00/SF
	+ Guest bath shower walls: $4.00/SF
	+ Guest bath shower floor: $8.00/SF
	+ Guest bath floor: $6.00/SF
	+ Master bath floor: $10.00/SF
	+ Master bath shower floor: $15.00/SF
	+ Master bath shower walls: $10.00/SF

Appliances: $25,429.24

* + Kitchen:
		- Range: WDF366
		- Refrigerator/freezer:SIT36CIRH =
		- Dishwasher: BSHV878ZD3N
		- Speed oven-micro combo unit:WSPO30PMSPH
		- Hood:ZAK9234AS
	+ Laundry:
		- Washing machine: EEFLS627UIW
		- Dryer: EEFME627UIW

Bath Accessories: $900.00

Mirrors: $1,755.00