



# Renovation Estimate

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**Preliminary Cost \$ 46,586.27**

Client: 20/20 REI Estimate Date: 11/9/2017  
 Prepared By: Ray Negrete

**PROPERTY INFORMATION:**

Address 11732 Coral Hills PI  
 City/State/Zip Dallas Texas 75229  
 SQ FT 1488  
 Bed/Bath 3 2

VACANT ? Yes or No? N



Powered by HomeWorx Unlimited, LLC

General Fees	SUB TOTAL \$	UOM	Qty	Total
<b>General Contractor and Admin Fees</b>				
GC FEE	-	Waived	1	\$ -
<b>Demo &amp; Trashout</b>				
Construction Debris Removal & Haul Off		LS	1	\$ 1,600.00
Exterior & Interior Demo Per Scope of Work (excludes flooring)		LS	1	\$ 850.00
<b>Cleaning</b>				
Interior Rent Ready Clean (Excludes windows, Porch and Patios)		LS	1	\$ 275.00
<b>Additional Items</b>				
5-Point Completion Package		LS	1	\$ 300.00

Structural & Systems	SUB TOTAL \$	UOM	Qty	Total
<b>Foundation</b>				
Foundation Repairs - RESERVE ONLY		EA	25	\$ 4,500.00
<i>NOTE: Requires Official Bid From Preferred Sub Contractor</i>				
<b>Roofing</b>				
Per Currenty Owner, Roof Is Just A Few Weeks Old		NOTE	1	\$ -
<b>Specialty</b>				
New Service Panel (Note: include all permits and fees)		QUOTE	1	\$ 1,450.00
<i>NOTE: Includes Relocation to Exterior on the Opposite Side of Wall</i>				
<i>*** Does not include sheetrock and/or Mortar Repairs</i>				

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Change Orders may apply

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Exterior	SUB TOTAL	#REF!	UOM	Qty	Total
<b>Siding &amp; Trim</b>					
Wood Rot Repair/Replacement (Up to 100sf Limit)			EA	1	\$ 450.00
<b>Doors &amp; Door Hardware</b>					
Door Casing Set - Per Door			EA	1	\$ 78.00
Install New Brickmould for Entry Door - (Does not include paint)			EA	1	\$ 58.00
Entry Door Pre-hung 6 Panel - No Window (Note: Does not include paint or hardware)			EA	1	\$ 320.00
Entry Knob - Secondary Entry (Color: SN) Knob and/or Deadbolt			EA	1	\$ 45.00
<b>Lighting &amp; Electrical</b>					
Progress Lighting Cranbrook Collection Gilded Iron 6" 1-light Wall Lantern			EA	3	\$ 294.00
<b>Other Projects</b>					
Pressure Wash Exterior of Home (excludes driveways and walkways)			Included	1	\$ 400.00

Paint	SUB TOTAL \$	-	UOM	Qty	Total
<b>Interior Paint</b>					
Interior Paint (2 tone) - WALLS, CEILINGS, & TRIM			SF	0	\$ -
Paint Prep - Caulking, Stress Cracks, Small Patches, Minor Drywall Repairs, Texture			SF	0	\$ -
<b>Exterior Paint</b>					
Paint Prep - Caulking, Sanding, Filling, Etc			SF	0	\$ -
Exterior Paint- Trim Only (Single tones)			SF	1488	\$ 3,705.12
Prep and Paint/Stain Exterior Awning			LS	1	\$ 650.00

Entry	SUB TOTAL \$	-	UOM	Qty	Total
<b>Flooring</b>					
Hard Surface Flooring Removal			SF	73	\$ 87.60
1/2" Cement Board, 1/4" Plywood Board, or Floor Prep Equivalent			SF	73	\$ 87.60
Install Ceramic Tile - (Does not include Floor Prep or Subfloor Repairs)			SF	73	\$ 341.28
<i>NOTE: Ceramic Tile Allowance is Up To .99 cents per/SF</i>			NOTE	1	
<b>Lighting &amp; Electrical</b>					
1-Light Sconce (Color: Brushed Nickel)			EA	1	\$ 50.00
<b>Doors &amp; Door Hardware</b>					
Door Casing Set - Per Door			EA	1	\$ 78.00
Install New Brickmould for Entry Door - (Does not include paint)			EA	1	\$ 75.00
Entry Door Pre-hung 6 Panel - With Fan Window (Note: Does not include paint or har			EA	1	\$ 350.00
Entry Lever and Deadbolt Set (Color: SN)			EA	1	\$ 45.00

Living Room	SUB TOTAL \$	-	UOM	Qty	Total
<b>Flooring</b>					
Install 7mm Wood Laminate - (Does not include Floor Prep or Subfloor Repairs)			SF	223	\$ 1,165.18
<i>NOTE: Wood Laminate Floor Allowance is Up To 1.29 cents per/SF</i>			NOTE	1	
<b>Lighting &amp; Electrical</b>					
Investor Grade 52 in. Brushed Nickel Ceiling Fan			EA	1	\$ 195.00
Install 110v Switch & Box to New Fan			EA	1	\$ 150.00
<b>Structural</b>					
Remove Up to 8' of Wall Between Dining and Living Rooms			EA	1	\$ 1,600.00
<b>Other Projects</b>					
Fireplace Firebox, Clean/Paint			EA	1	\$ 50.00
Paint Whole Chimney (includes primer, paint brick, and Mantel)			EA	1	\$ 350.00

Dining Room	SUB TOTAL \$	-	UOM	Qty	Total
<b>Flooring</b>					
Install 7mm Wood Laminate - (Does not include Floor Prep or Subfloor Repairs)	SF	235	\$	1,227.88	
<i>NOTE: Wood Laminate Floor Allowance is Up To 1.29 cents per/SF</i>	NOTE	1			
<b>Lighting &amp; Electrical</b>					
Brushed Nickel Chandelier	EA	1	\$	149.00	
Install 110v Outlet/Switch (Color: White) (Tied to existing circuit)	EA	1	\$	100.00	
<b>Kitchen</b>					
SUB TOTAL \$	-	UOM	Qty	Total	
<b>Flooring</b>					
Flooring Removal	SF	89	\$	106.80	
1/2" Cement Board, 1/4" Plywood Board, or Floor Prep Equivalent	SF	89	\$	106.80	
Install Ceramic Tile - (Does not include Floor Prep or Subfloor Repairs)	SF	89	\$	416.08	
<i>NOTE: Ceramic Tile Allowance is Up To .99 cents per/SF</i>	NOTE	1			
<b>Cabinets</b>					
Prep and Paint Existing Cabinets - (1 coat of paint) - (includes new hardware)	LS	1	\$	950.00	
Light Misc Cabinet Repairs (Up to 5 labor hours)	LF	1	\$	255.00	
<b>Countertops</b>					
Granite Countertop 3cm Level 1 - (includes cut out for sink)	LS	1	\$	1,960.00	
<b>Plumbing &amp; Plumbing Fixtures</b>					
Stainless Steel Sink (Color: SS) - Double Bowl	EA	1	\$	195.00	
Investor Grade Single-Handle Pull-Out Sprayer Kitchen Faucet (Brushed Nickel)	EA	1	\$	148.00	
Garbage Disposal 1/3 HP	EA	1	\$	175.00	
Remove/Re-Install/Re-Plumb Sink	EA	1	\$	70.00	
Replace Angle Stop	EA	3	\$	75.00	
Replace Supply Line	EA	2	\$	30.00	
Misc. Plumbing Repair -	QUOTE	1	\$	380.00	
<b>Lighting &amp; Electrical</b>					
Hampton Bay Brushed Nickel LED Ceiling Flushmount Light	EA	1	\$	249.00	
Pendant Light	EA	1	\$	98.00	
Replace Existing Outlet With GFCI w/Cover (Color: White)	EA	1	\$	35.00	
Install 110v Outlet/Switch (Color: White) (Tied to existing circuit)	EA	1	\$	100.00	
Misc. Electric Repair	QUOTE	1	\$	250.00	
<b>Doors &amp; Door Hardware</b>					
Interior Door Knob - PASSAGE (Color: SS)	EA	1	\$	23.00	
<b>Appliances</b>					
SUB TOTAL \$	-	UOM	Qty	Total	
<b>Appliances</b>					
Appliances To Be Supplied By Client at Client's Expense	NOTE	1	\$	-	
<b>Labor Only</b>					
Haul Off Old Appliances & Install Complete Package	LS	1	\$	175.00	
<b>Hallway 1</b>					
SUB TOTAL \$	-	UOM	Qty	Total	
<b>Flooring</b>					
Flooring Removal	SF	52	\$	62.40	
1/2" Cement Board, 1/4" Plywood Board, or Floor Prep Equivalent	SF	52	\$	62.40	
Install 7mm Wood Laminate - (Does not include Floor Prep or Subfloor Repairs)	SF	52	\$	271.70	
<i>NOTE: Wood Laminate Floor Allowance is Up To 1.29 cents per/SF</i>	NOTE	1			
<b>Lighting &amp; Electrical</b>					
1-Light Sconce (Color: Brushed Nickel)	EA	1	\$	50.00	
<b>Doors &amp; Door Hardware</b>					
Interior Door Knob - PASSAGE (Color: SS)	EA	2	\$	46.00	

Master Bedroom	SUB TOTAL \$	-	UOM	Qty	Total
<b>Flooring</b>					
Builder Grade Carpet - Install New Carpet and Pad			SY	197	\$ 352.16
<b>Lighting &amp; Electrical</b>					
Investor Grade 52 in. Brushed Nickel Ceiling Fan			EA	1	\$ 150.00
<b>Doors &amp; Door Hardware</b>					
Interior Door Knob - PRIVACY (Color: SS)			EA	1	\$ 23.00
Interior Door Knob - PASSAGE (Color: SS)			EA	1	\$ 23.00

Master Bath	SUB TOTAL \$	-	UOM	Qty	Total
<b>Flooring</b>					
Flooring Removal			SF	53	\$ 63.60
1/2" Cement Board, 1/4" Plywood Board, or Floor Prep Equivalent			SF	53	\$ 63.60
Install Ceramic Tile - (Does not include Floor Prep or Subfloor Repairs)			SF	53	\$ 247.78
<i>NOTE: Ceramic Tile Allowance is Up To .99 cents per/SF</i>			NOTE	1	
<b>Vanities</b>					
Retail Pre-fab Vanity Cabinet w/ Cultured Marble Countertop Combo			LS	1	\$ 529.00
<b>Plumbing &amp; Plumbing Fixtures</b>					
Builder Grade 4" Bathroom Faucet - (Color: Brushed Nickel)			EA	1	\$ 85.00
*New Build* Custom Shower Enclosure w/ Tile Surround			EA	1	\$ 2,250.00
(Note: Includes New Valve/Trim Kit, Soap Niche and up to 3 Tile Selections)			Note	1	\$ -
Install Builder Grade Toilet (Color: White)			EA	1	\$ 198.00
Remove/Re-Install/Re-Plumb Sink			EA	1	\$ 70.00
Replace Angle Stop			EA	3	\$ 75.00
Replace Supply Line			EA	3	\$ 45.00
Misc. Plumbing Repair			QUOTE	1	\$ 250.00
<b>Lighting &amp; Electrical</b>					
6" Recessed Can Light w/ Trim (tied to existing circuit)			EA	1	\$ 75.00
Builder Grade 4 Bulb Light Bath Bar (Color: Brushed Nickel)			EA	1	\$ 75.00
Replace Existing Exhaust Fan (Includes Drywall Repair)			EA	1	\$ 125.00
Replace Existing Outlet With GFCI w/Cover (Color: White)			EA	1	\$ 35.00
Install 110v Outlet/Switch (Color: White) (Tied to existing circuit)			EA	1	\$ 100.00
Misc. Electric Repair			QUOTE	1	\$ 100.00
<b>Bath Accessories</b>					
Framed Bathroom Mirror (up to 30" x36")			EA	1	\$ 75.00
Glacier Bay Three Piece Accessories Kit (Color: Chrome)			EA	1	\$ 65.00
<b>Doors &amp; Door Hardware</b>					
Interior Door Knob - PRIVACY (Color: SS)			EA	1	\$ 23.00
Interior Door Knob - PASSAGE (Color: SS)			EA	1	\$ 23.00
Retail Pivoted Shower Glass Door (up to 36"x80")			EA	1	\$ 850.00

Bedroom 2	SUB TOTAL \$	-	UOM	Qty	Total
<b>Flooring</b>					
Builder Grade Carpet - Install New Carpet and Pad			SY	161	\$ 287.81
<b>Lighting &amp; Electrical</b>					
Commercial Electric 2-Light Brushed Nickel Flushmount			EA	1	\$ 35.00
<b>Doors &amp; Door Hardware</b>					
Interior Door Knob - PRIVACY (Color: SS)			EA	1	\$ 23.00
<b>Accessories</b>					
Install New Closet Rod and Wood Shelf (Note: Does not include paint)			LF	15	\$ 150.00

This estimate is based on the preliminary findings on our initial walk and does not constitute as a formal bid

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<b>Bedroom 3</b>	<b>SUB TOTAL \$</b>	<b>-</b>	<b>UOM</b>	<b>Qty</b>	<b>Total</b>
<b>Flooring</b>					
Builder Grade Carpet - Install New Carpet and Pad			SY	122	\$ 218.09
<b>Lighting &amp; Electrical</b>					
Commercial Electric 2-Light Brushed Nickel Flushmount			EA	1	\$ 35.00
Install 110v Outlet/Switch (Color: White) (Tied to existing circuit)			EA	1	\$ 100.00
<b>Doors &amp; Door Hardware</b>					
Interior Door Knob - PRIVACY (Color: SS)			EA	1	\$ 23.00
Bypass Interior Closet Doors - Up To 5'0"x6'8" (2-3'0" doors) w/Hardware			EA	1	\$ 200.00
<b>Accessories</b>					
Install New Closet Rod and Wood Shelf (Note: Does not include paint)			LF	15	\$ 150.00

<b>Bathroom 2</b>	<b>SUB TOTAL \$</b>	<b>-</b>	<b>UOM</b>	<b>Qty</b>	<b>Total</b>
<b>Flooring</b>					
Hard Surface Flooring Removal			SF	41	\$ 49.20
1/2" Cement Board, 1/4" Plywood Board, or Floor Prep Equivalent			SF	41	\$ 49.20
Install Ceramic Tile - (Does not include Floor Prep or Subfloor Repairs)			SF	41	\$ 191.68
<i>NOTE: Ceramic Tile Allowance is Up To .99 cents per/SF</i>			NOTE	1	
<b>Vanities</b>					
Retail Pre-fab Vanity Cabinet w/ Cultured Marble Countertop Combo			LS	1	\$ 850.00
<b>Plumbing &amp; Plumbing Fixtures</b>					
Builder Grade 4" Bathroom Faucet - (Color: Brushed Nickel)			EA	2	\$ 170.00
60" Enameled Steel Tub w/ Tile Surround			EA	1	\$ 1,850.00
(Note: Includes New Valve/Trim Kit, Soap Niche and up to 2 Tile Selections)			Note	1	\$ -
Install Builder Grade Toilet (Color: White)			EA	1	\$ 198.00
Remove/Re-Install/Re-Plumb Sink			EA	2	\$ 140.00
Replace Angle Stop			EA	5	\$ 125.00
Replace Supply Line			EA	5	\$ 75.00
Misc. Plumbing Repair			QUOTE	1	\$ 400.00
<b>Lighting &amp; Electrical</b>					
6" Recessed Can Light w/ Trim (tied to existing circuit)			EA	2	\$ 150.00
Replace Existing Exhaust Fan (Includes Drywall Repair)			EA	1	\$ 95.00
Replace Existing Outlet With GFCI w/Cover (Color: White)			EA	1	\$ 35.00
Install 110v Outlet/Switch (Color: White) (Tied to existing circuit)			EA	1	\$ 100.00
Misc. Electric Repair			QUOTE	1	\$ 100.00
<b>Bath Accessories</b>					
Framed Bathroom Mirror (up to 30" x36")			EA	2	\$ 150.00
Glacier Bay Three Piece Accessories Kit (Color: Chrome)			EA	1	\$ 65.00
<b>Doors &amp; Door Hardware</b>					
Interior Door Knob - PRIVACY (Color: SS)			EA	1	\$ 23.00

<b>Laundry</b>	<b>SUB TOTAL \$</b>	<b>-</b>	<b>UOM</b>	<b>Qty</b>	<b>Total</b>
<b>Flooring</b>					
Hard Surface Flooring Removal			SF	23	\$ 27.60
1/2" Cement Board, 1/4" Plywood Board, or Floor Prep Equivalent			SF	23	\$ 27.60
Install Ceramic Tile - (Does not include Floor Prep or Subfloor Repairs)			SF	23	\$ 107.53
<i>NOTE: Ceramic Tile Allowance is Up To .99 cents per/SF</i>			NOTE	1	
<b>Lighting &amp; Electrical</b>					
Ceiling Light - Lithonia 4 ft. Wraparound Fluorescent			EA	1	\$ 98.00
<b>Plumbing</b>					
Replace Washer Box			EA	1	\$ 95.00
Replace Washer Valves (Ball Valves)			EA	1	\$ 87.50

<b>Garage</b>	<b>SUB TOTAL \$</b>	<b>-</b>	<b>UOM</b>	<b>Qty</b>	<b>Total</b>
<b>Garage Paint</b>					
Line Walls Up w/ Black Felt			LS	1	\$ 298.00
Garage Interior Paint- Single Tone - Flat - Per Garage Stall (ONE COAT)			EA	2	\$ 500.00
<b>Lighting &amp; Electrical</b>					
Ceiling Light - Lithonia 4 ft. Wraparound Fluorescent			EA	1	\$ 98.00
<b>Doors &amp; Door Hardware</b>					
6 Panel Fire Door - 20-min, 2'8"x6'8" (Excludes paint or hardware)			EA	1	\$ 375.00
Entry Knob - Secondary Entry (Color: SN) Knob & Deadbolt			EA	1	\$ 45.00
Misc Framing For Garage Door			EA	1	\$ 285.00
Install 1/2 HP Garage Door Motor w/ 1 Remote			EA	1	\$ 345.00