

Itemized cost breakdown

[REDACTED]		
[REDACTED]		
[REDACTED]		
[REDACTED]		
QUOTE TO: [REDACTED]		
ADDRESS: [REDACTED]		
PHONE: [REDACTED]		
DATE: July 10, 2020		
EMAIL: [REDACTED]	Materials	Labor
		Estimate
KITCHEN – ANNEX 2	Materials	Labor
TEAR OUT		
Removal of existing cabinetry, counter tops, appliances. Remove Powder Room walls.		1,600.00
Removal of crown molding and chair rail in dining room.		300.00
<i>Note: Soffit remains in bay window area</i>		
Removal of tile floor in kitchen and mudroom. <i>Note: Keep baseboard in mud room, remove quarter round.</i>		1,200.00
Provide dumpster for Waterbury use	600.00	
<i>Note: If 2nd dumpster is needed, it will be an additional \$400.00</i>		
Prep House for Tear Out	250.00	
<i>Note: Removal of all wallpaper not included, to be done by others</i>		
RECONSTRUCTION WORK AND TRIM WORK		
Relocate opening from kitchen into dining room, no door. 36" Opening.	100.00	1,200.00
Frame new powder room; 69 x 49 with 24" - 26" opening into mud room	250.00	800.00
Supply and install 24" - 26" door (paint grade) with oil rubbed bronze door hardware for powder room	300.00	400.00
Frame coat closet with 28" opening	150.00	300.00
Supply and install 28" door (paint grade) with oil rubbed bronze hardware for coat closet	325.00	300.00
Install single shelf (paint grade) and rod in coat closet	80.00	100.00
Replace dining room crown with new (paint grade)	200.00	400.00
Replace dining room chair rail with new at 36" high (paint grade)	120.00	400.00
Replace 2 window aprons in dining room (paint grade)	40.00	75.00
Baseboard in Dining Room to be cut back for new cabinetry	Inc.	100.00
<i>Note: Keep baseboard molding in dining room.</i>		
Piece in hallway wainspaneling, using existing materials	Inc.	500.00
New baseboard will go into coat closet, kitchen where needed and powder room. (paint grade)	200.00	1,200.00
New door casing on dining room opening, coat closet and powder room (paint grade)	400.00	1,600.00
Will need to add baseboard in living room to match. (paint grade)	100.00	150.00
Will need to add crown in living room <i>if match is possible</i> 2 Pieces (paint grade)	40.00	150.00

Add wainspaneling around dining room below chair rail. Framed with molding. (paint grade)	150.00	800.00
Close in window located in existing powder room with Plywood. Will be painted black.	60.00	150.00
Window Sill above main sink - need to be addressed (tile now) - Allowance*	100.00	150.00
Eliminate door from mud room into hallway, repair jamb	Inc.	150.00
Subfloor replaced where needed in kitchen	250.00	400.00
Backerboard in mudroom for new tile installation	200.00	600.00
Must build up mudroom floor to existing finished level. Must keep all baseboard in place as well as existing door casing.	150.00	100.00
Drywall and Patching where needed in Kitchen, Dining room and Powder room, ready for paint (Painting to be done by others) <i>Note: Does not include drywall or any patching in mud room due to wallpaper removal at this time (to be determined). Removal of wallpaper by others.</i>	600.00	4,200.00
Basement patching due to plumbing - to be done on time & material basis	T & M	T & M
Insulate powder room walls	125.00	100.00
<i>Note: [REDACTED] does not paint</i>		
FLOORING		
Mudroom:		
Tile floor in Mudroom area - Florida Tile Divinity Dusk 12 x 24 tiles - 60 S.F.	450.00	1,200.00
Grout - color to be selected - Qty. 1	50.00	Inc.
Kitchen and Coat Closet		
Wood flooring in Kitchen and New Powder Room to match existing dining room - Not Included, by others	Not Inc.	Not Inc.
Wood transitions where wood floors meet tile to be done by Flooring Person. 3 transitions step up to tile. (Estimate \$300.00)	Not Inc.	Not Inc.
CABINETRY		
Kitchen Cabinetry and Mudroom Cabinet - Homestead Custom Cabinetry, Framed Beaded Inset, Chester Flat Center Panel Door and Large Drawer style with quartered framing bead, Simply White Painted Finish on Paint Grade Wood, Concealed Hinges, Delivered to Job Site and Installed	29,600.00	4,800.00
Dining Room Tall Cabinetry - Homestead Custom Cabinetry, Framed Flush Inset, Franklin Door Style, Collectors Stain on Quarter Sawn White Oak, Concealed Hinges, Delivered to Job Site and Installed	13,200.00	1,500.00
Supply 4 Brackets for two open shelves	185.00	Inc.

HARDWARE		
Hardware Allowance* 62 Pieces (to be selected)	930.00	225.00
COUNTER TOPS		100.00
1-1/4" Jet Mist Honed Granite Counter Tops. Templated, Fabricated and Installed. Straight Eased Edges. 6" High Backsplash below bay window.	8,975.00	Inc.
<i>Option: 1-1/4" Silestone Charcoal Soapstone Suede Quartz. \$10,750.00</i>		
BACKSPLASH		
Tile Backsplash Allowance* 65 S.F. (Material to be selected)	700.00	1,500.00
Bullnose Pieces - Qty. 10 L.F.	250.00	Inc.
Grout and Caulk - color to be selected - Qty 1 of each	80.00	Inc.
SET APPLIANCES, SUPPLIED BY OTHERS		
Set Range, Refrigerator, Dishwasher, Microwave/Convection Oven and Hood	SBO	1,300.00
DUCT HOOD		
Duct hood through bay roof. Includes blocking ceiling and roof cap. Hood supplied by Homeowner.	200.00	650.00
PLUMBING ALLOWANCE* - Need Walkthrough for firm quote		
Rough for new main sink, dishwasher, Refrigerator water line, and Prep Sink. Cap existing powder room	300.00	1,800.00
Rough Plumbing for new powder room location - Allowance*	Inc.	2,500.00
Relocate gas and supply new shut off valves	350.00	400.00
Relocate Radiator below Peninsula, Hydrolic - reusing existing radiator	150.00	600.00
Main Sink - Elkay Single Bowl Undermount Stainless Steel Sink #ELUH2816	900.00	350.00
Standard Stainless Strainer for Main Sink - Qty. 1	75.00	Inc.
Prep Sink - Elkay Crosstown #EFRU131610T - Stainless Steel	390.00	350.00
Standard Stainless Strainer	75.00	Inc.
Main Faucet - Allowance* - to be selected	750.00	200.00
Prep Faucet - Allowance* - to be selected	600.00	200.00
Garbage Disposal - Supplied by Owner	SBO	150.00
Hook Up Dishwasher, Garbage Disposal and Refrigerator Water Line	SBO	300.00

Final connection of gas range	Inc.	300.00
Powder Room Sink - Lacava wall hung basin, White. Includes shallow depth p-trap	525.00	300.00
Powder Room Lavatory Faucet - Kohler Fairfax Single Lever, Chrome	325.00	200.00
Toilet - Memoirs Elongated Front Toilet and Seat in White #K-3819, #K-4636	650.00	150.00
Instgall Studor vent in garage	Inc.	Inc.
ELECTRIC		5,500.00
Demo Existing electrical as needed		Inc.
Add recessed lights - Approximately 11 - LED 4" Flush	Inc.	Inc.
Add under cabinet lighting under two wall cabinets. LED Tape Lighting	Inc.	Inc.
Above counter outlets to code and 2 outlets on peninsula	Inc.	Inc.
Appliance runs for all appliances - Refrigerator, Dishwasher, Microwave, Hood, Single Oven	SBO	Inc.
Relocate outlet, switch and telephone line in mudroom (for new cabinet)		Inc.
Add Pendant over Peninsula - Allowance* for Pendant Light (To be selected)	300.00	Inc.
Replace flush mount fixture in Mudroom - Allowance* for Fixture (to be selected) on existing switch	150.00	Inc.
Add flush mount fixture in Powder Room - Allowance* for Fixture (to be selected) on new switch	150.00	Inc.
Replace dining room light over table with new - Allowance* for Chandelier (to be selected) - may need to be relocated. Same Switch.	500.00	Inc.
Relocation of any outlets in dining room due to adding wainspaneling panels around room.	Inc.	Inc.
Relocation of outlet in hallway for addition of coat closet	Inc.	Inc.
Add outlet on new wall in kitchen (back side of coat closet) down low	Inc.	Inc.
Add GFCI outlet in new powder room	Inc.	Inc.
Charging station inside drawer to left of dishwasher, 2nd drawer.	Inc.	Inc.
All switches to be toggle style white. Standard white outlets.	Inc.	Inc.
Include dimmers for recessed lights and chandelier in dining room	Inc.	Inc.
Add exhaust fan on switch in powder room. Duct to garage.	300.00	350.00
HVAC		
No AC vents to be relocated at this time	Not Inc.	Not Inc.
<i>Note: No HVAC in Powder Room</i>		
POWDER ROOM ACCESSORIES		200.00
Mirror allowance* (To be selected)	400.00	Inc.
Toilet Paper Holder - allowance* (To be selected)	50.00	Inc.
Hand Towel Bar - allowance* (To be selected)	75.00	Inc.

Glass Shelf - allowance* (To be selected)	125.00	Inc.
PAINTING - Not Included, By Others	Not Inc.	Not Inc.
FINAL CLEAN UP		150.00
SUBTOTAL	66,550.00	42,700.00
TOTAL	109,250.00	
Rough Ballpark Estimate for Wood Flooring	4,000.00	
Rough Ballpark Estimate for Appliances	12,000.00	
Total with Ballpark for wood flooring and appliances included	125,250.00	
Exclusions:		
<i>Removal of all wallpaper in kitchen and mud room</i>		
<i>Basement patching due to plumbing (done by time & material)</i>		
<i>Does not include any drywall patching or repair needed in mudroom based on wallpaper removal. To be determined.</i>		
<i>Moving of any AC vents if needed (there will be no HVAC in powder room)</i>		
<i>Wood Flooring</i>		
<i>Garbage Disposal</i>		
<i>Appliances</i>		
<i>Painting</i>		
<i>Any Permits and/or additional Building Fees not included, if needed</i>		
<i>Any Painting and Hanging or Removal of Wallpaper</i>		
<i>Anything Not Specifically Outlined as part of this Estimate</i>		
<i>This Estimate is Valid for 60 Days</i>		