



Initial Estimate

for HOMEOWNER

Whole Home Remodel

1000 Lane

Traverse City, MI



appraised by *Thomas Cavendish* #2101190067
#2102195486

summation by *Thomas & Laura Cavendish*

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<i>Client</i>	HOMEOWNER	July 16th, 2013	<i>Date</i>
<i>Project</i>	Whole Home Remodel	Thomas Cavendish	<i>Appraised By</i>
<i>Contact</i>	(231)555-5555	3-4 months ^{1,2}	<i>Timeframe</i>
		August 14, 2013 ²	<i>Available Start</i>

Scope of Work

The scope of this project is to remove and replace the basement carpet, to remove and replace master bedroom carpet and lighting, to remodel the master bedroom walk-in closet, repair the exterior lower level wall, adjusting unlevel doors, remodeling the upstairs bathroom, drywall repairs, door replacements, remodel the fireplace, kitchen remodel, remodel lower level garage room, remodel lower level room closet, master bedroom closet addition, finish fencing, paint the home's interior, reside the home, remodel the front entry area and finally, refloor and relight the dining room. A building, electrical, plumbing and mechanical permit will be required, all permits will require a plan, which will be drawn as one whole house plan.

Basement Carpet:

The scope of this portion is to remove the damaged and severely stained, smelly carpet and reinstall new carpet throughout the three rooms in the basement into all closets and onto the stairs leading from the basement up to the main level. This is approximately 840 square feet. *Carpet will also extend into the newly refinished room that was previously a garage, however, because that flooring being done, is dependant on that room being ready for carpet, the pricing for that rooms carpet is included in that section of the estimate. This basement carpeting project should not be completed until this garage remodeling project and lower level room closet remodel are completed.*

The carpet will be removed by a subcontractor, Probuild and installed by Probuild. Lord & Lady Construction will oversee installation and be sure it is done properly.

The homeowners will select a carpet that is a maximum of \$22.45 per yard with tax and delivery included. The carpet will be laid along with padding. And all old carpet will be removed by the subcontractor.

Master Bedroom Work:

The scope of this portion of the project is to remove all the damaged and severely stained carpet and reinstall new carpet throughout the master bedroom and the newly added closet space as well as replace the ceiling fan. The room has approximately 213 square feet of flooring. *Carpet will also extend into the newly added closet space. This master bedroom carpeting project should not be completed until the closet addition portion of the estimate is completed.*

The carpet will be removed by a subcontractor, Probuild and installed by Probuild. Lord & Lady Construction will oversee installation and be sure it is done properly.

The homeowners will select a carpet that is \$25 per yard or less with tax and delivery included. The carpet will be laid along with padding. The old carpet will be removed by the subcontractor.

Scope of Work

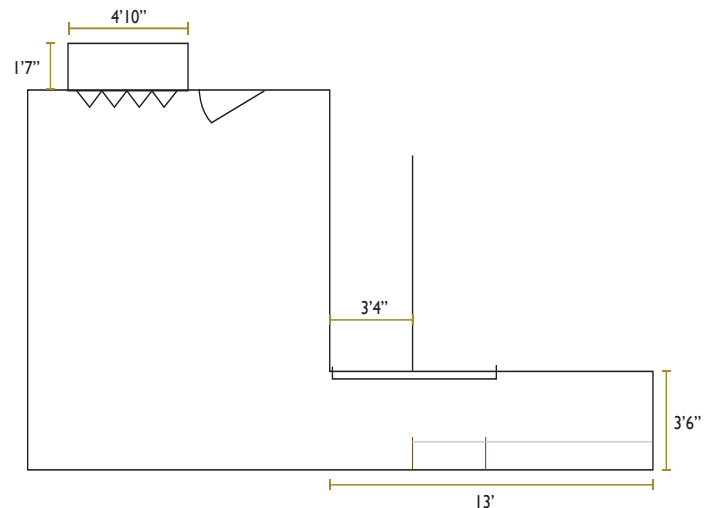
The ceiling fan will be removed and replaced with the Small Round Capiz Pendant from West Elm as selected by the homeowners. An electrical permit is not required for this portion of work, because the lighting is simply being replaced. The old fan light will be saved and left for the clients.

Master Bedroom Walk-in Closet:

The scope of this portion of the project is to remove the light and shelving currently in the walk-in closet area and replace it with new lighting and hanging racks.

First, the existing shelving and lighting will be removed and saved for the clients.

Two new metal platinum rods will be installed. The top rod will be ten feet long and the lower rod will be seven feet long. Wooden partitions will be framed and built to support the end of the rods that don't end in the wall - they will extend approximately 15-17 inches into the space and the taller partition will be 7'9", the shorter partition wall will be 3'10". The partitions will be covered with planks of tigerwood (*pictured below*), and varnished to match the other new wood features throughout the house (*color we're matching*). Tigerwood is extremely durable and dense, it is naturally resistant to decay and rot. It has the color and quality we're looking for, but most important, is available in the lengths and tongue-and-groove style we need, to achieve the look desired by the clients (*other woods could be explored, but would not achieve the same look, would be softer wood and most do not come in the lengths necessary for the master bedroom headboard*). The planks will be installed horizontally on both side of the partition, with a vertical plank on the end to hide the framework.



Once the existing track lighting is taken down, a new track light system Project Source 4-Light Standard Nickel Gimbal Linear Track Lighting Kit, as selected by the homeowners, will be installed. A permit is not required for the lighting, because they are just being switched out. Once installed, the lights will be pointed at the hanging racks to best illuminate the closet.

Exterior Lower Level Wall Repair:

The scope of this portion of the project is to add drainage to divert water away from the house then to add ice and watershield to the corner of the house so that the corner is sealed and water-tight. The wall will then be finished with new siding that is included later in this estimate, this project will need to be completed prior to the siding work.

The project will start by carefully removing all the plants, mulch and stones that have been installed in the area. These will then be saved and available for reuse, once the protection has been put in place. The drain will be dug in and the wall will be inspected and covered with ice and water shield to protect it from future water.

Scope of Work

Once the drain and wall are ready, the plants and mulch can go back in the ground, however, they will need to be put at the driveway level, not built-up onto the house, as they now are. The stones will be left and can be reused by the homeowners, somewhere else on the property. The extra dirt can also be moved somewhere on the property, to be determined by the homeowners.

Adjusting Doors:

The scope of this portion of the project is to check and realign the front door and dining room patio door by adding screws where missing and making the small adjustments on the hinges till the door is aligned correctly.

Upstairs Bathroom Remodel:

The scope of this portion of the project is to remodel the upstairs bathroom. The flooring, sink and vanity, mirror, lighting, ceiling fan, toilet, tub and the small wall will all be replaced and/or moved and a tiled shower will be installed.

The project will start by removing all aspects of the bathroom. The toilet, sink and vanity will all be saved for the homeowners. The light will be saved and used in the laundry area and the lower level bathroom. The flooring and any other debris will be donated, recycled or disposed of.

The mirror will be saved. We will take it to Twin Bay Glass and have it cut down to the size necessary for the new mirror that is being custom built with tigerwood. The custom mirror will be built with a tigerwood frame and the mirror portion will be 4'2" wide and 3' tall.

Lord & Lady Construction will bring in a licensed plumber to work with us on the plumbing changes. The ceiling in the basement, beneath the bathroom, will have portions removed, to allow for the plumbing changes. The toilet will be moved onto the line, so it is in the proper location for correct function. The shower lines will be installed and the tub lines will be adjusted. The sink lines will be moved down slightly, so they are in the correct location for the new layout.

Ditra Membrane will be installed in all areas to be tiled: behind the sink and vanity, around the tub walls, the new shower stall and on the floor.

After the plumbing fixes have been made, the tub, Kohler's Archer deep-soak tub, will be installed. Then the different areas to be tiled will be done. The floor will be tiled with Tides Marine Fog 12"x24" tiles, laid in a brick pattern, perpendicular to the entry. Two of the walls around the tub will be tiled with 3"x6" white tumbled marble tile, in a brick pattern. The shower will be tiled with



Stain Color



Tigerwood



Scope of Work

the same 3"x6" white tumbled tile, with two tiled cubbies. The shower's bench will also be tiled in the 3"x6" white tumbled tile, all in a brick pattern. All the tile will be grouted in with a grout color selected by the homeowners, and then sealed.

The far wall of the tub surround, will be finished with tigerwood, stained and varnished to match all the other new wood features throughout the home.

The Kohler Wellworth Model 3575 toilet will be installed on the opposite side of the room as it currently is. The vanity will be custom built of tigerwood and other materials, finished to match the other wood features in the room. The vanity will have a Kohler 39" Reve widespread sink installed on top. The vanity will have simple drawers below, with a lower shelf for further storage. It will be 68.5" long and 22" deep, 30" tall.

The electrical will need some adjusting, as the room is being rearranged, all light fixtures will be replaced. Lord & Lady Construction will bring in a licensed electrician to assist with these aspects of the project. The ceiling fan will be replaced with DVI 12-in Satin Nickel Alabaster and the light above the mirror will be replaced with Glass Semi-Flush Mount Light Portfolio 3-Light Tubes Polished Nickel Bathroom Vanity Light. Any electrical work in the room that needs updating, will be done. The bathroom ceiling fan will also be replaced, since the current one doesn't work very well and is extremely loud. It will be replaced with a NuTone Ultra Silent 110 CFM Ceiling Exhaust Bath Fan, ENERGY STAR*.

Next, all tub, sink and shower fixtures will be installed. They will all be matching Contempra pieces, with the exception of the sink, which now comes with the vanity and sink. The shower will have a rain shower head.

Lord & Lady will then have Twin Bay Glass come in and install a glass door surround on the edge of the shower wall. It will span 39" and will have a two door opening, with each door approximately 15" wide. It will be an all glass install, with minimal metal pieces showing.

Finally, all towel rods, toilet paper holders, etc will be installed, some by the toilet and some to the right of the sink/vanity.

Drywall Repairs:

The scope of this portion of the project is to remove the old cat door in the drywall that leads into the old garage space with new drywall and substructure, compound, sand and do this three times with the compounding and sanding then prime. This project has to be completed prior to the painting work throughout the house.



*Scope of Work***Door Replacements:**

The scope of this portion of the project is to remove and replace the two upstairs interior doors with new three-panel maple doors and replace the damaged basement closet door with one of the doors from upstairs. These will be finished with stain to match the other wood features being put into the home and will use locking satin nickel door knobs and hardware.

The existing doors and trim around doors will be removed. Doors with damage will be disposed of, all doors in good shape will be reused. All old trim will be carefully removed and saved for reuse.

The new doors to be installed will be Mastercraft Maple Flat 3-Panel Prehung Interior Doors, as selected by the homeowners. They will be stained and varnished to match stain color (*as pictured below*) that is being used on all the new wood features throughout the home. All doors will be hung and adjusted level. Round door knobs with locks in brushed nickel will be installed on all doors (*except the closet doors, which will not have locks*). All doors will be re-trimmed with the trim that was saved from removal - any pieces that break on removal, will be replaced with new trim that is stained and varnished to match.

Fireplace Remodel:

The scope of this portion of the project is to remove the existing mantel, tiled hearth, fireplace surround and flooring and refinish the fireplace with stone veneer (*above the hearth*), a polished concrete hearth and a newly tiled floor surround and beneath the hearth.

The project will start by removing the existing tile from the fireplace, floor and hearth and disposing of it - which will most likely be recycling through a donation site.

The hearth will be completed next, by creating a frame in place from melamine boards. The color will be a shade of grey, color will be worked on with the clients at the time. It will be poured and polished down.



New Door Stain Color





Then the Profit Ledgestone Southwest cultured stone can be applied to the fireplace, up the entire face and sides of the fireplace.

Finally, a Ditra membrane can be installed around the base of the fireplace and the Glazed Charcoal tile will be installed on the floor and up the lower edge beneath the hearth. It will be grouted and sealed.

Escape Window Gate:

The scope of this project is to build and install a gate on the top edge of the escape window. The goal is to match the existing fence style.

The existing fence is constructed of treated timber frames and a metal welded wire fence. The existing fence is a rabbit guard style with smaller openings at the bottom and larger at the top. It is 40" tall and has 4"x4" treated posts topped with copper caps. The new gate will require one new post dug and set in concrete, then covered back over with dirt. The gate will be built with a frame of treated timber and welded wire fence that matches the existing yard fencing. The post will be topped with copper and the gate will be finished with hinges and a latch.

Scope of Work

Kitchen Remodel:

This portion of the project will start by creating a plan and submitting for a building, plumbing, electrical and mechanical permit. These permits will require multiple inspections, prior to final inspection.

The project will then proceed with careful removal of all counter tops and cabinets which will be saved for the clients. Any appliances that are in the kitchen, will also be removed and saved. The lighting will be removed and saved for the clients.

The floor will be removed and recycled or disposed of. The area that is currently a "pantry" will be removed where necessary and repaired. The walls behind cabinets will be inspected, to be sure there is not a gas line, already brought into the kitchen, that was capped off.

Next all sixteen Ikea cabinets will be put together and made ready for installation (*the homeowners will do the assembly of the ikea cabinets, if cabinets are not assembled by homeowners on the time scale necessary, final costs may be affected*). All cabinetry is the white Akurum style with white Ramsjo fronts. There are two full wall units, one will house the microwave and multiple base and wall cabinets.

The island consists of three Ikea cabinets and some custom made raised areas. The three Ikea cabinets will be facing the interior of the kitchen - they are all 30" high. The first is a two drawer unit with shelves & doors beneath, the second is a one drawer unit with sliding wire baskets in the lower door area, the third is one large drawer that pulls out for trash cans and other miscellaneous (*it has three sliding shelves within it*). On the back and left side of these cabinet units, will be a custom built "half-wall," which will be finished to match the cabinets, this area will have outlets installed on the interior edge of the kitchen and will serve as the raised level for the wooden butcher block counter bar (*see image*).

Once the island is installed, we will have an electrician come in and install electricity to the power outlets into the island and adjust any other electrical necessary for the new appliances and layout. While the electrician is working, we will also have the mechanical come in and install the range hood, so that it properly vents to the outside of the home. We will also have the plumber in, to adjust any plumbing and



Scope of Work

install the new farm sink.

Once the electrical, mechanical and plumbing work is inspected and approved, we can get the rough work inspected and approved.

Once all the cabinets and island are installed in the proper locations, the granite countertops can be installed. They will be installed by the granite company. The homeowners have picked a light grey granite which falls into the mid-range level for granite pricing. Stratus will furnish material, template, fabricate, install and seal and finish with a standard edge profile.

After the granite is installed, the bar top will be installed. It will be custom built from two large premade unfinished butcher blocks that will be "woven" together where they meet. They will be finished in a stain that matches the other wood features throughout the home and will be very well sealed with an oil based varnish (*so it can't be affected or change color if water sits on it*).

Once the counters are finished the flooring can be installed. The floors will be a continuation of the Brazillian Cherry wood flooring that is throughout the living room and dining room. It will be matched in, so that it appears as if it has always been that way.

After the granite is installed, the stone backsplash can be installed. The homeowners will have selected a glass tile mosaic that is \$11 a square foot or less, which will be installed on the wall behind the range area and hood. They will be grouted with a color selected by the homeowners and then well sealed and caulked with eco-caulks.

After the tiling has dried, the walls will be painted with a color selected by the homeowners. First the ceiling will be primed and painted, then all walls will be painted with two coats for even coverage. The paint will be a Sherwin-Williams eco-paint and the color will be selected by the homeowners.

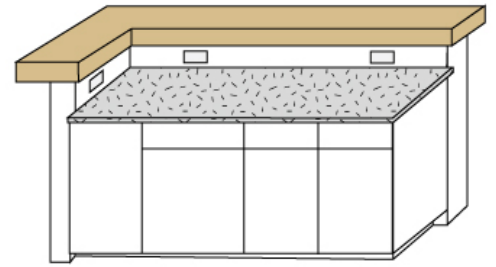
Once the paint has been allowed to dry the faucets for the sink can be installed, as well as the range/double oven, which will be a LG Electronics 6.1 cu. ft. Double Oven Gas Range with EasyClean Self-Cleaning, Convection in Lower Oven in Stainless Steel. All other appliances can also be installed, all will be stainless steel and black. The fridge is a LG Electronics 27.6 cu. ft. French Door Refrigerator in Stainless Steel, the microwave is a LG Electronics 2.0 cu. ft. Countertop Microwave in Stainless Steel.

Remodel Laundry Area:

The scope of this portion of the project is to covert the open laundry area, right inside the front door of the home, and right at the top of the stairs to the lower level of the home, into a closed off space that can house a new washer and dryer, an updated utility sink and shelving for linens. *This work should be done, after all other work is completed.*

The area will begin by removing the linoleum flooring and disposing of it. The old utility sink and cabinet will be removed and saved for the clients. Some of the drywall will be removed on either front side of the space, to allow for access to the studwork.

New framing will then be installed on either side, with large 2'x10' beams spaning across the new framing. The new

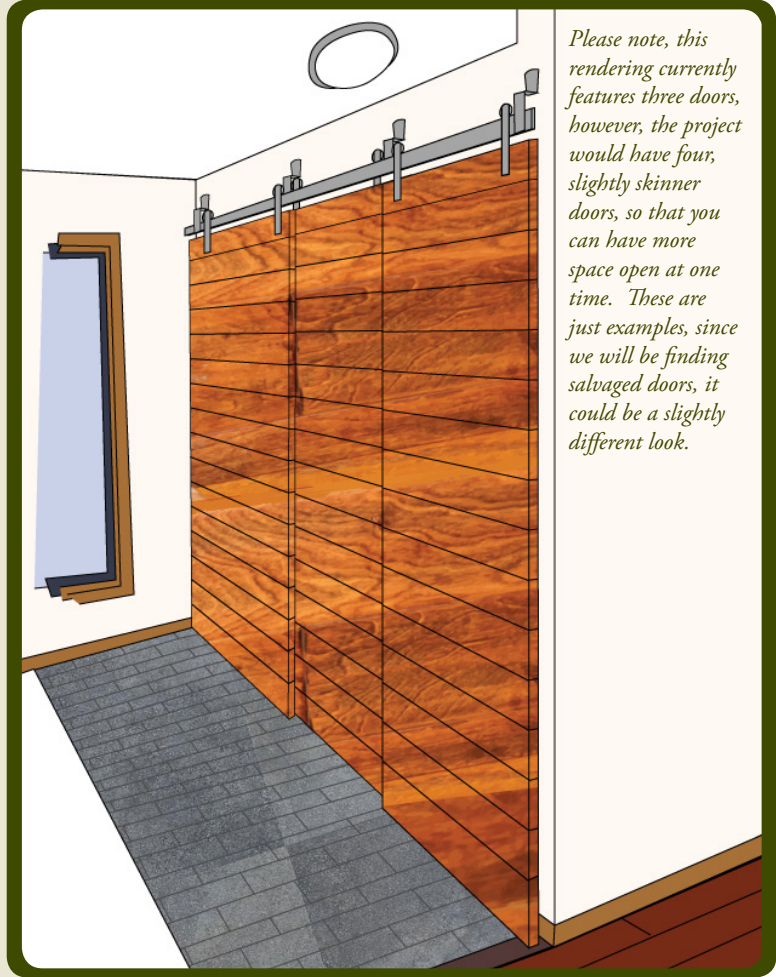


Scope of Work

walls will then be drywalled and compounded.

The floor will then be covered in Ditra membrane to prepare it for the tile. Glazed charcoal tiles (*that match the lower level entry, front entry and fireplace*) will be laid in a brick pattern parallel to the back wall of the laundry area. They will then be grouted and sealed.

Once the tile is finished, the wall will be primed and trimmed out with trim that matches the existing in the home. The walls will then be painted with two coats of an eco-paint from Sherwin-Williams, color to be selected by the homeowners.



Please note, this rendering currently features three doors, however, the project would have four, slightly skinner doors, so that you can have more space open at one time. These are just examples, since we will be finding salvaged doors, it could be a slightly different look.

Shelves will be built as “boxes” that are 24” deep, made of MDF and painted white, to be installed on the wall to the left of the space. They will be built as “boxes,” so that they will not require any structure on the right side of them, allowing for more openness between the area and more ease when accessing from between the sliding doors.

The new utility sink can be installed on the right side of the space, with some cubicles built of MDF and painted white and installed to go above the sink, for cleaning storage.

Once both the right and left side are completed, the new stackable washer and dryer that are being purchased by the homeowners, will be installed (*Maytag Maxima XL high efficiency front load washer and dryer*).

Scope of Work

Once the area is installed, a salvaged double sliding door track system will be found by the homeowners and installed along with four doors to slide from side to side.

Front Porch/Deck Remodel:

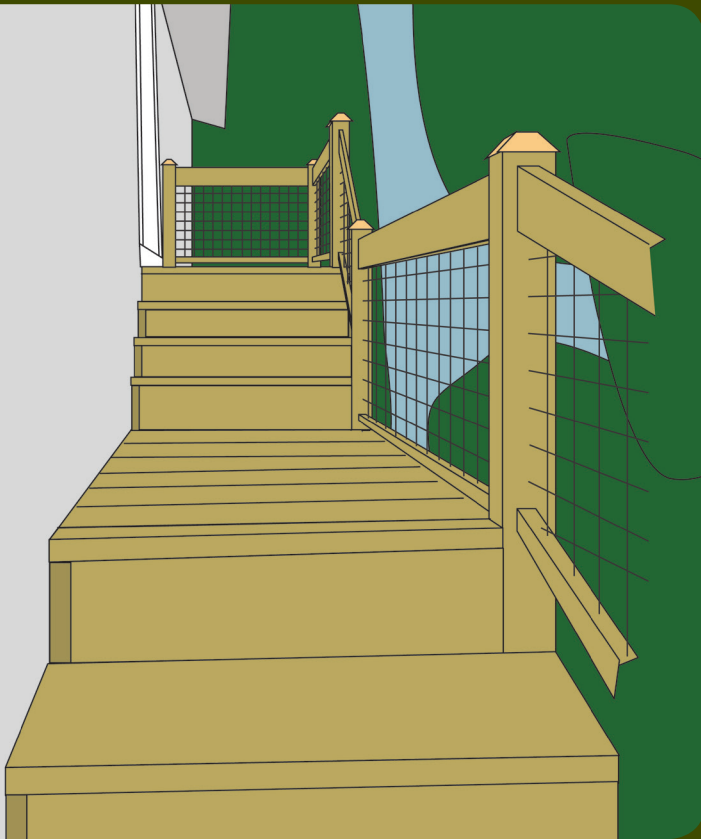
The scope of this portion of the project is to remove the old deck and steps that lead to the front door, they are in poor condition, don't have proper handles, are very loose and unstable, without risers and uneven distances for each step. They will be replaced with new treated timber steps and landings, with welded wire railings, all to match the existing fence in the back yard. They will also be slightly redesigned, so that they take less distance across the front of the home, allowing for more vertical space between the steps and the new window being installed in the old garage room.

Next, the current deck will be removed. All decking that can be recycled will be, all excess will be disposed of. There is also extensive plant growth under and along the deck, some of which will need to be at least cut back, if not removed, to be able to properly install the new deck and steps. Following the removal, all post foundations will be dug down to the proper depth of 46 inches. Concrete will be mixed and poured in, posts will be set into the concrete and made level.

Once the concrete has set for at least 2 days, the structural beams for the decking and stairs will be installed. Then decking will begin to be laid, as well as stairs - all perpendicular to the home. All steps will meet code and be no more than an 8" rise per step and all will have risers.



Then the railings will be installed, welded wire fence



Scope of Work

with 4"x4" openings will be installed from the top railing to the bottom, staying vertical the entire length. Posts will be installed every three steps for stability, but also to allow for the welded wire to appear as if it is one continuous piece, even though it is not.

The openings beneath the deck, will be covered with more welded wire fence, which will then be dug into the ground beneath, to keep animals from being able to get under the deck and hide.

The railings will have a handlebar installed on the interior edge of the railing. Once all work is completed a final inspection will be scheduled.

Lower Level Bathroom Remodel:

The scope of this portion of the project is to remodel the lower level bathroom by replacing and updating the toilet, sink/vanity unit, retiling the floor and changing out the ceiling fan.

The next step will start by removing portions necessary. The linoleum flooring will be removed and disposed of along with the shower and wall debris. The toilet, sink/vanity, and all lights and fans will be removed and saved for the clients.

A new Kohler Wellworth Model 3575 toilet will be installed in the same location as the previous.

Then the Ditra membrane will be laid on the floor to prepare for laying tile. Ottomano Argento 6"x6" tiles will be laid over the membrane on the floor. After the tile has dried the floor will be grouted and sealed.

The new vanity and China Top will be installed with a new single faucet.

The light over the sink will be taken out and replaced with the mirror lighting that was above the mirror in the upstairs bathroom. The old ceiling fan that is functioning poorly and very loud will be replaced with a new fan, NuTone Ultra Silent 110 CFM Ceiling Exhaust Bath Fan, ENERGY STAR.

The mirror that was on the wall, will be cut down and framed in, and rehung (*assuming it doesn't break upon removal*).

When all other work is completed, the walls will be painted with a Sherwin-Williams, eco-paint, color to be selected by the homeowners, with two coats for even coverage.

Remodel Lower Level Garage:

The scope of this portion of the project is to convert the old lower level garage space, into a finished space that can act as an entry to the home - this increases the home's finished square footage by approximately 199 square feet. The old garage door that is just covered over with foam board insulation will be removed, the current entry door will also be removed and walled over. That space will be converted to a closet and the new entry door will be installed where the



Scope of Work

garage door used to be. Two new windows will be installed, one beside the new entry, the other will be cut into the wall on the front of the home, to let in more light and make you more aware that you are not in a below level basement. The old garage to home entry door will be removed and some of the wall surrounding it will also be removed, this will allow for a more open feel from the new entry to the rest of the home. The concrete floor slab will be cut and cracked around the drain, leading back to the utility closet, allowing for the piping that currently runs through the room, on top of the floor, to be enclosed in the ground. Subfloor will be laid on top across the room, to bring it up to the near the same level as the existing level of the home. Finally, the utility closet wall will be removed and rebuilt further out, so that all the utilities can properly fit into the room, rather than having the whole cut into the wall, as there currently is. *Ideally, this project will be completed prior to the carpet installation.*

The floor will have a chase cut out of it so that the drain can be moved into the furnace room. Then the floor will be patched in with concrete levelled and smoothed to the original floor height. Then the floor will have a one inch layer of foam board and this will have all joints taped. The 3/4" osb board can be screwed through the concrete into the floor slab to make the floor warmer and give a better base for the new flooring material.

Next, the garage door and old entry door will be removed. The old entry door will be framed in, insulated with at least R15 value. The exterior will be sheathed and wrapped, ready for siding, which is in another estimate. After the garage door is removed, the area will be framed in, with a header above the new door location and a header above the new window location. It will then be sheathed, insulated and wrapped.

Next an approximate three foot by three foot section will be cut into the front wall face and then framed back in, with a header above the space. This will then be ready for the new window installation on that side of the room.

The room will then have the old garage to home door removed, along with a portion of the surrounding walls. The utility closet wall will be partially removed and rebuilt, to be large enough to accommodate the utilities within. Once all this adjust is completed, the interior walls will all be drywalled and finished, with trim that matches the rest throughout the home.

The front entry door and windows can then be installed. The front entry will be a Pella Craftsman Light Fiberglass door with wood grain finish in the special walnut stain, provincial style, with a pebbled glass window. The two new windows will also both be Pella wood windows, to match the existing throughout the home, with the window to the right of the new door being 3' x 3'6" sliding window and the window on the front of the home being a 3' x 3' tempered glass fixed window, as this window is next to the front steps.

New lights will be installed in the closet and in the room. Track lighting for the light near the soffet and



Craftsman Light



Scope of Work

round lights in the center ceiling and closet. We have not included electrical changes into the budget, however, they may be required, as the light switch location may need to be moved, to a location that is inside the entry door, rather than near, or in, the new closet.

Ditra membrane will be installed in a six foot wide and 5 foot deep section, as well as extending into the closet, this will prepare the area for tiling. 39 square feet will be tiled with glazed charcoal tile and grouted with a color selected by the clients. After at least 24 of the grout drying, it will be sealed with a heavy duty sealer, since this entry will take a large amount of water, snow and salt damage throughout the winter season.

160 square feet of carpet will be installed to match the carpet throughout the rest of the basement.

Finally, the walls will be painted with a Sherwin-Williams eco-paint, with the color selected by the clients. It will receive two coats over primed walls, for even coverage.

Remodel Lower Level Room Closet:

The scope of this portion of the project is to adjust the size of the closet to make it smaller and then to reassemble the closet by adding new stud work, making it the same door width as the closet is now. Patching the drywall on the walls and on the ceiling. Matching the same ceiling texture that already is present, compounding the walls three times and then priming. Then installing the original mirrored sliding door back into the opening. Then painting the ceiling so that the ceiling is a consistent color. *This project will have to be completed prior to the painting.*

Master Bedroom Closet Addition:

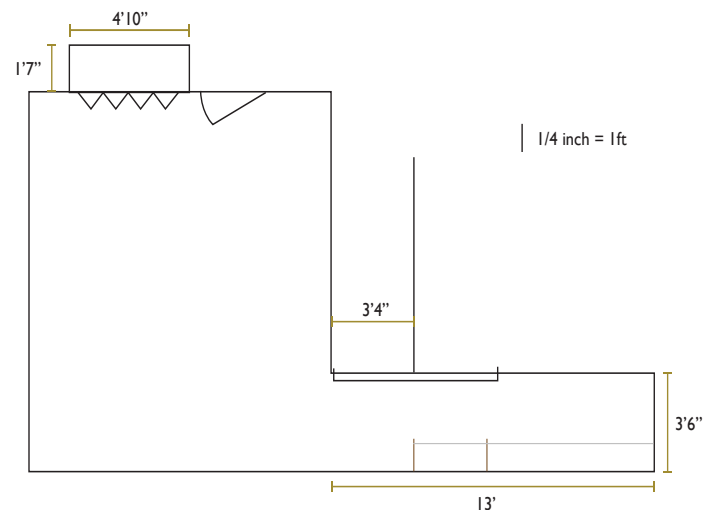
The scope of this portion of the project is add a closet to the master bedroom, by utilizing the coat closet in the living room that is connected to the master bedroom. *The work in this estimate should be completed prior to the painting and the carpeting.*

This project will start by removing any shelving and coat racks in the closet currently. Then we will cut into the wall of the master bedroom on the east wall, where the closet on the other side resides. The framework in the wall will be removed where necessary and a header will be put in over the new closet door space.

Next the closet space on the living room side, will have its doors and door frame removed. The wall will be framed in and insulated with sound barrier insulation (*which works really well*), then drywalled and compounded. The wall on this living room side will be trimmed out and made ready for painting.

The wall on the bedroom side, will have any drywall repairs necessary and will be trimmed out. The inside of the closet will also have any drywall repairs necessary and be trimmed out.

Finally, the doord from the other side of the closet will be installed in the bedroom side.



Scope of Work

Finish Fencing:

The scope of this portion of the project is to finish the fencing on the back yard of the home, matching the existing fencing that is already in place.

The existing fencing is built with 4"x4" treated timber posts, that are approximately four feet above ground (*depending on their location on the hill, this height varies*), topped with copper caps. These are then connected with treated timber frames that are filled in with 4"x4" opening welded wire fencing. The fence is not a "straight" line across the hillside, it's top is stair-stepped as necessary with the hill's slope. The new fence would be built in this same way.



To space the posts similar to the existing, there will be approximately ten new posts dug in and set in concrete. The fence will have a perpendicular corner in the area beneath the tree-house, the fence at this point, will come and meet up with the back corner of the garage.

A gate will be built to match the other gate in the yard and will be installed to allow for access on this side of the yard. The gate and fence's design is pictured below. It will be installed with hinges and a latch similar to the existing gate.

Paint Interior:

The scope of this portion of the project is to paint all of the room except for the two bathrooms, kitchen and lower level garage (*these rooms will be painted, but are in their own remodel estimates*). Then to build a custom headboard to be permanently attached to the master bedroom wall.

Lord & Lady Construction will be using eco-paints by Sherwin-Williams throughout the home, colors to be determined by the homeowners (costs reflect colors that do not require additional coats for even coverage, ie bright red, dark grey, etc). All rooms will be covered with two coats for even coverage. Ceiling's are not currently included in the estimate, but could be added if desired.

Residing House:

The scope of this portion of the project is to remove all the old damaged siding on the home that is at the very end of its twenty-year life. Replacing the siding with new, very nice, durable Foundry PVC straight siding that will match the garage that has been recently resided (*which takes three weeks to arrive after ordering*). *This project should not be completed until after the work in estimate E000208 and E000220 are completed.*

All siding will be removed from the home. The siding from the home, will probably almost all be unsavable and will be disposed of.

The doors and windows will have j-channel installed around them. With the PVC Foundry siding, the project will begin by installing the starter strips along the bottom edge of the walls, then the corners will be installed. The process will be carried out around the whole house until all siding is installed.

Scope of Work

All additional new lighting will be installed - on the back of the home by the dining room sliding doors, by the new entry at the lower level and at the front door.

All necessary seams will be caulked (*eco-caulk*). Once all siding is installed properly, a final inspection will be completed.

Front Entry Work:

The scope of this portion of the project is to remove the existing tile in the front entry and adjusting the shelves to accommodate a coat rack and swap out the fan. Since the closet will be reversed into the master bedroom, the portion of the tiled floor that juts out, will be finished in wood flooring. The closet adjustment portion of this estimate, should be completed prior to the painting.

Project will start with the all the tile being removed and disposed of. Wood flooring to match will be installed in the small section that was in front of the closet doors. The new area will then have glazed charcoal tile (*which will also be used on the fireplace floor and laundry area*) tile installed and grouted. Time between laying the tile and grouting will have to be at least twenty-four hours to allow for full drying. Once grout is dry it will be sealed.

The open closet will have the lower shelves removed and have a rod installed beneath the top shelf to allow for guest coats to be hung up.

The existing fan will be removed carefully and left for the clients. The new fan, Harbor Breeze 52-in Elevation Brushed, will be installed with a downrod extension.



Scope of Work

Dining Room Work:

The scope of this project is to remove the current flooring in the dining room and install matching wood flooring and replacing the light in the dining room.

The project will start by removing the existing flooring and disposing of it. The new Bellawood 50 year Select Brazilian Cherry flooring will be installed, being sure to smoothly tie into the existing wood flooring, so there is no indication of where the flooring change occurs.

The light in the dining room will be removed and saved for the clients. The new light, Cluster Glass Pendant, will be installed, and because it is just a swap, an electrical permit will not be required.

Lord & Lady Construction will clean up and remove all debris from site once the job is completed to be as clean or cleaner than before the job was started.



(231)218-3612 Laura Mobile
 (231)218-9715 Thomas Mobile
 (231)386-7668 Fax and Landline

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<i>Client</i>	HOMEOWNER	July 16th, 2013	<i>Date</i>
<i>Project</i>	Whole Home Remodel	Thomas Cavendish	<i>Appraised By</i>
<i>Contact</i>	(231)555-5555	3-4 months ^{1,2}	<i>Timeframe</i>
		August 14, 2013 ²	<i>Available Start</i>

Breakdown and Costs

Description	Qty	Equipment	Material ⁵	Labor	Other	Total
Permits					0.00	0.00
Plans				0.00		0.00
Trash				0.00	0.00	0.00
Basement Carpet						
Carpet + padding + tax	94 yd		0.00	0.00		0.00
Master Bedroom Work						
Carpet + padding + tax	26 yd		0.00	0.00		0.00
Light Fixture	1		0.00	0.00		0.00
Walk-in Closet						
Project Source 4-Light Standard Nickel Gimbal Linear Track Lighting Kit	1		0.00	0.00		0.00
Adjustable Closet Rod Platinum	2		0.00			0.00
Framing	8		0.00			0.00
Tigerwood covering	10		0.00			0.00
Labor				0.00		0.00
Exterior Lower Level Wall Repair						
Basement wall repair drain, ice and water shield, etc	1		0.00	0.00		0.00

THOMAS@lordandladyconstruction.com
 LAURA@lordandladyconstruction.com

Old World Skills. New World Ideas.

Breakdown and Costs

Description	Qty	Equipment	Material ⁵	Labor	Other	Total
Adjusting Doors						
Adjust the two exterior doors shims, screws, etc			0.00	0.00		0.00
Upstairs Bathroom Remodel						
Ditra Membrane	1		0.00	0.00		0.00
Framing Materials	1		0.00	0.00		0.00
Drywall/Compound/etc	1		0.00	0.00		0.00
Tigerwood wall/nails/stain/varnish	1	0.00	0.00	0.00		0.00
Midori 54-inch Double-sink Bath- room Vanity Set	1	0.00	0.00	0.00		0.00
4'2"x3' Custom Mirror Tigerwood Frame (reusing old mirror)	1	0.00	0.00	0.00		0.00
Custom Glass surround for Shower	1	0.00		0.00	0.00	0.00
Kerdi membrane kit for shower and bath	1		0.00	0.00		0.00
KOHLER Archer 5 ft. Bathtub in White & Archer Drain Kit Polished Chrome	1	0.00	0.00	0.00		0.00
12"x24" Tides Tile Marine Fog Floor	50	0.00	0.00	0.00		0.00
3"x 6" White Tumbled Marble Stone Tile Shower Walls & Cobblestone	120	0.00	0.00	0.00		0.00
3"x 6" White Tumbled Marble Stone Tub Walls	80	0.00	0.00	0.00		0.00
Portfolio 3-Light Tubes Polished Nickel Bathroom Vanity Light	1	0.00	0.00	0.00		0.00

Breakdown and Costs

Description	Qty	Equipment	Material ⁵	Labor	Other	Total
DVI 12-in Satin Nickel Alabaster Glass Semi-Flush Mount Light	1		0.00	0.00		0.00
NuTone Ultra Silent 110 CFM Ceiling Exhaust Bath Fan, ENERGY STAR*	1	0.00	0.00	0.00		0.00
Kohler Wellworth Model 3575 toilet	1	0.00	0.00	0.00		0.00
Mayfair 148E2 000 Slow-Close Molded Wood Toilet Seat with Lift-Off Hinges, Elongated, White	1		0.00	0.00		0.00
Contempra Roman Tub Fixtures	1		0.00	0.00		0.00
Contempra Rain Shower Only Fixtures	1	0.00	0.00	0.00		0.00
Shower Cubbies	2	0.00	0.00	0.00		0.00
Plumbing Adjustments & Changes - subcontractor		0.00		0.00	0.00(sub)	0.00 (sub)
Electrical Work (<i>changes to room</i>) - subcontractor			0.00		0.00(sub)	0.00 (sub)
Grout/Sealer	1		0.00		0.00	0.00
Painting	1	0.00	0.00	0.00		0.00
Towel rods/etc	4	0.00	0.00	0.00		0.00
Miscellaneous			0.00			0.00
Drywall Repair						
Drywall repair	1	0.00	0.00	0.00		0.00
Door Replacements						
2 Mastercraft Maple Flat 3-Panel Prehung Interior Doors	2	0.00	0.00	0.00		0.00

Breakdown and Costs

Description	Qty	Equipment	Material ⁵	Labor	Other	Total
1 upstairs door moved down	1	0.00	0.00	0.00		0.00
Stain and Varnish	2		0.00	0.00		0.00
Lockset	8		0.00			0.00
Trim	36		0.00	0.00		0.00
Nails, shims, etc	1		0.00		0.00	0.00
Fireplace						
Cultured Stone Veneer Profit-Ledges-tone-Southwest			0.00	0.000		0.00
Polished Concrete Hearth - Grey	1		0.00	0.00		0.00
StonePeak Ceramics Inc. 12-in x 24-in Galvano Charcoal Glazed Porcelain Floor Tile	30 ft ²		0.00	0.00		0.00
Grout & Sealer			0.00		0.00	0.00
Ditra			0.00			0.00
Stain and Varnish			0.00	0.00		0.00
Escape Window Gate						
4"x4" treated posts	1		0.00	0.00		0.00
Treated timber	4		0.00	0.00	0.00	0.00
Hinges & Latch, nails, staples, etc		0.00	0.00	0.00		0.00
Welded wire fencing from fencing finish			0.00	0.00		0.00
Copper post tops	1		0.00	0.00		0.00
Concrete			0.00	0.00	0.00	0.00

Breakdown and Costs

Description	Qty	Equipment	Material ⁵	Labor	Other	Total
Kitchen Remodel						
Removal of floor/pantry/cabinetry	1	0.00		0.00		0.00
Akurum Cabinet Units with Ramsjo White Fronts & Bastig Handles & Knobs (<i>see details for description</i>)	16 18(2)	0.00	0.00	0.00 0.00		0.00 0.00
Bellawood Brazilian Cherry Wood Flooring	4	0.00	0.00	0.00		0.00
Fireclay Butler Large 29.5" Kitchen Sink	1	0.00	0.00	0.00		0.00
Moen Harlon Spot Resist Stainless 1-Handle Pull-Down Kitchen Faucet	1	0.00	0.00	0.00		0.00
Gas line for stove/oven and repairs	1	0.00	0.00	0.00		0.00
Drywall/compound/etc	1	0.00	0.00	0.00		0.00
Wood Counter	1	0.00	0.00	0.00		0.00
Light Grey Granite Counter	40 ft ²	0.00	0.00		0.00 (<i>sub</i>)	0.00 (<i>sub</i>)
Paint	1	0.00	0.00	0.00		0.00
Switch light from basement bathroom to over sink	1	0.00	0.00	0.00		0.00
Track Light on vault ceiling & center ceiling light	2	0.00	0.00	0.00		0.00
LG Electronics 27.6 cu. ft. French Door Refrigerator in Stainless Steel	1	0.00	0.00	0.00		0.00
LG Electronics 6.1 cu. ft. Double Oven Gas Range with EasyClean Self-Cleaning, Convection in Lower Oven in Stainless Steel	1	0.00	0.00	0.00		0.00

Breakdown and Costs

Description	Qty	Equipment	Material ⁵	Labor	Other	Total
LG Electronics 2.0 cu. ft. Countertop Microwave in Stainless Steel	1	0.00	0.00	0.00		0.00
Kenmore 30" Italian-Design Chimney Range Hood	1	0.00	0.00	0.00		0.00
Glass mosaic tile	24 ft ²		0.00	0.00		0.00
Plumbing - subcontractor	1	0.00	0.00		0.00 (sub)	0.00 (sub)
Laundry Area						
Glacier Bay 27 in. W Base Cabinet with ABS Sink in Country White	1	0.00	0.00	0.00		0.00
Shelves - MDF/ painted white	4	0.00	0.00	0.00		0.00
Cubicle Shelves - MDF/ painted white	1	0.00	0.00	0.00		0.00
StonePeak Ceramics Inc. 12-in x 24-in Galvano Charcoal Glazed Porcelain Floor Tile	53		0.00	0.00		0.00
Ditra Membrane	1		0.00	0.00		0.00
Framing	1		0.00	0.00		0.00
Drywall/Compound	1		0.00	0.00		0.00
Switch Light - Put in Light from Bath	1	0.00	0.00	0.00		0.00
Painting		0.00		0.00		0.00
Front Porch/Deck Remodel						
Old Deck & Plant Growth Removal		0.00	0.00	0.00		0.00
4" x 4" openingWelded Wire Fence 48" tall, railing and handle materials	330	0.00	0.00	0.00		0.00

Breakdown and Costs

Description	Qty	Equipment	Material ⁵	Labor	Other	Total
4"x4" treated posts - Treated timber - Nails, screws, staples, etc - Concrete Copper post tops	10	0.00	0.00	0.00		0.00
Lower Level Bathroom Remodel						
Demo	1	0.00	0.00	0.00		0.00
Trim/Stain/Varnish	1	0.00	0.00	0.00		0.00
Ditra Membrane	1	0.00	0.00	0.00		0.00
Ottomano 6"x6" - Argento	54 ft ²	0.00	0.00	0.00		0.00
Grout/Sealer	1	0.00	0.00	0.00		0.00
Kohler Wellworth Model 3575 toilet	1	0.00	0.00	0.00		0.00
Mayfair 148E2 000 Slow-Close Molded Wood Toilet Seat with Lift- Off Hinges, Elongated, White	1	0.00	0.00	0.00	0.00	0.00
American Classics Artisan 30 in. Van- ity in Chestnut with Cultured Marble Vanity Top in White	1	0.00	0.00	0.00		0.00
Fontaine Montbeliard 4 in. 2-Handle Mid Arc Bathroom Faucet in Chrome	1	0.00	0.00	0.00		0.00
Cut down Mirror & Frame	1	0.00	0.00	0.00		0.00
NuTone Ultra Silent 110 CFM Ceil- ing Exhaust Bath Fan, ENERGY STAR*	1	0.00	0.00	0.00		0.00
Move upstairs light to basement light		0.00	0.00	0.00		0.00
Paint	1	0.00	0.00	0.00		0.00
Misc	1	0.00	0.00	0.00		0.00
Remodel Lower Level Garage						

Breakdown and Costs

Description	Qty	Equipment	Material ⁵	Labor	Other	Total
Concrete, Door, Garage door Demo/ Removal	0.00	0.00	0.00	0.00	0.00	0.00
Water piping/drain allowance		0.00	0.00	0.00	0.00	0.00
Concrete repair, foamboard and osb floor	1	0.00	0.00	0.00	0.00	0.00
Wall Demo	1	0.00	0.00	0.00	0.00	0.00
Pella Wood Window, Crank Window Fixed / Vent, 35.5 X 41.5, White	1	0.00	0.00	0.00	0.00	0.00
Pella Wood Windows, Direct Set Fixed, Tempered, 35.5 X 35.5, White	1	0.00	0.00	0.00	0.00	0.00
Window Install Materials/Sprayfoam/ Ice and Water Shield		0.00	0.00	0.00	0.00	0.00
Pella Fiberglass Architect Series Entry Door, 37.5 X 95.75, Craftsman Light, Stained, Special Walnut, Provincial Glass: Tempered Pebbled	1	0.00	0.00	0.00	0.00	0.00
Upstairs Pantry door installed in new closet	1	0.00	0.00	0.00	0.00	0.00
1 door from upstairs	1	0.00	0.00	0.00	0.00	0.00
Stain and Varnish	1	0.00	0.00	0.00	0.00	0.00
Lockset	2	0.00	0.00	0.00	0.00	0.00
Trim - baseboard and casing		0.00	0.00	0.00	0.00	0.00
Nails, shims, etc	1	0.00	0.00	0.00	0.00	0.00
Framing Materials/Sheathing/Wrap	1	0.00	0.00	0.00	0.00	0.00
Insulation	1	0.00	0.00	0.00	0.00	0.00

Breakdown and Costs

Description	Qty	Equipment	Material ⁵	Labor	Other	Total
Drywall	1	0.00	0.00	0.00		0.00
StonePeak Ceramics Inc. 12-in x 24-in Galvano Charcoal Glazed Porcelain Floor Tile	50	0.00	0.00	0.00		0.00
Grout/Sealer	1	0.00	0.00	0.00		0.00
Ditra Membrane	1	0.00	0.00	0.00		0.00
Carpet + padding + tax	18 yd	0.00	0.00	0.00	0.00	0.00
Project Source 2-Pack 9-1/4-in White Ceiling Flush Mount	1	0.00	0.00	0.00		0.00
Portfolio 4-Light Standard Silver Step Linear Track Lighting Kit	1	0.00	0.00	0.00		0.00
Painting	1	0.00	0.00	0.00		0.00
Remodel Lower Level Bedroom Closet						
Remodel Basement Room Closet	1	0.00	0.00	0.00		0.00
Master Bedroom Closet Addition						
Closet Door Switch from other side	1	0.00	0.00	0.00		0.00
Drywall, Framing, Nails, Compound, Etc		0.00	0.00	0.00		0.00
Sound Insulation			0.00	0.00		0.00
Trim/stain/varnish			0.00	0.00		0.00
Finish Fencing						
4"x4" treated posts	10	0.00	0.00	0.00		0.00
Treated timber	20	0.00	0.00	0.00		0.00
Hinges & Latch, nails, staples, etc		0.00	0.00	0.00		0.00

Breakdown and Costs

Description	Qty	Equipment	Material ⁵	Labor	Other	Total
Welded wire fencing 4"x4" opening - 48" tall	1 roll	0.00	0.00	0.00		0.00
Copper post tops	10	0.00	0.00	0.00		0.00
Concrete	1 yd	0.00	0.00	0.00		0.00
Paint Interior						
Tyler Bedroom (<i>basement room on drive</i>)	1	0.00	0.00	0.00		0.00
Room with electrical panel	1	0.00	0.00	0.00		0.00
Room with bunk bed	1	0.00	0.00	0.00		0.00
Lower Level hallway	1	0.00	0.00	0.00		0.00
Master bedroom	1	0.00	0.00	0.00		0.00
Upstairs Hallway	1	0.00	0.00	0.00		0.00
Bedroom Closet	1	0.00	0.00	0.00		0.00
Stairwell	1	0.00	0.00	0.00		0.00
Laundry area	1	0.00	0.00	0.00		0.00
Living room	1	0.00	0.00	0.00		0.00
Dining room	1	0.00	0.00	0.00		0.00
Reside Home						
J Blocks		0.00	0.00			0.00
Split Mini		0.00	0.00			0.00
Exhaust		0.00	0.00			0.00

Breakdown and Costs

Description	Qty	Equipment	Material ⁵	Labor	Other	Total
Outside Corners		0.00	0.00			0.00
Starter Strips		0.00	0.00			0.00
J Channel		0.00	0.00			0.00
Electrical Block		0.00	0.00			0.00
Siding Double Dutch Lap 5"		0.00	0.00		0.00	0.00
Undersill		0.00	0.00			0.00
Miscellaneous		0.00	0.00			0.00
4 new exterior lights: 2 Lower level lights, Dining Room Slider, Front Porch		0.00	0.00	0.00		0.00
Labor		0.00		0.00		0.00
Front Entry Work						
Old Tile Removal		0.00	0.00	0.00		0.00
StonePeak Ceramics Inc. 12-in x 24-in Galvano Charcoal Glazed Porcelain Floor Tile	40 ft ²	0.00	0.00	0.00		0.00
Ditra Membrane	40 ft ²	0.00	0.00	0.00		0.00
Grout and Sealer		0.00	0.00	0.00		0.00
Wood Flooring - matching in		0.00	0.00	0.00		0.00
Closet Adjustment - rod		0.00	0.00	0.00		0.00
Harbor Breeze 52-in Elevation Brushed Nickel Ceiling Fan with Light Kit & Remote & Downrod	1	0.00	0.00	0.00		0.00
Dining Room Work						

Breakdown and Costs

Description	Qty	Equipment	Material ⁵	Labor	Other	Total
Bellawood flooring/nails/etc	2 bxs	0.00	0.00	0.00		0.00
Dining Room floor removal		0.00	0.00	0.00		0.00
Miscellaneous materials		0.00	0.00	0.00		0.00
Cluster Glass Pendant Light	1	0.00	0.00	0.00		0.00
Totals		0.00	0.00	0.00	0.00	0.00

Grand Total ^{3,4,5} \$0.00

Approximately 800-2000 Manhours



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(231)218-9715 Thomas Mobile
(231)386-7668 Fax and Landline

Estimate page 30

<i>Client</i>	HOMEOWNER	July 16th, 2013	<i>Date</i>
<i>Project</i>	Whole Home Remodel	Thomas Cavendish	<i>Appraised By</i>
<i>Contact</i>	(231)555-5555	3-4 months ^{1,2}	<i>Timeframe</i>
		August 14, 2013 ²	<i>Available Start</i>

Terms and Conditions

Lord & Lady Construction stands behind their work - that is why we offer a two-year warranty on all work completed. This warranty begins when completion contracts are signed by both Lord & Lady and the client. The warranty will not be honored if payment in full has not been received from the client. If the client themselves or other contractors are brought in **by the client** to complete work designated under Lord & Lady's contract - Lord & Lady Construction's warranty will be void. Warranty is valid only if Lord & Lady Construction completes all aspects of the job - particularly a thorough cleaning of the structure to ensure that all finishes to be carried out - adhere correctly. The warranty covers fault or failure caused by the work or materials themselves, manufacturer default or failure - warranty does not cover destruction or damage caused by improper use or outside forces (*weather, fire, etc*).

¹ Time frame is based on time required for one contractor (*Thomas Cavendish*) and at least one assistant (*Lee Mollerland*) on site cleaning, prepping, installing, finishing and cleaning up. Depending on the weather and further inspections once started the time frame may change. The time span is listed as three to four months to account for unknown factors that may be encountered when the area is worked on and more inspections are done. Each day of work during the time period will typically entail 8-12 hour days.

² Available start date reflects the projected date that work could begin on this project - if contracts and deposits are set and all materials have been ordered immediately. Occasionally, earlier start dates may become available as our schedule changes. The listed start date will be reserved, if contracts have not been signed by 7/3/13, than this start date may no longer be available. Please contact Laura, at Laura@LordandLadyConstruction.com or call (231)386-7668, for the most current start date information.

³ All Lord & Lady labor and material fees are based upon the square footage of demolition, construction, installation, managing and finishing for the project and is therefore guaranteed not to increase.

⁴ Additional costs may be incurred if Lord & Lady Construction finds any other problems with any aspect of the project while work is performed. If problems exceeding an additional \$200 or more are encountered, Lord & Lady will contact the clients and discuss potential solutions. Before any extra work exceeding an additional \$200 is completed Lord & Lady Construction must receive approval from the client and new contracts covering the new work will be drawn up by Lord & Lady Construction for those costs. Both parties (*i.e. Lord & Lady Construction and client*) will need to sign any new contracts - prior to completing additional work.

⁵ A materials deposit and quarter labor deposit is required to start project and would be due when contracts are signed. Payment for remaining balance is typically due on date of completion, payment plans may be arranged if necessary - please visit our web site or contact Laura at Laura@LordandLadyConstruction.com for more details.

Estimated fees valid for 30 days only.