

ESTIMATE

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Porche Enterprise LLC

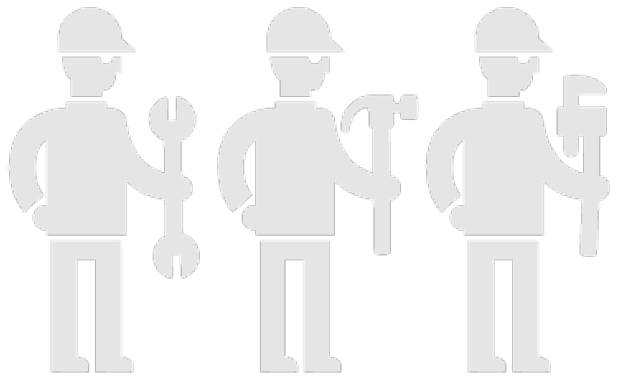
Estimate

For: Michael Johnston Signing for RH2 Investments LLC
rehab2homeprops@yahoo.com
5913 Marais St
New Orleans, LA, 70117
(504) 220-4249

Estimate No: 5913
Date: 06/23/2022

Description	TAX	Amount
Appliance Allowance	0%	\$10,000.00
Site work		\$10,000.00*
Material overhead	0%	\$15,000.00
Parts Subtotal		\$35,000.00

Description	TAX	Amount
Framing	0%	\$60,000.00



Description	TAX	Amount
Plumbing	0%	\$12,000.00

Install 3/4 copper Main water line equipped with 3"4 ball valve including pressure relief

Locate city drain for 6" main drain connection installing clean out for owner/ city access

Install 1" pex main waterline from main to 40'
 Reducing to 3/4" pex
 Reducing to 1/2" pex 16 inches from compression valves

Rough-in 2x tub and shower fixtures
 5' standard wall tub
 Waterproof rubber shower liner
 50 gallon Rheem Hot Water Heater/including emergency drain pan and pressure relief line
 Pot filler for kitchen stove (optional)
 Ice maker valve
 Washing machine supply and drain box

Rough in and vent all kitchen, bathrooms & laundry with schedule 40 pvc

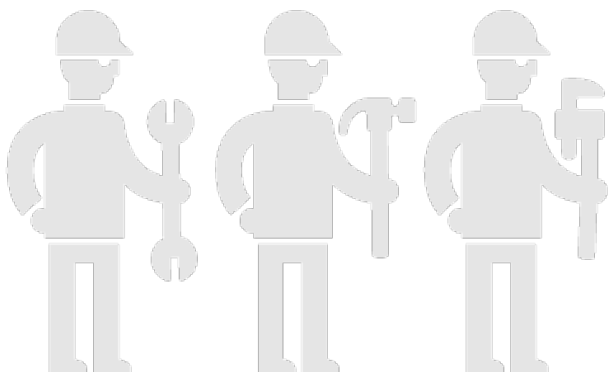
4" main drain connection to 6" main clean-out to city connection

Vent each plumbing fixture that include waste

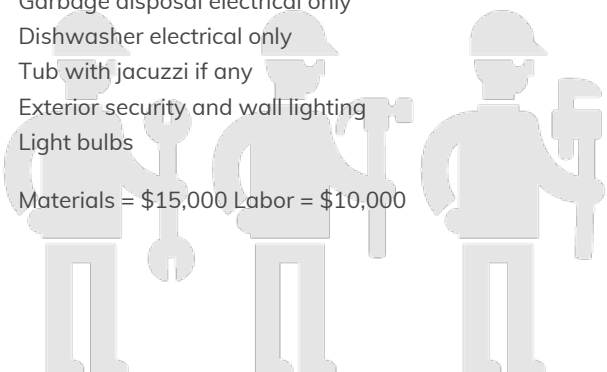
Install nail guards for pipe protection, foam exterior exposure around piping and water pipe insulators

Materials = \$8000 Labor = \$10,000

*Materials and Labor calculated to the nearest thousand



Description	TAX	Amount
Electrical		\$25,000.00*
Temporary Power Pole		
100amp meter pan 100 amp breaker panel equipped with 2x 20amp 30 amp 2x grounding rods with #4 bare copper 4x6x16 pressure treated lumber 1 1/2" weather-head 30' #2 copper service wire/ porcelain insulator		
Rough-in		
200 amp meter pan/ service wire ready for Entergy connection 200amp breaker panel 1,2,3&4 gang conduit blue new work boxes Ceiling fan boxes 4", 6" recessed light housing Exhaust and vent fan electrical only AC & water heater disconnect panels 2x 10' grounding rods Romex installed for receptacles, lighting and appliances: 12/2 12/4 10/3 10/2 8/3 6/3 #2 service wire #4 bare copper for grounding		
Trim-Out		
Install tamper resistant outlets and covers Single pole and three way switches and covers Gfci tamper resistant outlets to kitchen baths and exterior Ceiling fans, hanging and flush mount lighting Garbage disposal electrical only Dishwasher electrical only Tub with jacuzzi if any Exterior security and wall lighting Light bulbs Materials = \$15,000 Labor = \$10,000		



Description	TAX	Amount
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*Materials and Labor calculated to the nearest thousand

Mechanical Hvac	0%	\$17,500.00
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All Electrical

2 Rheem 3ton 16 Seer Package (electric)
 2x 2 ton 14 Seer Rheem Package
 Estimate provided by TM Productivity LLC

All New Duct System with 2 drops in each bedroom

One drop in each bathroom

One Laundry room

Four drops in main living/kitchen area

45,000 btu gas furnace/vent

24"x24" return air grille

3 ton 410a condenser unit fully charged

Registers included

*Materials and Labor calculated to the nearest thousand

Drywall & Insulation	0%	\$19,500.00
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R19 Batt wall insulation to all exterior walls

Cellulose attic insulation blown

Spray foam underneath subfloor

Install 400 sheets of 4x12 drywall

25 moisture resistant sheets

Metal and pvc corner-beads

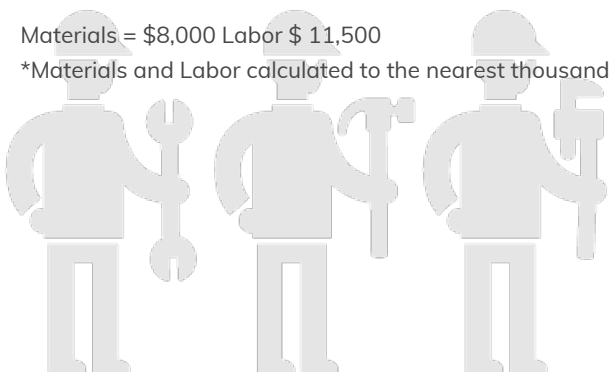
Drywall finishing (tape and floating)

Smooth finish

Cement sheathing for stone installation prep

Materials = \$8,000 Labor \$ 11,500

*Materials and Labor calculated to the nearest thousand



Description	TAX	Amount
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Siding	0%	\$15,000.00
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Install 8.25" cement cedar pattern siding to the exterior of the dwelling with 1" thick 1x6 window and door trim
Cement fascia and soffit

Exterior & Interior Painting	0%	\$19,500.00
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Exterior
Caulk seams of the complete exterior
Putty nail holes
Prime any unfinished wood with exterior oil based primer
Stain porch decks and handrails
2x coats of Sherwin Williams Super paint up to 50 gallons
3 color max

Interior

Prime all newly installed drywall with pva primer
Caulk and foam any exterior exposures
2x coats of Sherwin Williams Super paint up to 50 gallons
Walls and trim
3 color max

Materials = \$4,500 Labor = \$15,000

*Materials and Labor calculated to the nearest thousand

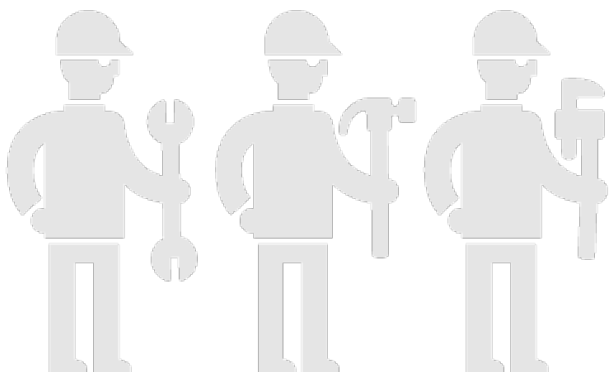
Flooring	0%	\$30,000.00
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Install moisture barrier to entire subfloor

Install 2800 ft² of 3/4" hard wood to main living area and all bedrooms

Install up to 750 ft² of stone tile for:
Bathroom floor/walls
Kitchen backsplash
Shower bed cement

*Materials and Labor calculated to the nearest thousand

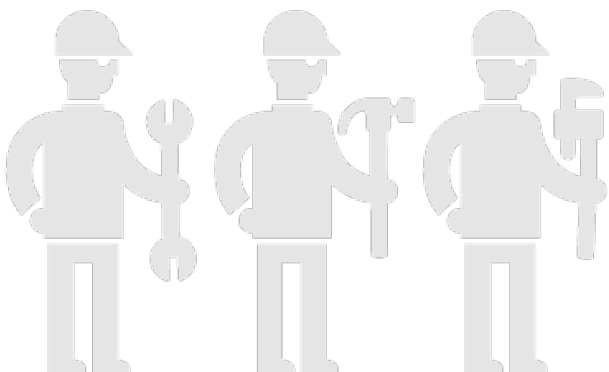


Description	TAX	Amount
Cabinets & Carpentry	0%	\$24,000.00
All cabinets and stone countertops provided by KMG Marble		
Third party estimate includes materials and labor		
\$12,000		
Carpentry		
Install 30 pre-hung doors		
Install up to 1000 linear feet of 5 1/4" baseboard with quarter round		
3 1/4" Door casing		
Window casing/seal		
*Note this estimate is only for single piece of crown molding any additional pieces double or triple may result in higher labor charge		
3x \$2000		
Materials = \$6,000		
*Materials and Labor calculated to the nearest thousand		
Landscaping		\$5,000.00*
	Labor Subtotal	\$227,500.00

*Indicates non-taxable item

Subtotal	\$262,500.00
TAX 0%	\$0.00
Total	\$262,500.00

Total \$262,500.00





Morris Porche Signing For Porche Enterprise LLC
Porche Enterprise LLC
06/22/2022



Michael Johnston Signing for RH2 Investments LLC
06/22/2022

