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**Contract for 3614 Camp street 7-30-22**

**Scope of work:**

**Upstairs:**

**Front bedroom/Master:**

Fix sheetrock/plaster and paint

**Labor:**

Fix sheetrock \$ 900

Paint room \$ 1100

**Master bathroom:**

**Labor:**

Paint: \$ 500

**Staircase:**

Fix sheetrock/plaster and paint

**Labor:**

Fix sheetrock \$ 450

Paint room \$ 600

**Hallway:**

Fix sheetrock/plaster and paint

**Labor:**

Fix sheetrock \$ 900

Paint room \$ 1000

**Second bedroom:**

Fix sheetrock/plaster and paint

**Labor:**

Fix sheetrock	\$ 900
Paint room	\$ 900

**Third bedroom:**

Fix sheetrock/plaster and paint

Labor:

Fix sheetrock	\$ 450
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Paint room	\$ 900
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**Bathroom hallway:**

Labor:

Paint	\$ 300
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**Material: (estimated based on current material prices!)**

Sheetrock hot mud, drop cloth, sanders	\$ 300
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Primer, paint, roller sets,	\$ 1200
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**Downstairs:**

**Front room/living:**

Fix sheetrock/plaster and paint

Labor:

Fix sheetrock	\$ 900
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Paint room	\$ 1100
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**Dining room:**

Fix sheetrock/plaster and paint

Labor:

Fix sheetrock	\$ 900
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Paint room	\$ 1000
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**Back part of the house starting at current kitchen:**

**Scope of work:**

Demo existing Kitchen, tiles floor, bathroom, laundry room, close in exterior door, Close up window in kitchen. Move bathroom into old laundry room and create laundry closet in some of the space from old bathroom. Install new kitchen with sink in island. Change out sliding glass doors at back porch for French doors and fill in excessive space. Countertop/Tile backsplash above kitchen cabinets. Tile walk-in shower and wall up to 9'8" all the way around. Remove all trim from back windows and replace with matching trim to front of the house.

Plumber to do necessary plumbing changes, electrician to do electrical changes and HVAC contractor to install specific air grills and duct work changes.

**Labor:**

Demo existing kitchen, bathroom, flooring	\$ 9000
Remove exterior door and move to side deck	\$ 1400
Remove window in kitchen and fill in with siding as well as old door opening	\$ 1400
Touch up paint on exterior	\$ 700
Frame new laundry closet	\$ 700
Sheetrock work	\$ 3000
Replace interior window/door trim to match front of the house	\$ 2100
Change out sliding doors for French doors with side lights	\$ 1200
Paint back interior part of the house	\$ 2700
Install flooring to match front of the house (old heart pine!)	
Approx. 500sqft	\$ 2400
Finish approx. 500sqft of heart pine flooring @ \$5.50/sqft	\$ 3000
Install new kitchen and cabinets in den	\$ 3000
Install new counter tops	TBD
Tile backsplash	\$ 900
Hang new hood vent	\$ 500

**Material: (estimated) (today's prices!)**

Contractor bags, plastic, paper	\$ 250
Lumber, incl header	\$ 1000
Siding	\$ 1000
Exterior trim	\$ 400
Sheetrock, mud, tape, sanders	\$ 400
Window trim to match front	\$ 2000
French doors	ordered by customer
Primer, paint, roller sets	\$ 1500
500 sqft salvaged heart pine floors @ \$10/sqft	\$ 5000
Cabinets and counter tops	ordered by customer
Hood vent	ordered by customer
Appliances (if not reused)	ordered by customer

**Bathroom:**

Install hardi board, tile bathroom floors and walls up to 9'8".

Install vanity and finish shower. Install holders, mirror etc

**Labor:**

Install hardy board and apply RedGuard water membrane	\$ 1500
Tile shower	\$ 2500
Tile bathroom floor and walls (9'8")	\$ 3500
Paint	\$ 350
Install new vanity, mirror, holders	\$ 500

<b>Install glass enclosure (standard glass)(optional, could be off the shelf!)</b>	<b>\$ 2500</b>
<b>Material: (estimated)</b>	
<b>Hardy backer board</b>	<b>\$ 500</b>
<b>Mortar, grout, silicone</b>	<b>\$ 350</b>
<b>Approx 300sqft of tile @ \$3/sqft for shower walls</b>	<b>\$ 900</b>
<b>Bathroom floor, approx. 40sqft of tile @ \$3/sqft</b>	<b>\$ 120</b>
<b>Shower floor, approx. 20sqft of tile @ \$6/sqft</b>	<b>\$ 120</b>
<b>Shower valve/trim,</b>	<b>\$ 200</b>
<b>New toilet</b>	<b>\$ 200</b>
<b>New vanity/ w faucets</b>	<b>\$ 1200</b>
<b>Mirror, lights, holders, etc</b>	<b>\$ 500</b>
<b>Electrian: (Brian Euceda)</b>	<b>\$ 4500</b>
<b>Plumber: (Mayorga proposal)</b>	<b>\$ 9350</b>
<b>HVAC:</b>	<b>TBD</b>
<b>Dumpster</b>	<b>\$ 500</b>
<b>Total:</b>	<b>\$87390</b>

  
Thomas Koch (Aug 13, 2022 19:13 GMT+2)

Aug 13, 2022

Thomas Koch

  
Erica N. Beck (Aug 13, 2022 12:57 CDT)

Aug 13, 2022

Erica N. Beck











# Contract for 3614 Camp street Beck 7-30-22

Final Audit Report

2022-08-13

Created:	2022-08-13
By:	Erica Beck (ebeck@torres-law.com)
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