



4513 Foxwood Road • Chester, VA 23831 • Phone: (804) 712-6727

Print-date: 4-1-2021

Preliminary budget for whole house renovation.

Code	Description
4150 - Roofing labor	Roofer inspected the roof and found the shingles to be at the end of their life expectancy and recommended a new shingle roof system. If during tear off of old shingles rotted wood is found an additional \$2.50 per sq ft will be charged to replace the roof decking before the new shingles are applied , all flashing, ice and water shield, new collars and valley material included. Limited lifetime warranty IKO shingles with algae resistance. Roofer offers a 5 year warranty against installation defects.
6600 - Landscaping	Limb trees in front and back yard, remove two large bushes and dogwood tree.
1300 - Demolition	Outside: Clean and reattach gutters, Remove all landscape timbers from yard and driveway. Tear down shed and dog house. Remove all yard debris. Repair masonite siding, approximately 12 pcs.
1300 - Demolition	Removal cabinets and countertops; remove toilets and water heater; remove appliances. Take down all all TP holders, towel bars, mirror and laundry room shelve. Remove all carpet, tile floor and tile surround from upstairs bath.
5100 - Drywall	Add drywall to utility room, drywall repair as needed.
5250 - Interior trim labor	Repair block wall under window. Properly attach handrails. Cut down and re-install closet doors so that they operate properly, add knobs.
3300 - Windows	15 Vinylmax double hung windows with LowE, Argon and grilles between the glass. Betterview mesh half screens and standard hardware. 1- 5068 patio door with heavy duty screen and toe lock. Energy Star Certified, Lifetime transferable warranty. Glass breakage warranty.
Windows - Installation	Install windows and patio door
5400 - Cabinets and vanities	New cabinets and bathroom vanities, laminate countertops and cultured marble vanity tops.
5400 - Cabinets and vanities	Install kitchen and bath cabinetry
6490 - Fences	Repair to existing chain link fence and new where missing, replace gates. Make yard dog friendly again.
4600 - Painting— exterior	Power-wash, clean gutters, one coat quality paint, siding, shutters, trim and door. Prime and paint brick to match siding. (Upper half of house- split level)

5300 - Painting— interior	Prime and paint interior walls with two coats of quality paint, trim, doors, ceiling, etc. Two colors plus trim white and ceiling white. Paint stairs black and white. Paint block walls in utility room and newly hung drywall.
3720 - Plumbing— rough	Inspection revealed that copper water lines are in bad shape and have numerous repairs. They are thinning and need to be replaced with PEX piping. All water supply piping in homes interior will be replaced from main shut off valve to every fixture in the home. Adding new supply for ice maker in kitchen, new washer box in utility room, and install 2 frost free hose bibs, one in front and one in back of home. Will inspect sewer line with camera system to make sure there are no issues with the sewer line (will consult with findings)
Plumbing Fixtures	Kitchen faucet, two bathroom faucets, one tub/shower combo, one shower, one water heater. Tub paneling surround to replace tile.
3810 - Electrical— rough	Full inspection to determine needs. Add 2 commercial LED Strips to utility room (new work, open ceiling) Add 6 hard wired smoke detectors. Add receptacle for microwave.
3810 - Electrical— rough	Switch out panel box - recommended because existing box doesn't have a main disconnect. Install one with surge protection and a warranty.
5720 - Electrical fixtures	4 ceiling fans, entry way and over kit table, (2) chandelier type fixtures, 1 kit pendant, 2 bathroom vanity fixtures, 6 other standard ceiling lights. Outlets and switches. Cover plates.
4500 - Fireplaces	Inspect and clean chimney
6100 - Clean-up	Free inspection conducted on Monday 9/23/19 Determined that: Treatment for American Cockroaches is recommended after carpet and cabinetry is taken out (all demo complete) and before new materials are installed for best results.
5700 - HVAC —final	Champion 2.5 ton 14 seer heat pump, installed with 10 year parts warranty when registered and 1 year labor warranty. New Honeywell T 4 Pro programmable thermostat.
5520 - Special flooring	Carpet in bedrooms, hardwood in kitchen, hallway and upstairs flex space. Tile in entry ways and bathrooms.
5890 - Special finishes	1/4" plate glass mirrors for bathrooms, 1 - 60" and 1- 42", installed with channel clips. White ventilated closet shelving in utility room
5630 - Appliances	Samsung stainless steel FS electric range, Samsung Counter Dept SS french door fridge, Samsung SS over the range microwave, Samsung top control SS dishwasher.
5730 - Electrical— final	Install fixtures, 4 bedroom ceiling fans, 2 bathroom vanity lights, pendent over kit sink, 2 chandelier style lights, one in entry way and one over kit table, 6 other ceiling fixtures, 2 exterior light fixtures. Replace outdoor receptacle with 20 amp GFI, switch out 23 - 20 amp receptacles, 19 - 15 amp receptacles, 2 - 15 amp GFI amp receptacles, 5 single switches, 3 twin switches, 1 trip, 1 quad, includes multiple 2 and 3 way light switches.
5710 - Plumbing— final	New 50 gallon water heater with expansion tank to meet code, all new shut off valves for sinks & toilets, new P traps under sinks, install all tub and shower fixtures, faucets, etc. Water heater comes with 6 year warranty. All plumbing labor comes with 2 year warranty.
6100 - Clean-up	Conducted inspection Monday Sept 23, 2019 determined the system to be heavily contaminated with particulate and heavy odor of nicotine. They recommend cleaning the ducts, deodorizing and encapsulating them to restore full functionality to the HVAC system. They will also be replacing all of the registers with the proper vents and cleaning the dryer vent. This will make the house allergen free.
3410 - Exterior trim labor	Install new mailbox and address numbers
6600 - Landscaping	Kill weeds, aerate, seed and fertilize.
6600 - Landscaping	Plant new foundation plants and mulch, add gravel at parking pad
Construction	Trailer on site for all demo/construction debris to be hauled away.

Trash Haul  
Away

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1005 - Buildertrend for duration of the project  
Management  
Fee

**Total Price: \$88,076.25**

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Stephanie Spurlock  
I confirm that my action here represents my electronic signature and is binding.

**Signature**

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**Print Name:**

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**Date:**

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