



Central Indiana's Makeover Mortgage Specialist

317-259-7286

1300 E. 86th St. Suite 14 #130, Indianapolis, IN. 46240

Licensed, Bonded & Insured

License # GC1300015

SCOPE OF WORK & PRICING

Home Owner: John & Jane Sample
Address: 1234 Main Street, Anytown, IN. 46000
Phone #: 317-123-4567
Email: john@yahoo.com

SAMPLE BID

DESCRIPTION OF WORK	MATERIALS	LABOR
BASEMENT		
Sump pump - 1/3 hp - up to 1 1/2" discharge - Using existing electrical, pit and ejection pipe.	\$200.00	\$395.00
Recessed light fixture - 5 total - Client to pick placement.	\$200.00	\$600.00
Ductwork - hot or cold air - CUT IN to existing duct and run 6" flex line and install new register in ceiling - 2 total	\$100.00	\$300.00
Tongue jack - 4 jack posts installed in basement set on top of 1" solid or 4" solid concrete block. Two on main center beam and two under wall between Kitchen & Dining Room.	\$450.00	\$350.00
Joist - approx 14' long x 2 - floor or ceiling - 2x10 - w/blocking - 16" oc - Under Kitchen & Dining Room wall.	\$40.00	\$190.00
Framing - Build 2x4 wall with Drywall around mechanical to create mechanicals room	\$400.00	\$650.00
EXTERIOR	MATERIALS	LABOR
Chimney Flashing - Remove existing flashing and install new - bid price based on no major decking damage. Decking and extra shingles will increase price. Shingle to match BEST POSSIBLE FROM IN STOCK MATERIALS. After old flashing is removed the decking can be evaluated for a possible change order.	\$125.00	\$650.00
Siding - Install Hardi Panel siding with Cedar Trim on front porch wall. Ready for caulk & paint	\$1,025.00	\$2,100.00
Caulk & Paint front porch Hardi panel & trim.	\$120.00	\$475.00
Roofing - Install new 30 yr. shingles on garage. Remove existing and install new	\$1,460.00	\$1,700.00
Windows - Replace four front windows with new Vinyl double hung white windows from Pella	\$1,600.00	\$1,000.00
BACK PORCH ROOM	MATERIALS	LABOR
Handrail - round / oval - hardwood - wall mounted to pass FHA.	\$100.00	\$150.00
Painting - Prime & paint walls, trim and ceiling. Pick from PPG paint colors	\$400.00	\$850.00
LOFT	MATERIALS	LABOR
General Demolition - Prep walls and floors for renovations.	\$0.00	\$400.00

Sheathing - OSB - 3/4" - tongue and groove	\$280.00	\$500.00
Kraft - Fiberglass insulation in ceiling truss area. Venting is unknown until demo and can be evaluated after demo is done.	\$300.00	\$1,100.00
Framing & Rough Carpentry - 2x4 Wall to surround the Chimney and create wall for book shelves, plus wall by stairs	\$90.00	\$300.00
Vinyl plank flooring - pick from Standard Selections from Drexel Interiors.	\$700.00	\$700.00
1/2" drywall - hung, taped, floated, ready for paint	\$600.00	\$2,000.00
Baseboard - 3 1/4" - Installed. Ready for caulk & paint.	\$85.00	\$150.00
NORTH UPPER BEDROOM	MATERIALS	LABOR
Cellulose ceiling insulation	\$300.00	\$500.00
Carpet - pick from standard selections from Drexel Interiors	\$250.00	\$250.00
1/2" drywall - hung, taped, floated, ready for paint	\$300.00	\$1,700.00
Paint - one coat	\$50.00	\$250.00
Vinyl window - double hung - Standars white low e window from Alside	\$550.00	\$250.00
Interior door unit x 3 - Hollow core six panel door with standard hardware and standard casing. - White primed pre-hung door & trim. Ready for caulk & paint.	\$210.00	\$450.00
MECHANICALS	MATERIALS	LABOR
Duct-free mini split system to cool & heat the loft, and two upper bedrooms.	\$2,772.00	\$2,000.00
MASTER BATHROOM	MATERIALS	LABOR
Demo & Prep - Demo bathroom down to the studs and make ready for remodel	\$0.00	\$710.00
Framing - Build base for drop in tub and custom built shower	\$320.00	\$750.00
Plumbing - Rough in new plumbing connected to existing below the floor. For shower, tub and vanity.	\$850.00	\$2,100.00
Vanity - Budget for new vanity with double sinks	\$1,800.00	\$0.00
Vanity Install Labor Only	\$0.00	\$200.00
Tub - Budget for drop in tub	\$2,400.00	\$0.00
Tub Labor to install	\$0.00	\$400.00
Tile materials budget for custom tile shower	\$1,560.00	\$0.00
Tile install labor to create custom shower and pan	\$0.00	\$2,800.00
Faucet budget for two vanity faucets \$150 each	\$300.00	\$0.00
Faucet install for two faucets including P-Trap and supply lines	\$200.00	\$200.00
Flooring - Ceramic tile flooring with Heated system. Materials budget is \$1000	\$1,000.00	\$2,100.00
Baseboard - 3 1/4" - Installed. Ready for caulk & paint.	\$185.00	\$225.00
Mirror - Budget	\$100.00	\$0.00
Mirror install	\$0.00	\$45.00
Lighting over vanity budget	\$200.00	\$0.00
Lighting install	\$0.00	\$80.00
Exhaust fan - Install new fan and hook to existing vent.	\$170.00	\$95.00
KITCHEN	MATERIALS	LABOR
Counter Tops - Remove existing Formica tops and replace with new level one granite	\$2,700.00	\$800.00
Sink - Stainless steel undermount sink - Pick from standard selections from granite installer	\$300.00	\$75.00
Cabinets - Install new kitchen island 3x6 with grey base cabinets	\$840.00	\$300.00
Painting - Prep and paint kitchen cabinets and replace hardware. Paint color picked from PPG.	\$345.00	\$1,285.00
Flooring - Install new vinyl plank flooring - pick from Makeover Fine Finishes selections	\$780.00	\$650.00
Base Trim - Install new 3 1/4" Base trim. Includes install, caulk and paint.	\$200.00	\$450.00
OTHER	MATERIALS	LABOR

Dumpster load - Approx. 20 yards, 4 tons of debris	\$650.00	\$0.00
Drawings - To Scale Drawings to pull permits.	\$0.00	\$650.00
PAINT - Scrape & Paint any loose and flaking paint both interior and exterior to pass FHA.	\$200.00	\$650.00
Grading - Install dirt at N. wall of home to produce negative slope to pass FHA.	\$400.00	\$400.00
Smoke Detectors - Install 6 carbon monoxide & smoke detectors. Battery powered to pass FHA.	\$300.00	\$100.00
HANDRAIL - Install wood hand rails at front porch to pass FHA.	\$120.00	\$100.00

TOTALS \$28,627.00 \$35,125.00

TOTAL RENOVATION COST WITH MATERIALS & LABOR \$63,752.00

Permits & Fees - BUILDING / STRUCTURAL	\$350.00
Permits & Fees - ELECTRICAL	\$350.00
Permits & Fees - PLUMBING	\$400.00
Permits & Fees - HVAC	\$300.00

TOTAL PERMIT COSTS \$1,400.00

GRAND TOTAL OF LABOR, MATERIALS & PERMITS \$65,152.00

X_____

Tim Salesman cell # 123-456-7890

Tim@MakeoverRenovation.com

X_____

Home Owner Signature Date

Printed Name

X_____

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Printed Name