



• 404 2nd St South, Nampa, ID 83651 • (208) 318-5588 • RCE-27515

Date:

Rev:

Client:

Property:

T rep.: Michael Kuhn | Rebecca Frazier

Office Phone: 208.318.5588

This estimate includes only what is specifically outlined within the estimate and does not include or address any hidden damage to the property or required upgrades to meet current building code. In the event that additional work is required or requested, all parties will be notified and TVRR will provide a supplemental estimate and/or change order to address the additional work. All of TVRR's work is warranted for one year as stated in Idaho State Law. Any issues after the one year warrantee time frame will be considered by TVRR representative and TVRR will work with owner to remedy issue as economically efficient as possible for all parties.

Pricing within this estimate is reflective of the job as a whole, items separated out from the rest of the project may increase in cost. Changes to products and product selection may alter price. Our payment schedule is as follows: ½ down at start of project and the remainder at completion of project. Estimate good for 30 days.

No content moving included in estimate.

Best regards,

Michael Kuhn

Rough Estimate

1000 Preparation Preliminaries

Demo

Demo exiting bathroom - leave ceiling and built-in cabinet in place. Rent portable toilet during construction. Haul away of trash and dump fees included.

3000 Rough Structure

Plumbing

Replumb sink, tub, tub trim/valves, and toilet. Includes rough in materials. Does not include fixtures.

Rough Electrical

Move outlet up to countertop height, add GFI to bathroom, add can light in shower, add exhaust fan and vent through roof. Rework vanity light so light is over new vanity. Does not include fixtures. Includes water proof can light, electrical rough in materials, and electrical labor.

4500 Windows and Doors

Door Hardware

Select door knob and dead bolt for three doors. Bid is for standard round locking handle in satin nickel and standard round dead bolt in satin nickel.

Budget includes sales tax.

Option #1	Door hardware for standard round locking door knob and dead bolt in satin nickel.	TBD
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Replace Back Door

Replace back door

Budget for doors is \$300 ea. and includes sales tax

Option #1	Fiberglass 6-panel exterior doors no windows	TBD
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Storm Doors

Purchase and install one storm door. One for the front door and one for the back door.

Budget for storm door is \$250 ea. and includes sales tax

Option #1	Pella Full View Storm Door in white	TBD
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-Rolscreen® retractable screen
pulls down for a refreshing
breeze, or lifts up and glides out
of sight for a clear view
-Satin nickel handle inside and
out for a distinctive look;
includes integrated keyed
deadbolt for added security
-Heavy duty 1-3/8-in frame with
reinforced corners to keep door
square with limited lifetime
warranty

5000 Drywall

Drywall

Repair and fix drywall in bathroom. Remove wall paper in front bedroom and skim/ texture walls to repair. Texture to match existing as close as possible.

All drywall to be 1/2" installed with screws in field, perimeter nails, taped and finished to a level 4 finish.

Bath and all wet areas to include moisture resistant drywall. All tile areas to be cement board or Shluter System.

5100 Flooring

Bathroom, Kitchen, and Hardwood Flooring

Flooring to remain the same in house

5300 Ceramic Tile

Bathroom Backsplash

Install bathroom backsplash with matching schluter metal. Includes labor and needed materials.

Bathroom Backsplash Selection

Budget for bathroom backsplash is \$20

Option	To be specified by client	TBD
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Kitchen Backsplash

Install backsplash under the existing cabinets. Includes schluter metal to create finished look. Includes labor and needed materials.

Kitchen Backsplash Selection

Budget for kitchen backsplash is \$6 sq. ft.

Tile Tub Surround

Install tub surround with one soap niche in bathroom. Tile height will be 5' from top of tub. Tile will be installed with a schluter metal edge to create a finished look.

Tile Tub Surround Selection

Budget is \$4 sq. ft.

5400 Cabinets

Bathroom Vanity

Build 32" vanity with shaker style doors and paint to match kitchen.

Option	To be specified by client	TBD
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Cabinet Hardware

Knobs and pulls will be provided by homeowner and installed by TVRR.

Kitchen Cabinets

Paint the existing kitchen cabinets and doors. Sand down existing and prime/paint over. Due to age of cabinets paint might not adhere as well.

Laminate Countertops

Purchase and install flat-lay laminate countertops in kitchen and bathroom. Color TBD.

5600 Finish Plumbing

Plumbing Fixtures

Budget for plumbing fixtures.

- Kitchen Faucet \$150
- Kitchen Sink \$200

- Vanity Faucet: \$100
- Tub: \$300
- Tub Faucet/trim: \$175

- Toilets: \$150
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5700 Finish Electrical

Electrical Fixtures

Budget for light fixture in bathroom.

5900 Interior Wall Coverings

5900 Interior Paint

Paint the whole upstairs of the house excluding closets. Ceilings will be painted one color and walls will be painted a different color. Trim will be left as is.

Select up to two Sherwin Williams Package Colors to use on walls and ceilings.
Package colors are made in large batches and are more likely to touch-up.

5910 Interior Paint Color(s)

All painted drywall to receive one coat of primer and one coat of latex flat enamel paint which is typically sprayed on then back rolled.

Walls to be painted one color.

Ceilings to be painted one color.

Color to be chosen from Sherwin Williams Package Flats.

Option	To be specified by client	TBD
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Overhead and Profit (20%)

Grand Total

Client Signature

Date

Contractor Signature

Date