

# Repair As Needed, LLC

General Contractor

(AK Lic. No. 37872)

3173 Donington Drive, Anchorage, AK 99504

Phone: 907-529-2057, E-mail: ran@ak.net

Client:	St. Anthony's Catholic Church Attn: John White - Business Mgr.	Job Type:	Apartment Rehabilitation
Contact Number:	907-727-8088 saparishoffice@gmail.com	Project Address:	924 S. Klevin Street Anchorage, AK 99508
Estimate Date: <i>Invoice Date:</i>	August 11, 2015 <i>January 10, 2017</i>	Mailing Address:	825 S. Klevin Street Anchorage, AK 99508

## Invoice:

### Summary of Work Performed:

Rehabilitation work to north side lower level apartment. Repairing damage from 2004 flooding event.

### Final Invoice

Major work elements on this invoice:

- Finishing the bathroom
- Finishing the kitchen
- Painting trim
- Heating system repairs
- Installing appliances
- Installing countertops

### *Labor:*

*See attached estimate spreadsheet, revised 11/18/16, for detailed calculations of labor charges:*

*Total Labor (To Date):* \$ 15,582.25  
*Labor (Previously Invoiced):* \$ 11,972.50  
*Labor (This Invoice):* \$ 3,609.75

### *Materials:*

*Total Materials (To Date):* \$ 8152.05  
*Materials (Previously Invoiced):* \$ 7243.24  
*Materials (This Invoice):* \$ 908.81 *(See Below for Details)*

*Materials:*

<b>Date</b>	<b>Amount</b>	<b>Paid To</b>	<b>For</b>
12/02/16	\$127.13	Home Depot	dishwasher supply line,steel flange repair ring, door chime reciever,pendant light, hood vent ducting,switch plate screwsCATV wallplates.phone jack, light switches, old work ceiling box,
12/12/16	\$317.95	Home Depot	Shelf board, inside corner bead, corner cap, door casing, trim, waxless toilet ring, supply lines, vanity plumbing.
12/12/16	\$20.50	Habitat for Humanity ReStore	Cast iron kitchen sink, door latch
12/13/16	\$60.13	Home Depot	Caulk, Shower/tub parts
12/15/16	\$233.66	Home Depot	Garbage disposer, sink parts and plumbing, gas close nipple, abs piping, Honeywell zone valve
12/15/16	\$59.20	Home Depot	closet door casing
12/16/16	\$24.67	Home Depot	GFCI, faceplate, cleaning sponges
12/20/16	\$10.04	Home Depot	hemlock screening bead, screw clamps
12/29/16	\$28.96	Home Depot	Towel bars, clear silicone caulk
12/30/16	\$54.82	Home Depot	Fire extinguisher, garage door hinges
01/02/17	\$32.44	Ebay	Dishwasher door seal
	\$908.81	<<<<--- Total Materials Expenses	

## INVOICE SUMMARY

<b>Labor:</b>	<b>Hours:</b>	<b>Price per Hour:</b>	<b>Total:</b>
Itemized Labor			\$3,609.75
T&M: General	0.0	\$50.00	\$0.00
T&M: Plumbing & Electrical	0.0	\$75.00	\$0.00
<b>Materials: (<del>cost plus 10%</del>)</b>			\$908.81
		<b>Total:</b>	<b>\$4,518.56</b>

### Previous Payments (Thank You!)

<b>DATE</b>	<b>CHECK NO.</b>	<b>AMOUNT</b>
06/14/16	Home Depot Gift Card	\$1,000.00
08/21/16	388 (K of C)	\$5,000.00
11/20/16	391 (K of C)	\$7,146.06
12/23/16	400 (K of C)	\$6,019.71
<b>Total:</b>		<b>\$19,165.77</b>

Total Previous Invoices:	\$19165.77
Total Payments to Date:	(\$19,165.77)
Balance Due from Previous Invoices:	\$0.00
Balance Due for Work Completed Since Last Invoice:	\$4,518.56
<b>TOTAL DUE:</b>	<b>\$4,518.56</b>

**Please make checks payable to “Repair As Needed, LLC”**

If you have any questions please call or e-mail!

Total project price: \$23,684.33

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General Contractor  
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3173 Donington Drive, Anchorage, AK 99504  
Phone: 907-529-2057, E-mail: ran@ak.net

## Apartment Remodelling Estimate - 924 S. Klevin Street (Lower Level, North Side)

St, Anthony Catholic Church  
ATTN: Fr. Fred Bugarin  
825 S. Klevin Street  
Anchorage, AK 99508  
fbugarin@peaceaction.org  
907-830-7466

**Revision History:**  
08/11/15 - Draft Estimate  
08/21/16 - Progress Invoice  
11/16/16 - Progress Invoice  
12/07/16 - Progress Invoice  
1/10/2017 - Final Invoice

**NOTES:**

1) Many decisions remain to be made on this project. Flooring, cabinets, fixtures, and appliances all remain to be selected. Many details have not been resolved at this time, and many assumptions have been made regarding materials, etc. This IS NOT a hard-dollar quote. The figures shown below are for planning purposes only, and are subject to revision as project details evolve.

3) Materials purchased by RAN, LLC for this project for this project will be invoiced on a cost-plus-10% basis.

4) Labor charges shown below are fixed-fee, based on the work described in each line item. If additional work is required, or if actual work deviates from what was originally assumed, then prices may be adjusted accordingly. If major deviations or changes become necessary, the client will be consulted before proceeding with work which may result in additional labor charges.

**Project Summary (major components):**

- Rehabilitate flood damaged lower level (1) bedroom apartment. Flooding occurred approximately 11 years ago, with no known recurrence.
- A temporary sump pump was installed at that time through the floor slab to remove the water. Construct a more permanent setup for this.
- Replace damaged wallboard
- New Kitchen
- New Bathroom
- New Flooring
- Complete repainting

Item Number	Description	Quantity			Unit	Estimated Material Cost		Estimated Labor Cost		Labor Completed To Date	Total Cost Estimated	Remarks
		Estimated	Actual Measured	Percent Complete		Per Unit	Extended	Per Unit	Extended			
<b>Demolition &amp; Tear-Out</b>												
DEMO-1	Miscellaneous Demolition	4	6		HR	\$ -	\$ -	\$ 50.00	\$ 200.00	\$ 300.00	\$ 200.00	Tear out of cabinetry, appliances, bathroom fixtures, carpeting, and water damaged wallboard was completed about 11 years ago by others during flood clean up. Remaining demolition work consists of general cleanup, removal of vinyl flooring, removal of nails and screws from studs in preparation for new wallboard installation, etc. This work will be invoiced on a T&M basis. 4 hours have been assumed for purposes of this estimate.  08/21/16: 2.5 hrs spent to date, work completed as described. Tear-out of vinyl flooring remains.  11/17/16: 3.5 hrs, removal of tack strips from old carpeting. Removal of flooring in bathroom, kitchen and back door entry.

Item Number	Description	Estimated	Quantity		Unit	Estimated Material Cost		Estimated Labor Cost		Labor Completed To Date	Total Cost Estimated	Remarks
			Actual Measured	Percent Complete		Per Unit	Extended	Per Unit	Extended			
DEMO-2	Waste disposal	1	1	100%	All Req'd	\$ -	\$ -	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	<p>Handling and disposal of demolition and other waste materials generated during the course of the project. Waste materials which can be either recycled or salvaged will be, to reduce the cost of waste disposal. For instance, there is an enormous amount of cardboard packaging associated with new cabinets, which would quickly fill a dumpster. We flatten that cardboard and haul it to the recycling center instead. Salvageable building materials will be taken to Habitat for Humanity ReStore for donation. It will be assumed that the Church dumpster will be available for the disposal of other debris. If trips to the dump are required, these will be added to this item on a T&amp;M basis.</p> <p>08/21/16: Time spent handling debris. All waste materials have been disposed of in the Church dumpster to date.</p> <p>11/17/16: More waste handling, especially hauling cardboard for recycling</p> <p>12/07/16: More waste handling.</p> <p>1/10/17: Project complete.</p>
<b>TOTAL Demolition &amp; Tear-Out:</b>						\$ -	\$ -	\$ 400.00	\$ 400.00	\$ 500.00	\$ 400.00	
<b>Drainage Improvements</b>												
DRAIN-1	Sump Pump & Sump Pit	1	1.1	100%	All Req'd	\$ 300.00	\$ 300.00	\$ 800.00	\$ 800.00	\$ 880.00	\$ 1,100.00	<p>Excavate for a permanent sump pump. Construct drain line, sump pit, power outlet, and pit cover (in the bedroom closet). Evaluate the exterior sump pump for operation and correct as needed.</p> <p>NOTE: The scope of this item is not well defined at this time. Figures shown are an educated guess, for planning purposes only.</p> <p>08/21/16: Installation of new sump pit, pump, and drain line has been completed.</p> <p>12/07/16: Added sump pump high water alarm.</p>
DRAIN-2	Gutter & Site Drainage Improvements.	1			All Req'd	\$ 150.00	\$ 150.00	\$ 300.00	\$ 300.00	\$ -	\$ 450.00	<p>Evaluate the site. Correct drainage issues, such as downspouts draining too close to foundation walls, etc.</p> <p>NOTE: The scope of this item is not well defined at this time. Figures shown are an educated guess, for planning purposes only.</p>
<b>TOTAL Demolition &amp; Tear-Out:</b>						\$ 450.00	\$ 450.00	\$ 1,100.00	\$ 1,100.00	\$ 880.00	\$ 1,550.00	
<b>Rough Carpentry / Framing</b>												
RC-1	Insulation & Vapor Barrier	1	1	100%	All Req'd	\$ 40.00	\$ 40.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 140.00	<p>Water damaged wall insulation has already been replaced between the foundation wall furring strips. New vapor barrier will be required prior to installing new wallboard.</p> <p>08/21/16: Item completed as described.</p>

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		Estimated	Actual Measured		Percent Complete	Per Unit	Extended	Per Unit				Extended	
RC-2	Egress Window	1			EA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	It is not known if the existing bedroom window meets the minimum dimensions and maximum sill height for egress. This will have to be determined. If replacement of the window or digging of a window well is required, then substantial extra costs may be incurred. For purposes of this estimate, it will be assumed that the existing window is adequate.  08/21/16: Existing window has been measured. It does not conform to the minimum requirements for egress. The area is too small, and the sill height is too high. A new window will be required..  01/10/17: Egress window issue may have to be revisited in the future. For now, the back door to the apartment will have to suffice. It is only a short distance from the bedroom.	
RC-3	Miscellaneous Rough Carpentry	0			Hour	\$ -	\$ -	\$ 50.00	\$ -	\$ -	\$ -	Miscellaneous framing and rough carpentry. It is assumed that the existing framing is in-tact, and that no labor will be required under this item. Assumes 0 hours, but will be invoiced based on actual time required.	
<b>TOTAL Rough Carpentry / Framing:</b>							\$ 40.00		\$ 100.00		\$ -	\$ 140.00	
<b>Electrical</b>													
ELEC-1	Rough-in new wiring	0			Hour	\$ -	\$ -	\$ 75.00	\$ -	\$ -	\$ -	\$ -	It is assumed that no new wiring or circuits will be required, and that the location of existing outlets, switches, and fixtures will remain unchanged. If this proves to be incorrect, work may be charged under this item on a T&M basis.  Note: This line item does not include drywall patching, if walls or ceilings must be opened to facilitate the running of new wiring. That will be invoiced under another line item, if necessary.
ELEC-2	Replace standard outlets	10	8	100%	EA	\$ 3.00	\$ 30.00	\$ 25.00	\$ 250.00	\$ 200.00	\$ 280.00	Replace standard duplex outlets in existing boxes. Exact number is unknown. Quantity shown is approximate, and will be pro-rated based on actual count. Install new faceplates.  12/07/16: 8 outlets have been replaced to date.	
ELEC-3	Replace switches	7	8	100%	EA	\$ 4.00	\$ 28.00	\$ 25.00	\$ 175.00	\$ 200.00	\$ 203.00	Replace light switches in existing boxes. Exact number is unknown. Quantity shown is approximate, and will be pro-rated based on actual count. Install new faceplates.  12/07/16: 8 switches have been replace to date.	
ELEC-4	BATHROOM: Refurbish vent fan	1	1	100%	All Req'd	\$ 40.00	\$ 40.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 90.00	Refurbish existing bathroom fan. Service or replace motor, as needed. Replace grille, if a new one is available. Work to be billed on a T&M basis, as exact scope is as yet unknown.  01/10/17: Disassembled and cleaned fan. Replaced light bulb. Fan functions well	
ELEC-5	BATHROOM: Vanity Light Fixture	1	1	100%	All Req'd	\$ 75.00	\$ 75.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 125.00	Install a new vanity light fixture in existing electrical box.  12/07/16: Removed existing vanity light fixture for painting, and re-installed.	

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ELEC-6	BEDROOM: AFCI protection	1	0		EA	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ -	\$ 100.00	Current code requires arc-fault protection to all outlets in bedrooms. Install a new AFCI breaker for the bedroom circuit.  01/10/17: Item not done. Original breakers still in place. This item may need to be revisited in the future.
ELEC-7	BEDROOM: Ceiling Light Fixture	1	1	100%	All Req'd	\$ 30.00	\$ 30.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 80.00	Install a new ceiling light fixture in existing electrical box.  12/07/16: Installed new LED light fixture.
ELEC-8	KITCHEN: Undercabinet Lighting	1	0		All Req'd	\$ 160.00	\$ 160.00	\$ 150.00	\$ 150.00	\$ -	\$ 310.00	Install LED undercabinet light strips to illuminate the countertops.
ELEC-9	KITCHEN: Ceiling Fixture Over Sink	1	1	100%	EA	\$ 40.00	\$ 40.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 115.00	Install a new ceiling fixture over the sink in existing electrical box.  12/07/16: New pendant light was installed over the sink. There was no existing electrical box present. A new one was installed at no extra charge.
ELEC-10	KITCHEN: GFCI Protection	1	1	100%	All Req'd	\$ 40.00	\$ 40.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 115.00	Provide GFCI protection for the kitchen outlets above the countertop. Note that the bathroom already has GFCI protection.  01/10/17: GFCI Protection Has been added to the kitchen.
ELEC-11	KITCHEN: Main Ceiling Fixture.	1	1	100%	All Req'd	\$ 125.00	\$ 125.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 200.00	Install a new ceiling fixture in the kitchen in existing electrical box.  12/07/16: installed new LED light fixture.
ELEC-12	Misc Electrical	0	4		Hour	\$ -	\$ -	\$ 75.00	\$ -	\$ 300.00	\$ -	Time and Materials item to handle unanticipated issues which may come to light once work commences. It will be assumed that no work will be required under this item.  08/21/16: Add new GFCI outlet and all related wiring in the bedroom closet to operate the sump pump and high water alarm.  12/07/16: Installed new cable TV and telephone jacks. Installed new doorbell.  01/10/17: Troubleshoot 5-way lighting circuit for garage light, with switches in this apt, in Mario's apt, and two in the garage. One of the switches which should have been a 4-way switch was only a single pole switch. As a result, the switches did not work as they should. This was straightened out.
						\$ 618.00		\$ 1,000.00		\$ 1,075.00	\$ 1,618.00	
<b>Plumbing</b>												
PB-1	BATHROOM: Install Bathtub & Shower Surround	1	1	100%	EA	\$ 900.00	\$ 900.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 1,500.00	Furnish and install a new fiberglass bathtub with integral shower walls. Assumes the existing shower valve is still servicable, and is not being replaced.  11/17/16:Item completed as described.
PB-2	BATHROOM: Install Toilet	1	1	100%	EA	\$ 200.00	\$ 200.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 325.00	Furnish and install new toilet and water supply line  01/10/17: Toilet is installed and functions properly.
PB-3	BATHROOM: Install vanity sink.	1	1	100%	EA	\$ 100.00	\$ 100.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 300.00	Furnish and install all-new sink, water supply, and drain plumbing in the new vanity cabinet. Install new faucet.  01/10/17: Item completed as described.

Item Number	Description	Quantity			Unit	Estimated Material Cost		Estimated Labor Cost		Labor Completed To Date	Total Cost Estimated	Remarks
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PB-4	KITCHEN: Install Icemaker Line	1	1	100%	EA	\$ 40.00	\$ 40.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 115.00	Install a new icemaker line between the sink base and the refrigerator.  12/07/16:Item completed as described.
PB-5	KITCHEN: Install Sink	1	1	100%	EA	\$ 300.00	\$ 300.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 550.00	Furnish and install all-new sink, water supply, and drain plumbing in the new sink base cabinet. Install new faucet.  01/5/17:Item completed as described , except a used cast iron sink and kitchen faucet were obtained from Habitat for Humanity ReStore.
PB-6	KITCHEN: Range hood vent duct.	1	1	100%	All Req'd	\$ 50.00	\$ 50.00	\$ 175.00	\$ 175.00	\$ 175.00	\$ 225.00	Construct a new vent duct for the range hood, routed through the wall cabinets between the range and the exterior kitchen wall. There does not appear to be any such ductwork in place now.  12/07/16: Item completed as described, except, duct was run above cabinets instead of through them.
PB-7	Reinstall baseboard heater covers	1	1	100%	All Req'd		\$ -	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	Reinstall existing baseboard covers (after painting). Replacement of any missing pieces will be billed on a T&M basis.  08/21/16: Existing baseboard covers severely rusted, and no longer economical to refinish and re-use. Replacement will be necessary.  11/17/16: Furnished an installed new baseboard covers.
PB-8	Misc. Plumbing	0	12		HR	\$ -	\$ -	\$ 75.00	\$ -	\$ 900.00	\$ -	Time and Materials item to handle unanticipated issues which may come to light once work commences (for example: relocation pipes which may conflict with the new cabinet layout, replacement of worn out shutoff valves). These sort of issues have come up on previous projects, though it will be assumed that no work will be required under this item.  08/21/16: Repair existing toilet. Leaking from tank bolts, and fill valve failed. Repair leak in baseboard heat line. Construct new PEX hot and cold water lines for kitchen sink, stubbing out at wall.  11/17/16: Replace vanity and toilet water shut-off valves.  12/07/16: Extend kitchen sink hot and cold water lines from wall stub out, under base cabinets, and up into sinkbase cabinet. Install new shut-off valves for kitchen sink, dishwasher, icemaker.  Install new honeywell zone valve for the apartment. Existing zone valve had been removed and replaced with a handle operated ball valve. There was no way to regulate the heat from the apartment. Intalled thermostat, and corrected wiring. thermostat wire from the apartment was found connected to the zone valve for the other downstairs apartment.  01/10/17: Heating zone for the lower south side apartment also had no zone valve. We installed one, and installed a thermostat to control the heat in that unit. Zone valve for Mario's apartment (upper north) was wired incorrectly. Essentially, all of the control wiring for the heating system had to be re-done. It was wired such that the circulator pump never shut off, even in the summer. Also, the heat in the lower apartments was regulated only by manually opening and closing valves. A tremendous amount of energy was being wasted. Furnace wiring is now correct, and all apartments can be controlled independently.
<b>TOTAL Plumbing:</b>						\$ 1,590.00		\$ 1,525.00		\$ 2,425.00	\$ 3,115.00	
<b>Drywall &amp; Painting</b>												



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		Estimated	Actual Measured	Percent Complete		Per Unit	Extended	Per Unit	Extended			
DW-1	Replace flood damaged wallboard	1	1	100%	All Req'd	\$ 850.00	\$ 850.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,850.00	Replace all previously demolished wallboard throughout the apartment. Work includes all required joint taping, leveling coats, sanding and texturing.  08/21/16: New drywall is in place, except in the bathroom. Bathtub needs to be installed first due to limited room clearance. Joint taping is complete, and a first leveling coat has been applied. Sanding and texturing remain to be completed.  11/17/16: Item completed.
DW-2	Drywall Patching	8	14		All Req'd		\$ -	\$ 50.00	\$ 400.00	\$ 700.00	\$ 400.00	Patch back areas of drywall cut open for installation of plumbing and electrical work. Repair holes and defects in existing drywall. Work will be invoiced on a T&M basis. It is assumed that 8 hours will be required, though this figure may vary.  08/21/16: 6 hours spent to date, especially patching the bedroom ceiling where it was opened for sump drain installation. This work included patching back and sealing the existing layer of sound deadening board.  11/17/16: Patching large hole in stairway to garage. Patching wall around new tub surround.
DW-3	Paint Ceiling	1	1	100%	All Req'd	\$ 150.00	\$ 150.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 450.00	Paint the ceiling in all rooms  11/17/16: Item complete, except for the bathroom ceiling.
DW-4	Paint Trim	1	1	100%	All Req'd	\$ 75.00	\$ 75.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 375.00	Paint the trim and woodwork in all rooms  01/10/17: All trim has been painted. All existing walnut wood has been restained.
DW-5	Paint Baseboard heater Covers	1	0		All Req'd	\$ 30.00	\$ 30.00	\$ 150.00	\$ 150.00	\$ -	\$ 180.00	Paint the metal baseboard heater covers  11/17/16: Item no longer require, because baseboard covers were replaced.
DW-6	Paint Doors	1	1	100%	All Req'd	\$ 50.00	\$ 50.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 250.00	Paint all doors. (Entry doors: paint inside faces only)  12/07/16: Bedroom, bathroom and garage entry doors are painted.  01/10/17: Restained wood entry door.
DW-7	Paint Walls	1	1	100%	All Req'd	\$ 200.00	\$ 275.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 775.00	Paint all walls.  11/17/16: Painting in progress.  12/07/16: Painting completed.
DW-8	Refinish Ceiling	0	1	100%	All Req'd	\$ -	\$ -	\$ -	\$ -	\$ 500.00	\$ -	12/07/16: Additional item not included in estimate. Scrape popcorn ceilings sand and re-texture.
<b>TOTAL Drywall &amp; Painting:</b>							<b>\$ 1,430.00</b>		<b>\$ 4,850.00</b>	<b>\$ 5,500.00</b>	<b>\$ 6,280.00</b>	
<b>Flooring</b>												
FLOOR-1	Kitchen and Bathroom Flooring	148			SF	\$ 2.25	\$ 333.00	\$ 2.00	\$ 296.00	\$ -	\$ 629.00	Install flood resistant materials. Sheet vinyl assumed here. Actual flooring materials have not been selected, or even discussed.  Note: FLOORING AREA HAS NOT BEEN MEASURED YET! AREAS ARE APPROXIMATE!  11/17/16: Item Deleted. See Item FLOOR-2.

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		Estimated	Actual Measured	Percent Complete		Per Unit	Extended	Per Unit	Extended			
FLOOR-2	Flooring (All other rooms)	552	455	100%	SF	\$ 2.25	\$ 1,242.00	\$ 2.00	\$ 1,104.00	\$ 910.00	\$ 2,346.00	Install flood resistant materials. Sheet vinyl assumed here. Actual flooring materials have not been selected, or even discussed..  Note: FLOORING AREA HAS NOT BEEN MEASURED YET! AREAS ARE APPROXIMATE!  11/17/16: Installed same vinyl plank flooring in all rooms.
FLOOR-3	Baseboard trim, moldings, transition strips	1	1	100%	All Req'd	\$ 150.00	\$ 150.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 400.00	Install baseboard trim, moldings, and transition strips where needed  01/10/17: All baseboard has been installed.
FLOOR-4	Repair concrete sub-floor	0	1	100%	All Req'd	\$ -	\$ -	\$ -	\$ -	\$ 400.00	\$ -	12/07/16: Additional item not included in estimate. Concrete floor in closet had been jack hammered in 2004 to create a sump. This hole had to be filled and the concrete patched back around the new sump pit prior to installing vinyl flooring.  Patched back concrete floor where carpet tack strips had been removed.
<b>TOTAL Flooring:</b>							\$ 1,725.00		\$ 1,650.00	\$ 1,560.00	\$ 3,375.00	
<b>Cabinets &amp; Finish Carpentry</b>												
CAB-1	BATHROOM: Vanity Cabinet	1	1	100%	EA	\$ 300.00	\$ 300.00	\$ 140.00	\$ 140.00	\$ 140.00	\$ 440.00	Install a vanity cabinet  01/10/17: Item completed as described.
CAB-2	BATHROOM: Vanity Countertop	3	1.5	100%	LF	\$ 45.00	\$ 135.00	\$ 40.00	\$ 120.00	\$ 60.00	\$ 255.00	Install a laminate countertop & splash on the cabinet. Cut out for sink.  01/10/17: Item completed as described, except 36" vanity top had an integral basin and backsplash. Labor has been reduced.
CAB-3	BATHROOM: Passage Door	1	0	100%	EA	\$ 175.00	\$ 175.00	\$ 150.00	\$ 150.00	\$ -	\$ 325.00	Install a new pre-hung door unit including casing and lockset.  01/10/17: Item Deleted. Existing door remains in place.
CAB-4	BATHROOM: Vanity Mirror	1	1	100%	EA	\$ 80.00	\$ 80.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 130.00	Install a bathroom mirror above the sink  01/10/17: Item completed as described, except installed mirror from the lower apartment adjacent to the work site due to the initially installed mirror being cracked.
CAB-5	BATHROOM: Accessories	1	1	100%	All Req'd	\$ 50.00	\$ 50.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 125.00	Install towel bars, toilet paper holder, robe hook, etc.  01/10/17: Bathroom accessories have been installed
CAB-6	BEDROOM: Passage Door	1	1	100%	EA	\$ 175.00	\$ 175.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 325.00	Install a new pre-hung door unit including casing and lockset.  11/17/16: Installed Pre-hung door. Casing and lock-set, incomplete at this time.
CAB-7	BEDROOM: Closet Door	1	0.6	100%	EA	\$ 120.00	\$ 120.00	\$ 160.00	\$ 160.00	\$ 96.00	\$ 280.00	Install new bifold doors on the closet  01/10/17: Refurbished and reinstalled existing sliding mirrored doors.

Item Number	Description	Quantity			Unit	Estimated Material Cost		Estimated Labor Cost		Labor Completed To Date	Total Cost Estimated	Remarks
		Estimated	Actual Measured	Percent Complete		Per Unit	Extended	Per Unit	Extended			
CAB-8	BEDROOM: Closet Shelves	1	0.25	100%	All Req'd	\$ 60.00	\$ 60.00	\$ 125.00	\$ 125.00	\$ 31.25	\$ 185.00	Install a new shelf and hanger rod in the bedroom closet (It is not known if these items are present now. It is assumed that they are not.)  01/10/17: Existing shelves and rod were painted and reinstalled.
CAB-9	KITCHEN: Base Cabinets	7	5	100%	EA	\$ 300.00	\$ 2,100.00	\$ 120.00	\$ 840.00	\$ 600.00	\$ 2,940.00	Install new base cabinets in the kitchen (Quantity and layout unknown at this time. These are ball park figures only!)  12/07/16: Completed as described
CAB-10	KITCHEN: Wall Cabinets	7	6	100%	EA	\$ 250.00	\$ 1,750.00	\$ 120.00	\$ 840.00	\$ 720.00	\$ 2,590.00	Install new wall cabinets in the kitchen (Quantity and layout unknown at this time. These are ball park figures only!)  12/07/16: Completed as described.
CAB-11	KITCHEN: Countertop	21	19	100%	LF	\$ 45.00	\$ 945.00	\$ 40.00	\$ 840.00	\$ 760.00	\$ 1,785.00	Install new laminate countertops in the kitchen.  01/10/17: Installed kitchen counter as described.
CAB-12	KITCHEN: Moldings and details	5	6	100%	HOUR	\$ -	\$ -	\$ 50.00	\$ 250.00	\$ 300.00	\$ 250.00	Install trim pieces like fillers, side panels, toe kicks, shoe molding, spice racks, etc. furnished with the cabinet order. Estimate assumes 5 hours of finish carpentry labor, but invoice will be based on actual time spent.  If the client desires other trim items not furnished with the cabinets, such as drawer pulls, knobs, etc., then these will be charged on a time and material basis on this line item.  12/07/16: installed cabinet filler where required. Constructed back panel for breakfast bar.  01/10/17: Installed Cabinet toe-kick and corner caps.
CAB-13	Repair Entry Doors	1	0.5	100%	All Req'd	\$ 40.00	\$ 40.00	\$ 100.00	\$ 100.00	\$ 50.00	\$ 140.00	Refurbish rear entry door and door to the garage as needed. Ensure that the garage door has self closing Spring hinges and smoke seals, as required by code. This work to be invoiced on a T&M basis.  01/10/17: Entry doors have been refurbished and finished.
CAB-14	Fire Safety	1	1	100%	All Req'd	\$ 120.00	\$ 120.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 170.00	Install smoke & CO alarms where required, and a fire extinguisher in the kitchen.
<b>TOTAL Cabinets &amp; Finish Carpentry:</b>							\$ 6,050.00		\$ 3,890.00	\$ 3,082.25	\$ 9,940.00	
<b>Appliances</b>												
AP-1	Dishwasher	1	1	100%	EA	\$ 400.00	\$ 450.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 600.00	Furnish and install a dishwasher  Note: Used or donated appliances offer large potential for savings on the cost of the project.  01/10/17: Item completed as described. Replaced worn out door seal on dishwasher.
AP-2	Refrigerator	1			EA	\$ 1,000.00	\$ 1,200.00	\$ 120.00	\$ 120.00	\$ -	\$ 1,320.00	Furnish and install a refrigerator  Note: Used or donated appliances offer large potential for savings on the cost of the project.

Item Number	Description	Quantity			Unit	Estimated Material Cost		Estimated Labor Cost		Labor Completed To Date	Total Cost Estimated	Remarks
		Estimated	Actual Measured	Percent Complete		Per Unit	Extended	Per Unit	Extended			
AP-3	Gas Range	1	1	100%	EA	\$ 650.00	\$ 650.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 850.00	Furnish and install a gas range  Note: Used or donated appliances offer large potential for savings on the cost of the project.  1/10/17: A used gas range has been cleaned and installed.
AP-4	Microwave oven/vent hood	1	1	100%	EA	\$ 300.00	\$ 350.00	\$ 150.00	\$ 150.00	\$ 150.00	\$ 500.00	Furnish and install an over-the-range microwave oven / range hood combo unit.  Note: Used or donated appliances offer large potential for savings on the cost of the project.  12/07/16:Item completed as described except a vent hood was installed instead of a microwave.
AP-6	Garbage Disposal	1	1	100%	EA	\$ 120.00	\$ 120.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 180.00	Furnish and install a garbage disposal.  01/10/17: Furnished and installed new garbage disposal.
<b>TOTAL Appliances:</b>							\$ 2,770.00		\$ 680.00	\$ 560.00	\$ 3,450.00	

Estimated Materials

Estimated Labor

Invoice Labor Total

Total Estimate

**Column Totals ----> \$ 14,673.00 \$ 15,195.00 \$ 15,582.25 \$ 29,868.00**