

Terry Swafford Inc
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1454 Vinewood Home Renovation Estimate, 5/12/20:

Roof and Drainage.	\$25,100.00
Tear off and install 3- tab, dimensional asphalt shingles on primary roof. Replace flashing on all dormers, chimney, and vents.	
Install perimeter drip edge:	\$15,000.00
Replace flat roof on addition, flash properly where at house line, install proper drip edge around addition perimeter:	\$3,000.00
Install 6" K style gutters around main building perimeter, as well as addition. Install 4" downspouts at corners, replace fascia:	\$3,000.00
Demo concrete in front, S side of porch, and back, S side corner, since these slabs are tilted in towards the foundation, directing all surface water to the walls in these sections. Back-fill with gravel, sloping away from the house:	
	\$1,500.00
Eliminate former storm drain-pipe that comes through foundation wall, replace bricks and mortar here. Replace missing bricks at S foundation:	\$800.00
Excavate N side of house, removing saturated soil, repair any missing mortar found, backfill with gravel, then topsoil sloping away:	\$1,800.00
Basement	\$2,800.00
Replace PVC drain stack:	\$800.00
Joists under the kitchen have been cut and re-framed during a previous renovation. That splice is a weak line and has deflected. To correct and stabilize the 1 st floor in this area, a steel I beam should run the length of this line, supported by steel columns, set upon 42" x 12" DIA concrete piers. The deflection should also be corrected in this operation:	
	\$2,000.00
Porch Demo/ Railing Installation.	\$3,900.00
Demo existing back porch and landings + dumpster rental:	\$1,800.00
Juliette Railing Installation:	\$600.00
Replace brick and mortar at porch attachment points, replace siding of addition where staircase attached:	\$1,500.00

Kitchen.**\$20,400.00**

Demo walls and ceiling of proposed kitchen/ dining area, 1,100 sq ft, demo electrical, plumbing, and HVAC systems that run through the structural walls that are being removed. Labor and dumpster rental:

Labor and dumpster rental:	\$2,400.00
Rough Carpentry:	\$1,000.00
Plumbing:	\$3,000.00
Electrical:	\$2,000.00
Rebuild walls, insulate exteriors, plaster, prime:	\$5,000.00
Cabinet & appliance installation:	\$3,000.00
Finish Carpentry:	\$2,000.00

*Cabinets, fixtures, appliances to be purchased by homeowners.

Replace 1st floor bedroom window that will become the new kitchen sink window with a Kelly replacement, wood window (\$1K), to clear counter height. Remove stone sill, move it higher, repair with matching bricks below:

\$2,000.00

2nd Floor Apartment.**\$2,300.00**

Demolish (2) adjoining, and back hallway walls, plaster repair tear-outs, remove 2nd entry door, wall over opening:

\$2,300.00

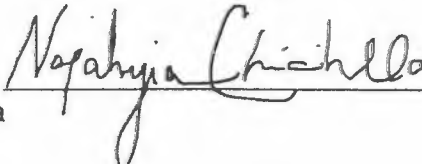
Subtotal:**\$54,500.00****Permit, HDC approval:****\$1,390.00****General Contracting/ Project Management:****\$8,383.00****Cabinets:****\$10,000.00****Contingency:****\$4,727.00****Total Project Estimate:****\$79,000.00**

Owners

By:




 Christopher Wright & Najahyia Chinchilla



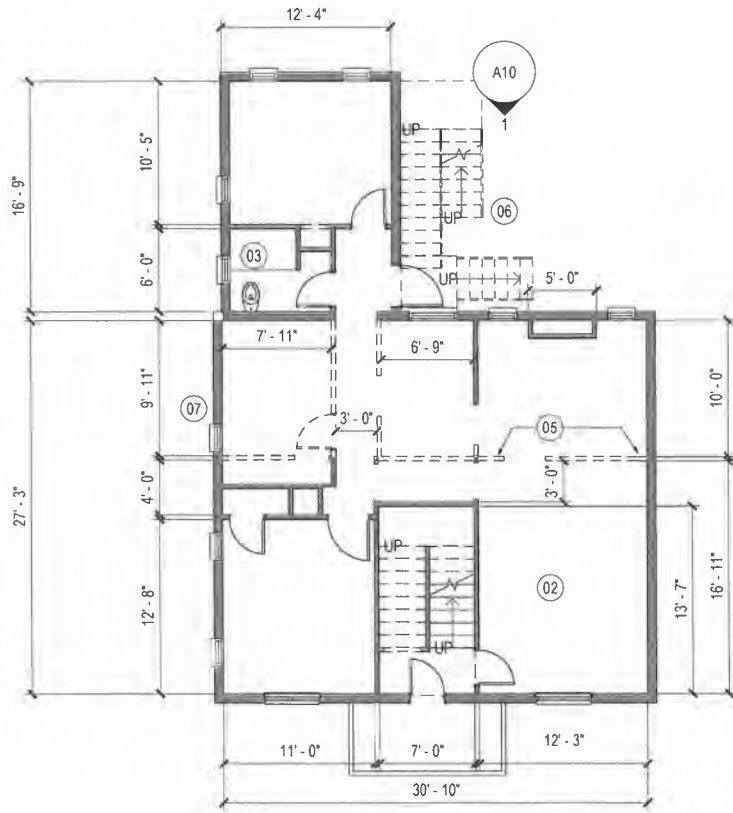
 Najahyia Chinchilla

Contractor

By:



 Robert Terence Swafford
 Terry Swafford Inc. Lic. # 2101211515



DEMOLITION PLAN NOTES LEVEL 1

- 02 DEMO EXISTING WOOD FLOORING
- 03 DEMO EXISTING TILE AND FIXTURES (TUB, SINK, TOILET), PLUMBING LOCATIONS TO REMAIN. CLOSET TO REMAIN.
- 05 DEMO EXISTING PARTITION TO CREATE NEW FRAMED OPENING
- 06 DEMO EXISTING EXTERIOR STAIR TO 1ST FLOOR AND 2ND FLOOR.
- 07 DEMO EXISTING WINDOW, REPLACEMENT WINDOW TO BE A NEW SIZE (SMALLER)
- 10 REMOVE DOOR AND HARDWARE, RETURN TO OWNER

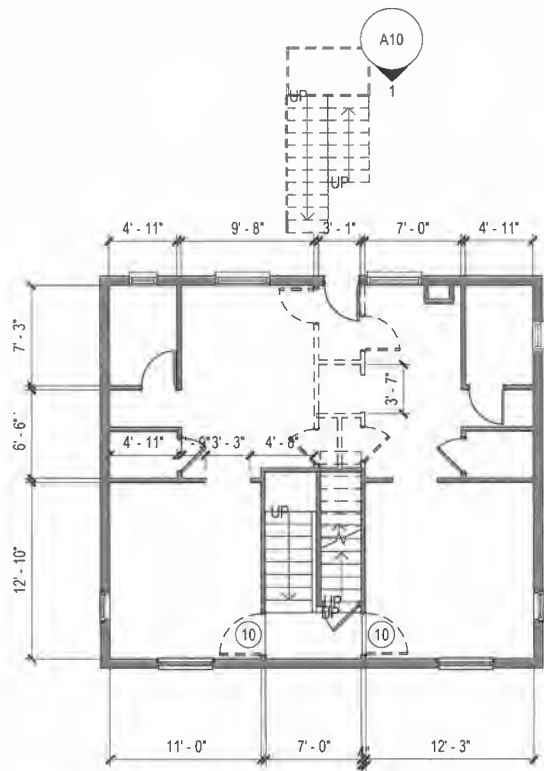
VINEWOOD HOUSE

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DEMOLITION PLAN - LEVEL 1

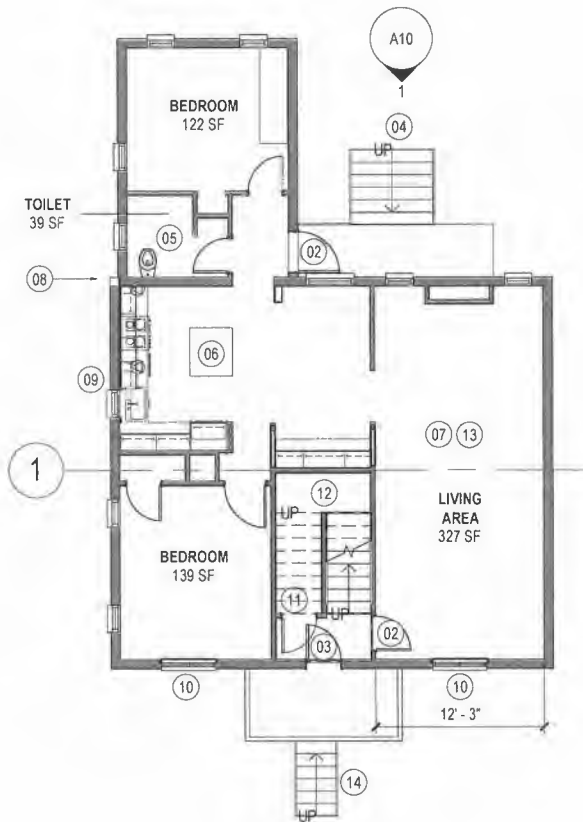
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DEMOLITION PLAN NOTES
LEVEL 2

- 10 REMOVE DOOR AND HARDWARE, RETURN TO OWNER

CONSTRUCTION PLAN NOTES LEVEL 1



- 02 PROVIDE NEW ENTRY WOOD DOOR AND HARDWARE WITH CYLINDRICAL LOCK AND DEADBOLT
- 03 NEW DOOR HARDWARE, CYLINDRICAL LOCKET SET AND DEADBOLT
- 04 PROVIDE BUDGET PRICING FOR NEW EXTERIOR STAIR WITH LANDING AT LEVEL 1 AND LEVEL 2. METAL OR WOOD, TBD. EXISTING STAIR TO BASEMENT TO REMAIN.
- 05 BATHROOM RENOVATION. NEW WALL TILE ON ALL WALLS AND FLOOR AND AT SHOWER, NEW FIXTURES INCLUDING TOILET, SINK, BATHTUB, FAUCETS. PROVIDE FAN AND NEW LIGHT FIXTURE ABOVE VANITY.
- 06 KITCHEN RENOVATION - NEW CABINETS AS SHOWN IN ELEVATIONS. NEW APPLIANCES - STOVE, FRIDGE, DISHWASHER, GARBAGE DISPOSAL AND SINK.
- 07 CROWN MOLDING IN KITCHEN, DINING HALLWAY AND LIVING AREA. REPLACE OR ADD TO BASE MOLDING AS NEEDED TO MATCH HISTORICAL.
- 08 MASONRY SCOPE - TUCK POINT AS NEEDED, REPAIR DAMAGE TO BRICKS IN NE CORNER, PROVIDE NEW WEEP HOLES IN BASEMENT WALLS AS NEEDED OR CLEAN EXISTING, FRAME OPENING TO CRAWL SPACE AT REAR ADDITION, PROVIDE GUY WIRE AT CHIMNEY, VERIFY CONDITION OF CHIMNEY CAP.
- 09 NEW WINDOW AND INFIL AS NEEDED TO ACCOMMODATE NEW SILL HEIGHT ABOVE COUNTER.
- 10 PROVIDE BUDGET PRICE FOR NEW DOUBLE HUNG WINDOW WITH ALUMINUM EXTERIOR AND WOOD INTERIOR
- 11 PROVIDE NEW DOOR OPENING TO BASEMENT AND NEW STAIR FROM FIRST FLOOR TO BASEMENT.
- 12 ADD HAND RAIL TO STAIR FROM FIRST FLOOR TO 2ND FLOOR. DEMO PARTITION TO EXPOSE EXISTING RAILING IF POSSIBLE
- 13 FLOORING - FOR ALL ROOMS ON THE FIRST FLOOR, PATCH EXISTING WOOD FLOORING, SAND AND VARNISH.
- 14 NEW STAIR AND RAILING TO PORCH

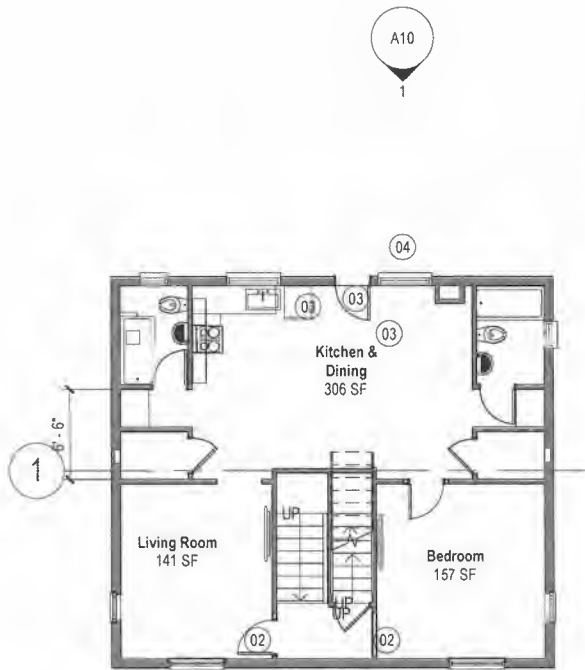
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CONSTRUCTION PLAN - LEVEL 1

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CONSTRUCTION PLAN NOTES LEVEL 2

NEW KITCHENS AND BATHROOM REPAIRS
BY OWNERS

PROVIDE ALLOWANCE FOR ELECTRICIAN
TO PROVIDE (1) CEILING FAN AND
CLOSET LIGHT IN EACH UNIT, AND UP TO
4 ADDITIONAL WALL OUTLETS COMBINED.

- 02 PROVIDE NEW ENTRY WOOD DOOR AND
HARDWARE WITH CYLINDRICAL LOCK AND
DEADBOLT
- 03 NEW DOOR HARDWARE, CYLINDRICAL LOCKET
SET AND DEADBOLT
- 04 JULIETTE RAILING AT 2ND FLOOR FOR SAFETY.
OWNER SELECTED AND CONTRACTOR INSTALLED.

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CONSTRUCTION PLAN - LEVEL 2

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