



2118 Mannix Dr.  
San Antonio, TX 78217  
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Estimate Number:  
1179

Estimate Prepared By:  
Jonathan Reynolds  
10/19/2022

Estimate for:  
Carl Bradtmiller  
225 Lindell Place  
San Antonio, TX 78212

Sub-Total **\$269,259.00**

Estimate Total **\$269,259.00**

#### Scope of Work

Reyven Custom Homes is a full-service remodeler and builder. Reyven Custom Homes is providing this estimate for a remodel at the property listed above. Reyven Custom Homes agrees to provide all materials and labor for this project, unless otherwise specified. Any items not listed in this Estimate are not considered part of the job and will be treated as a change order per contract. PLEASE READ THROUGH EACH LINE AND ENSURE WE HAVE INCLUDED ALL SCOPES OF WORK YOU ARE EXPECTING TO BE COMPLETED.

**Planning/Legal** Everything before construction can start **\$6,987.50**

Product	Description	Price	Qty	Amount
1800 - Builders Risk Insurance	Insurance policy for construction project (Builder's Risk Policy)	\$1,560.00	1.00	\$1,560.00
1260 - Design Service	Selections, interior design, engineered plans, architectural plans	\$4,550.00	1.00	\$4,550.00
1010 - Permits	Permits for city of San Antonio, framing, electrical, plumbing, and HVAC	\$877.50	1.00	\$877.50

**Site Prep and Mobilization** Getting the land/job-site ready for construction **\$26,114.00**

Product	Description	Price	Qty	Amount
2300 - Lot Clearing & Rough Grading	Remove existing patio, dig for footer, clear for new patio slab, dispose of debris	\$5,850.00	1.00	\$5,850.00
2010 - Demo	Remove back wall of house, remove roofing where new roof will be installed, demo kitchen, hall bath, utility room, master bedroom, mud room/office, and secondary bathroom down to studs	\$6,240.00	1.00	\$6,240.00
1850 - Dumpster	Includes removal of all cabinetry, fixtures, plumbing, HVAC and electrical systems and drywall 3 20 yard dumpsters for construction debris	\$806.00	4.00	\$3,224.00
1600 - Sewer System	Camera inspection revealed multiple root intrusions and breaks through sewer main. Recommend replacing entire system from back of home to fence line totaling 75'. Includes back-fill of excavation but does not include new sodding	\$9,000.00	1.00	\$9,000.00
1400 - Water Utility Service	Per city code water, due to master bathroom being added to residence. Water line will need to be upgraded to 1" from city meter to first bathroom in residence.	\$1,800.00	1.00	\$1,800.00
1450 - Gas Utility Service	Includes back-fill of excavation but does not include new sodding Gas test will be performed on entire system of residence, per city code of 10 psi. If system does not pass pressure test estimate will be given if needed to make any repairs.	\$0.00	1.00	\$0.00

**Foundation, Framing, Dry-in** Structural Construction **\$60,021.00**

Product	Description	Price	Qty	Amount
2250 - Foundation Labor	Install forms, set steel in beams, pour concrete for new footers per engineer specifications Includes materials and labor	\$11,700.00	1.00	\$11,700.00
2100 - Foundation Concrete - Slab	Pour concrete patio at back of house for porch Includes broom finish	\$4,550.00	1.00	\$4,550.00
3100 - Framing Labor	Frame new addition to back of house to include kitchen extension, master bedroom extension, utility room extension, hall and master bathroom reconfigure, foyer addition, 1/2 bath reconfigure, and back porch	\$18,200.00	1.00	\$18,200.00
3600 - Roofing	Install 3 tab shingle roof on addition and existing home Includes metal roof over patio Includes new synthetic underlayment, new pipe boots, flashing, and metal edge	\$15,431.00	1.00	\$15,431.00

	Materials and labor			
	**Our prices from roofing subcontractor is good for 7 days, pricing may be affected			
3700 - Window Labor	Install 8 windows to include master bathroom, master bedroom, storage room, kitchen, and hallway, and foyer	\$4,940.00	1.00	\$4,940.00
	Replace 3 damaged windows with used windows, re-glaze exterior of all existing windows			
	**Old windows may be damaged through the re-glazing process, in this case glass would need to be replaced at an additional cost. We will make all attempts to prevent this but it is a known problem.			
5050 - Siding Labor	Install new colonial Hardie siding on addition at rear of house and foyer area	\$5,200.00	1.00	\$5,200.00
	Install exterior window and door trim on addition			
	Replace damaged boards on left side of house			
<b>Mechanicals Rough</b>	<b>Rough-in electrical, low-voltage, plumbing, and HVAC</b>			<b>\$33,336.00</b>
<b>Product</b>	<b>Description</b>	<b>Price</b>	<b>Qty</b>	<b>Amount</b>
4400 - Electrical Labor - Rough	Provide and install the following:  Tie-in to existing interior panel  Electrical wiring for all large equipment  Electrical boxes and wiring for all receptacles, switches, fans, lights, recessed cans and lights Doorbell wiring and smoke alarms per plan (excludes part of house not being re-wired)	\$8,556.00	1.00	\$8,556.00
4010 - Plumbing Labor - Rough	**Panel upgrades will be additional if required by city 15 Fixtures total to be designed & installed for rough in stage and top-out	\$20,880.00	1.00	\$20,880.00
	Drain, vent, domestic hot & cold water, gas, water softener loop			
4250 - HVAC - Rough	Re-route existing ductwork for modified layout and install new ductwork to addition  Assumes use of existing AC unit	\$3,900.00	1.00	\$3,900.00
<b>Insulation, Drywall, Millwork, Cabinetry</b>	<b>Drywall, cabinet, and millwork, installation</b>			<b>\$23,114.00</b>
<b>Product</b>	<b>Description</b>	<b>Price</b>	<b>Qty</b>	<b>Amount</b>
6050 - Insulation Labor	Insulate all exterior walls and ceilings of addition, uses spray foam insulation	\$4,940.00	1.00	\$4,940.00
5250 - Exterior Door Labor	Install 5 exterior doors  Front door, French door in master, sliding door in dining, pedestrian door in utility, and new entry door to foyer	\$2,535.00	1.00	\$2,535.00
6140 - Interior Door Labor	Install 7 interior doors  Master closet, master bathroom, hall to master, bath 2, bedroom 2 and 3 closets, storage, closet by kitchen, 1/2 bath, and utility	\$1,365.00	1.00	\$1,365.00
6090 - Drywall Labor	Install new drywall on all new walls and ceilings, includes all tape, float and texture.  Includes knockdown texture  Includes all necessary corner bead	\$6,006.00	1.00	\$6,006.00
6150 - Interior Trim Labor	Install all necessary baseboards, door trim, window trim and casing, and moldings	\$4,628.00	1.00	\$4,628.00
6320 - Cabinet Labor	Install all cabinets per plan to include bathroom vanities, kitchen cabinets, and utility cabinets (customer providing utility cabinets and bathroom vanity for 1/2 bath)  Includes all necessary adjustments and trim out	\$3,640.00	1.00	\$3,640.00
<b>Mechanical Finish Out</b>				<b>\$5,040.00</b>
<b>Product</b>	<b>Description</b>	<b>Price</b>	<b>Qty</b>	<b>Amount</b>
4050 - Plumbing Labor - Final	Install all faucets, shower kits, tank-less water heater, sinks, softener and check connections	\$3,600.00	1.00	\$3,600.00
4450 - Electrical Labor - Final	Install all light fixtures, plug/switch covers, and test circuitry	\$1,440.00	1.00	\$1,440.00

Labor - Final

Painting and Finishes      Paint, tile, flooring, countertops, hardware, glass, fireplaces, etc.      \$46,605.00

Product	Description	Price	Qty	Amount
5600 - Painting Labor - Exterior	Paint all soffit, fascia, trim, exterior doors, and siding	\$13,650.00	1.00	\$13,650.00
	Includes up to 2 coats of exterior latex paint			
	Uses either Sherwin Williams or Behr upper-mid grade paint			
6280 - Painting Labor - Interior	Paint all interior walls, ceilings, trim, and doors in customer selected colors	\$10,400.00	1.00	\$10,400.00
	Includes up to 2 colors, matt or low-lustre finish, includes two coats, uses interior latex paint from SWS or Behr			
6390 - Countertop Install	Install all countertops per plan, includes master bathroom and kitchen	\$2,730.00	1.00	\$2,730.00
6520 - Tile Labor	Install tile in master shower, bathroom floors, kitchen and utility backsplash	\$5,850.00	1.00	\$5,850.00
6630 - Flooring Labor	Install new tile flooring in kitchen, dining room, utility room, half bath, master bathroom, bathroom 2, hall to utility	\$11,050.00	1.00	\$11,050.00
	Re-finish existing hardwood floors in living room, existing hallways, bedrooms, and gallery			
	Includes all necessary prep, installation of transitions where new floors meet old, and final finishing of floors			
3655 - Shower Glass	Install frame-less shower door in master bathroom	\$650.00	1.00	\$650.00
6450 - Hardware Install	Install all cabinet, toiletry, and closet hardware	\$845.00	1.00	\$845.00
4610 - Appliance Installation	Install refrigerator, dishwasher, microwave, gas stove/oven, range hood	\$1,430.00	1.00	\$1,430.00

Materials Budgets      Budgets for all selected materials, any overages to be billed to customer - \*\*Any materials ordered, stored, or delivered by Reyven will incur a 10% markup      \$68,041.50

Product	Description	Price	Qty	Amount
3175 - Lumber Materials	Beams, headers, joists, rafters, studs, hangers, subfloor, sheathing, fascia	\$12,489.00	1.00	\$12,489.00
3650 - Windows Material	Windows approved for historical renovation, will require approval from HRC prior to order	\$7,590.00	1.00	\$7,590.00
5010 - Siding Material	Hardie colonial siding, hardie 1x4 trim, hardie soffit	\$3,220.00	1.00	\$3,220.00
4500 - Electrical Fixtures	PLACE HOLDER	\$2,875.00	1.00	\$2,875.00
4100 - Plumbing Fixtures	PLACE HOLDER	\$4,600.00	1.00	\$4,600.00
6640 - Flooring Material	PLACE HOLDER	\$5,635.00	1.00	\$5,635.00
	Roughly \$4.50 per sq ft for tile			
	Roughly \$8 per sw ft for wood			
6510 - Tile Material	PLACE HOLDER	\$2,760.00	1.00	\$2,760.00
6380 - Countertop Material	PLACE HOLDER, level 3 quartz	\$4,715.00	1.00	\$4,715.00
	2 slabs			
6310 - Cabinet Material	PLACE HOLDER, semi custom RTA for kitchen, master vanity, and 2nd bath vanity	\$9,150.00	1.00	\$9,150.00
3655 - Shower Glass	Frameless shower glass door for master bathroom	\$862.50	1.00	\$862.50
6110 - Interior Trim Material	1x4 and 1x6 trim for baseboards and doors	\$2,415.00	1.00	\$2,415.00
5200 - Exterior Doors	2 pedestrian doors, 1 slider, and 1 french	\$6,900.00	1.00	\$6,900.00

6130 - Interior Doors	PLACE HOLDER	\$4,140.00	1.00	\$4,140.00
1900 - Porta John Rental	Porta John for duration of project	\$690.00	1.00	\$690.00

- (1)Reyven Contracting agrees that all work will be done in a reasonable time period. Reyven Contracting is not responsible for delays caused by weather, strikes, delays caused by homeowners, or any other delays beyond contractor's control to include unforeseen issues.
- (2) Lifetime warranties expressed in any agreement are Manufacturers warranties.
- (3) Reyven Contracting will warrant all labor for a period of (1) year unless expressed otherwise in writing.
- (4) HOMEOWNER has the right to CANCEL within (3) business days of the SIGNED DATE.
- (5) After the 3 day period Homeowner will forfeit 5% of the contract to cover administrative fees, re-scheduling, and materials pre-ordered for project.

SPECIAL INSTRUCTIONS

Thank you, we look forward to making your dreams a reality!