



GUY CHIPMAN CONSTRUCTION, L.P.
 215 Elizabeth Road
 San Antonio, Texas 78209
 (210) 822-CHIP fax (210) 822-5480
 Web: guychipmanconstruction.com

CONSTRUCTION ESTIMATE / INVOICE

Preliminary Estimate/Invoice No. 2651-101

Client Information

Name	Cenikor, attn: Glen Halbison	Date	May 19, 2026
Address	11931 Wickchester Ln.	Job No.	2651
City	Houston, TX 77043	Job Name	Garage Restoration
Phone:	(713) 266-9994 Office; (225) 394-6135 Glen Cell	Job Address	402 Carleton Court, San Antonio, TX 78212

email: ghalbison@cenikor.org

Scope of Work

Item No.	Title	Materials, Labor and Subcontractor Expense Description	Material	Labor	Sub Contractor amt./ Unit Price	Contractor's Fee on Mtl. and Sub	TOTAL
1	Garage Restoration						
2	General Conditions	Wood On site supervision, coordination with owner's schedule and quality control for time while working on site.					
3		Porta pottie rental up to 6 mo.					
4		Dumpster for up to 10 pulls					
5		Permitting and certificates of appropriateness					
6	Electrical	Associated electrical required to convert garage into apartment.					
7	Electrical	Fixture allowance					
8	Electrical	New underground service to garage					
9	Plumbing	Associated plumbing required to convert garage into apartment, add a bath and bring other baths up to code.					
10	Plumbing	Fixture allowance					
11	Plumbing	Sewer line replacement					
12	Plumbing	Water line replacement					
13	HVAC	Installation of either mini-split or ducted systems, allowance.					
14	HVAC	Demo existing window units					
15	Demo	Garage drywall and framing wall demo.					

16	Demo	Demo garage concrete floor and excavate to pour floor lower. Provide shoring support for second floor during time. Pour new floor lower to provide adequate head height.					
17		Siding repair, head flashing and fascia replacement					
18		Waterproofing of concrete, excavate, pressure wash and install waterproofing.					
19	Stair Demo	Demo existing stairs					
20	New Stair	New stairs and landing to meet code					
21	Walks	Walks and flatwork, AC pad					
22		Grading to address flooding					
23		Siding repair, head flashing and fascia replacement					
24	Painting	Interior painting includes the following: Drywall repairs and replacement after electrical, installation of drywall in garage and unfinished areas, repair cracks, patches, refloat areas as needed and removal of sand texture needed to convert garage into apartment.					
25	Painting	Exterior painting includes the following: work safe with lead based paint, removal of failing paint, prime and painting of siding and trim, prep and painting of new stairs					
26		Flooring repair allowance 2nd floor					
27		Flooring installation 1st floor					
28		Window restoration					
29		Door replacement					
30		Appliance allowance and installation					
31		Insulation					
32		Roof replacement, excludes rotted decking or framing repairs.					
33		Gutters					
34		Gas line to garage					

35	Painting Warranty	A 1 year warranty on quality and workmanship is included. Responsibility is limited to the supply of labor and materials to correct the defective condition. This warranty specifically excludes damages caused by accident/abuse, weather conditions such as hail, extreme temperature changes or excessive moisture, defective building materials or faulty workmanship by others.					
36	Exclusions	Excludes: repairs of rotted wood or concealed conditions, Staining of doors, painting, costs for repair or replacement of missing or rotted wood, trim or railings other than specified herein. Excludes any type of work other than specified above.					
37	Painting Notes	Included in the estimate, we will place a set of color samples for approval. If multiple sets of paint samples are requested, we reserve the right to be compensated for the materials and labor required to place the samples. The project has been bid with Sherwin William's "Superpaint" or "Durations" lines of paints. If other more or less costly paints are requested, the Contract Sum will be adjusted accordingly. Please review all concerns or changes to the scope with Wood at Guy Chipman Construction. Note: Exterior painting has been bid with 1 coat of primer on all raw wood and 2 finish coats of paint. In the event that paint does not cover (As in really dry wood or drastic color changes) or additional coats are requested by owner, there will be an additional charge for added coats.					
50	Exclusions	Exclusions: Excludes any other type of work or repairs other than specified above.					
51							
Totals			\$23,819.12	\$15,480.00	\$316,305.00	\$95,016.24	

Cost of Work	\$450,620.36
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Sales Tax Exempt	\$0.00
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Total Cost	\$450,620.36
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Down Payment Requested	\$225,310.18
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Balance Due if Paid by Cash, Check or Bank Transfer	\$225,310.18
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