

Estimate

Estimate No: EST-20260220-0001
Date: February 20, 2026
Expiration: March 22, 2026
For: Krystal Roth
krystal@rothgetsresults.com

Scope of Work

Project Overview

This project involves the repair and restoration of a damaged residential structure located at 12763 4th St. The scope of work focuses on restoring affected building systems and interior finishes to a safe, functional, and visually consistent condition with the existing home. Work will encompass selective demolition, structural and nonstructural repairs, mechanical and plumbing restoration, and full finish replacement in impacted areas. All work will be performed in accordance with applicable building codes, manufacturer specifications, and industry best practices for residential repair projects.

Key Deliverables

- Restored framing and drywall systems in damaged areas, including repair or replacement of affected wall and ceiling assemblies to provide a sound, code compliant substrate ready for finishing
- Repaired or replaced flooring systems in impacted rooms, including underlayment as needed, to provide a durable and level walking surface that transitions cleanly to adjacent finishes
- Restored plumbing and fixtures in affected bathrooms, kitchens, or utility areas, including reconnection of supply and drain lines, installation of new fixtures where required, and verification of leak free operation
- Repaired or replaced shower assemblies and related glass components in damaged bathing areas.
- Repaired or replaced interior and exterior doors, frames, and related trim in damaged areas, including casing, baseboards, and other finish carpentry to match existing profiles as closely as reasonably practicable
- Completed selective demolition and removal of damaged building materials and finishes in accordance with the approved repair plan, leaving clean and properly prepared substrates for reconstruction
- Completed surface preparation and painting of repaired walls, ceilings, doors, and trim in affected areas, providing uniform color and sheen consistent with existing finishes where feasible
- Restored HVAC related components impacted by the damage, which may include ductwork, registers, grilles, and localized equipment connections, to ensure proper operation and airflow in repaired spaces

- Installed or restored required firestopping and associated fire rated drywall assemblies where applicable, ensuring continuity of fire resistance ratings in walls, penetrations, and assemblies disturbed by the repair work

Work Phases/Timeline

Phase 1: Site Preparation and Protection

This phase focuses on preparing the residence for construction activities and protecting undamaged areas from dust, debris, and incidental damage.

- Coordinate site access with the owner or representative and identify staging and material storage areas
- Install temporary protection for floors, stairs, and existing finishes in areas adjacent to the work zone as needed
- Set up dust control measures such as plastic barriers or temporary partitions where appropriate
- Verify existing site conditions and document visible damage in the work areas prior to starting demolition

Phase 2: Selective Demolition and Removal

This phase includes removal of damaged materials and components necessary to access and repair affected building systems while preserving undamaged construction.

- Perform selective demolition of damaged drywall, framing, flooring, doors, trim, plumbing fixtures, and mechanical components as required by the repair plan
- Remove and dispose of demolition debris in accordance with local regulations
- Cap or temporarily secure utilities in work areas as needed for safety during demolition
- Clean and prepare exposed substrates and structural elements to receive new materials

Phase 3: Structural and Rough-In Repairs

This phase restores the underlying building structure and rough mechanical systems prior to closing in walls, ceilings, and floors.

- Repair or replace affected wood or metal framing members to restore structural integrity and proper alignment
- Install or restore firestopping materials at wall penetrations, floor and ceiling intersections, and other rated assemblies as required
- Perform rough plumbing repairs, including replacement or reconnection of piping, valves, and drains in areas where finishes were removed
- Complete HVAC related rough-in work, including repair or replacement of damaged ductwork, registers, and connections in the affected zones

Phase 4: Enclosure and Wall Assembly Restoration

This phase focuses on rebuilding wall and ceiling assemblies and preparing them for final finishes.

- Install new drywall on walls and ceilings where materials were removed, matching thickness and type to existing conditions where feasible
- Tape, mud, and sand drywall joints to a finish level appropriate for the existing space and planned paint finish
- Ensure that any required fire rated drywall assemblies are installed in accordance with code and rating requirements
- Inspect repaired assemblies for flatness, alignment, and readiness for painting and trim installation

Phase 5: Finish Carpentry, Doors, and Trim

This phase restores interior doors, frames, and trim to provide complete, functional openings and consistent interior detailing.

- Install or rehang interior and, where applicable, exterior doors in areas where existing units were removed or damaged
- Install associated door hardware such as hinges, latches, and strikes necessary for proper operation of each door
- Install new or salvaged trim components including casing, baseboards, and other profiles to align with existing styles as closely as practical
- Prepare all new woodwork and trim for painting or finishing by sanding, caulking, and filling as required

Phase 6: Flooring and Shower Restoration

This phase completes the repair of floor finishes and shower assemblies to restore full functionality to the affected rooms.

- Install any required subfloor or underlayment repairs to achieve a solid and level surface for new flooring
- Install replacement flooring materials in impacted rooms or areas, including transitions at doorways and adjoining surfaces
- Install shower wall finishes and glass enclosures or doors, ensuring proper alignment, operation, and watertight performance

Phase 7: Painting and Final Finishes

This phase provides final surface finishes and appearance restoration to blend repaired areas with the rest of the home.

- Prime and paint repaired walls and ceilings in work areas, using colors selected to coordinate with existing finishes
- Paint or finish doors and trim installed or repaired as part of this project to achieve a uniform appearance
- Touch up adjacent surfaces affected by the repairs within the defined work areas as reasonably necessary

- Inspect painted and finished surfaces for coverage, uniformity, and defects and perform corrections as needed

Phase 8: Systems Testing, Cleanup, and Closeout

This phase confirms functionality of building systems, completes final cleaning, and documents completion of the scope.

- Test plumbing fixtures in repaired areas for proper operation, drainage, and absence of visible leaks
- Verify HVAC airflow and operation in rooms impacted by duct or register repairs, to the extent accessible within the project scope
- Perform a detailed cleanup of work areas including removal of debris, dust, and construction materials from interior spaces
- Complete a final walkthrough with the owner or representative to review completed work and address any documented items within the defined scope

Important Requirements

- All work will comply with applicable local building codes, residential construction standards, and manufacturer installation requirements in effect at the time of construction
- Contractor will obtain and coordinate required building permits and inspections for the repair activities within the defined scope, unless otherwise directed by the owner or authority having jurisdiction
- Materials used for repairs will be of quality equal to or better than existing conditions, with reasonable efforts made to match existing finishes, textures, and profiles where products are still available
- Work areas will be maintained in a safe and orderly condition, with adherence to applicable safety regulations and hazard control practices
- Firestopping and fire rated assemblies will be restored in accordance with tested assembly requirements and local fire code where such assemblies are disturbed by the repair work
- Moisture sensitive assemblies, including drywall, flooring, and shower components, will be installed only after verification that substrates are dry and suitable for installation
- Plumbing, HVAC, and other mechanical repairs will be performed by appropriately licensed tradespersons as required by local regulations
- Access to the residence, including working hours and use of utilities, will be coordinated with the owner or occupant to minimize disruption while allowing efficient completion of the work
- Any unforeseen concealed conditions discovered during demolition that affect the safety or feasibility of the repair plan will be promptly communicated to the owner or representative for direction before proceeding
- Color matching of existing paints, stains, and finishes will be performed to a reasonable degree, with the understanding that exact matches may not be achievable due to aging, fading, and product changes

Exclusions or Assumptions

- Work is limited to areas identified as damaged or within the agreed repair zones, and does not include improvements or renovations outside those areas unless separately authorized
- Cosmetic imperfections or pre existing conditions outside the defined repair zones are excluded from this scope unless they are directly disturbed by the specified work
- Landscaping, exterior site work, fencing, and outbuildings are excluded from this scope unless specifically identified as part of the interior repair plan
- Specialty systems such as security systems, low voltage cabling, audio or data wiring, and smart home components are excluded except for basic protection and reconnection where minimally disturbed
- Appliance replacement, repair, or recalibration is excluded, other than reconnection of existing appliances to restored plumbing or mechanical systems when required by the scope
- Furniture moving, storage, and protection are assumed to be coordinated by the owner unless otherwise agreed, aside from reasonable protection of adjacent fixtures and finishes
- Long term maintenance, warranties beyond standard product and workmanship representations, and recurring service visits are excluded from this scope
- Schedule and work sequencing assume normal site access, availability of utilities, and absence of unusual permitting or inspection delays beyond the contractor's control

DESCRIPTION	Quantity	Unit	Rate	Total
Plumbing & Fixtures				\$5,122.00
Repair/replace all damaged plumbing Items	1	EA	\$4,912.80	\$4,912.80
Remove/replace all plumbing back to original condition, to include removing/capping water pipes, replacing leaking stop valves, snake all slow drains, tub overflow plate, p traps to code and CCTV camera drain inspection.				
Install master bathroom dual-sink vanity (approx. 60" with top, hook up to existing plumbing rough-ins) includes faucets.	1	EA	\$977.50	\$977.50
Electrical				\$15,001.00
Non-compliant electrical.	1	EA	\$17,251.15	\$17,251.15

Remove/replace all non-compliant electrical items, including subpanels, external receptacles, external mounted wire runs, rewire main panel and bring to code.

Permits **\$1,200.00**

Permits	1	EA	\$1,380.00	\$1,380.00
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Required permits to include HVAC, Electrical and plumbing to be pulled by contractor unless otherwise informed.

Flooring **\$2,194.50**

Install 462 SF of LVP flooring with underlayment (floating installation, includes basic floor prep)	462	SF	\$5.46	\$2,523.67
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Shower & Glass **\$1,200.00**

Install master bathroom sliding glass shower door (framed/frameless unit, standard 48" opening)	1	EA	\$1,380.00	\$1,380.00
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Doors & Trim **\$1,000.00**

Install 3 interior doors (pre-hung hollow-core units, hang, shim, and hardware install)	3	EA	\$287.50	\$862.50
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Rehang existing wood sliding closet doors (assumes standard 1–2 openings, reuse existing doors and track if serviceable)	1	EA	\$287.50	\$287.50
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HVAC **\$4,000.00**

Remove all existing HVAC ducting and	1	EA	\$4,600.00	\$4,600.00
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replace with new
(allowance – layout
and sizes to be
field-verified)

Firestopping & Drywall **\$300.00**

Repair attic firewall penetrations with 6 SF of fire-rated drywall (cut, install, tape, mud, and seal)	6	SF	\$57.50	\$345.00
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Painting **\$5,400.00**

Paint approx. 1,000 SF of ceiling and 300 LF of 8' walls (≈3,600 SF total including 5 interior doors, 2 coats) covers addition including mater bedroom guest bedroom, closets and master bathroom, excludes garage space.	3600	SF	\$1.72	\$6,210.00
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Drywall & Framing **\$2,000.00**

Repair 50+ 3" holes in 1/2" drywall (cut out, patch, tape, mud, sand, and spot touch-up)	50	EA	\$46.00	\$2,300.00
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Demolition **\$1,620.00**

Remove and dispose of 27 LF of 10' high drywall and framing (full-height wall demo) Garage openings. Installation of garage door tracks	27	LF	\$69.00	\$1,863.00
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and openers
optional.

Subtotal: \$44,893.13

TOTAL: \$44,893.13

This estimate remains valid for 30 days from the date of issuance

ACCEPTED BY:

COMPANY

NAME

SIGNATURE

DATE