



Candew Construction Corporation Inc

candewconstruct@gmail.com

(443) 695-7425

License: MHIC 105376

Full Gut Renovation – 2,295 SF Baltimore Rowhome

Estimate Number: EST-10046

Date: May 5, 2026

For

Client not specified

123 Main St, Reisterstown, MD 21136, USA

Dear Client,

Thank you for the opportunity to submit this proposal for the full gut renovation of your property at 123 Main St, Reisterstown, MD 21136. Candew Construction Corporation Inc is pleased to present the following scope and pricing for your review.

This proposal covers a complete down-to-the-studs renovation of the 2,295 SF, 3-level rowhome — including all new major systems (electrical, plumbing, HVAC), roofing, framing, insulation, drywall, kitchen, 2.5 bathrooms, flooring, trim, painting, exterior concrete work, deck, and fencing.

All work will be performed to 2026 code standards by licensed and insured tradespeople. A detailed project schedule and scope of work document are available upon request.

The draw schedule included with this proposal is tied to project milestones to ensure transparency and accountability throughout the renovation.

We look forward to working with you on this project. Please review the scope and pricing below and sign to indicate your approval.

Sincerely,

Candew Construction Corporation Inc

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Estimate

Demo & Trash Removal	\$19,198.10
• Remove existing flooring, drywall, ceilings, trim, doors, windows, cabinets, countertops, and bathroom fixtures throughout all levels • Demolish and disconnect plumbing and electrical fixtures • Haul away and dispose of all debris using dumpster rental service	
Roofing	\$6,169.64
• Install TPO roofing membrane with polyiso insulation board • Add metal edge trim, drip edge, flashing and sealant • Install roof drain assemblies	
Framing & Structural	\$10,165.59
• Frame new walls with studs, plates, and headers • Install plywood sheathing and structural connectors • Use pressure-treated materials for basement framing	
Windows & Exterior Doors	\$19,682.56
• Install three steel security doors (36-inch entry door, 32-inch kitchen door, and 32-inch basement door) with lever and deadbolt sets • Replace 17 double-hung vinyl windows with proper flashing, insulation, and exterior PVC trim	
Major Systems — Electrical	\$29,260.92
• Install new 200-amp electrical service with main panel, meter base, and circuit breakers • Wire entire home with new circuits for outlets, switches, and lighting throughout • Install smoke/CO detectors, recessed lights, ceiling fans, and obtain electrical permit and inspection	
Major Systems — Plumbing	\$15,431.53
• Installation of new PEX water supply system with manifold distribution and shut-off valves • Installation of PVC drain, waste, and vent (DWV) piping including main stack • Installation of gas lines with black iron pipe and safety shut-off valves	
Major Systems — HVAC	\$30,671.27
• Install complete 4-ton heat pump HVAC system with air handler and electric heat strip • Install ductwork throughout home including supply and return ducts with insulation, registers, and grilles • Obtain permit and complete all required inspections	

Insulation	\$9,987.55
• Install batt insulation in basement ceiling (R-13), exterior walls (R-15), and attic floor (R-30) • Apply closed-cell spray foam to rim joists and penetrations • Install vapor barrier throughout insulated areas	
Drywall	\$22,715.19
• Install drywall throughout the project area, including moisture-resistant panels in bathrooms and kitchen • Hang, tape, and finish all drywall to Level 4 standard with corner beading • Apply joint compound and complete all finishing work	
Kitchen	\$13,246.85
• Install new kitchen cabinets, granite countertops, sink, and faucet • Install new appliances including refrigerator, gas range, over-range microwave, dishwasher, and garbage disposal • Install subway tile backsplash	
Bathrooms	\$13,267.96
• Installation of 2.5 bathrooms including powder room, and two full baths with vanities, toilets, and fixtures • Full Bath #1 features a 60-inch bathtub with tile surround and waterproofing • Full Bath #2 includes a fiberglass shower with glass door and acrylic surround	
Interior Doors & Stairs	\$13,709.67
• Install interior doors with hardware including passage and privacy knob sets • Build staircase with oak treads, primed poplar risers, and oak handrail system • Install stair railing components including newel posts and balusters	
Trim & Millwork	\$6,785.92
• Install crown moulding in living and dining room areas • Install white primed baseboard and quarter round shoe moulding throughout • Caulk and paint all trim work	
Flooring	\$24,597.99
• Install builder-grade carpet with pad on the second floor • Install solid hardwood flooring with stain and polyurethane finish on the first floor • Install luxury vinyl plank flooring in the basement	

Painting	\$16,195.31
• Interior and exterior painting including primer, wall paint, ceiling paint, and trim work • Landscaping and curb appeal improvements • All necessary painting supplies and materials included	
Window Coverings	\$1,706.21
• Install window blinds or shades on 17 windows throughout the home • Includes professional installation labor for all window coverings	
Exterior — Concrete & Masonry	\$6,596.16
• Pour reinforced concrete parking pad (180 SF) and sidewalk (45 SF) with expansion joints and sealer • Construct 4-step concrete stairway with rebar reinforcement and galvanized steel pipe handrail	
Exterior — Deck & Fence	\$7,476.08
• Install a new pressure-treated wood deck with stairs and railing • Build a 6-foot privacy fence with gate • Pour concrete footings for deck posts and fence posts	
Total	\$266,864.50

Payment Schedule

Payment	Due	Amount
Draw 1 — Contract Signing & Mobilization	On approval	\$40,029.68 (15.00% of total)
Draw 2 — Demo Complete (Week 2)	On completion	\$26,686.45 (10.00% of total)
Draw 3 — Rough-In Complete & Rough Inspection Passed (Week 7)	On completion	\$53,372.90 (20.00% of total)

Payment (continued)		
Draw 4 — Insulation & Drywall Complete (Week 10)	On completion	\$53,372.90 (20.00% of total)
Draw 5 — Flooring & Paint Complete (Week 13)	On completion	\$40,029.68 (15.00% of total)
Draw 6 — Fixtures, Kitchen, Baths & Exterior Complete (Week 16)	On completion	\$40,029.68 (15.00% of total)
Draw 7 — Final Inspection, Punch List & Project Closeout (Week 18)	On completion	\$13,343.23 (5.00% of total)

Attachments

 Scope of Work.pdf
 Project Schedule.pdf

Signature

 Dathan Watts Candew Construction Corporation Inc May 5, 2026	 Sign here Client May 5, 2026
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