

OK Initial	Item	Material Standard	Labor Standard	Qty	Credit	Client Choice Material	Client Labor	Client Qty	Client Cost	Surcharge/ Credit	Stock #	Description/ Color	Brand	Vendor
	<b>KITCHEN/ BREAKFAST</b>													
	Slide-In Range	1,625.00	150.00	1	1,775.00				0.00	-1,775.00	293961	30" Smooth surface, stainless steel	Whirlpool Gold	Lowe's
	Range Hood	699.00	150.00	1	849.00				0.00	-849.00		Contemporary, stainless steel	TBD	Overstock/ IKEA
	Refrigerator	2,000.00	150.00	1	2,150.00				0.00	-2,150.00	294062	24.8 CF French door/ drawer stainless steel, Energy Star	Whirlpool Gold	Lowe's
	Dishwasher	409.00	425.00	1	834.00				0.00	-834.00	380704	24" silver, Energy Star	Whirlpool Gold	Lowe's
	Garbage Disposal	125.00	50.00	1	175.00				0.00	-175.00	50362	1/2 HP	Badger 1/2 HP	Lowe's
	Recessed Lighting	35.00	50.00	6	510.00				0.00	-510.00		6 " can light, white ring	Utilitech	Elliott Electric
	Chandelier, Breakfast Area	199.00	125.00	1	324.00				0.00	-324.00		Oil Rub Bronze, TBD		Lowe's
	Halo Lighting	75.00	125.00	1	200.00				0.00	-200.00		Incandescent white rope		1000 Bulbs
	Undercounter lights	55.00	35.00	3	270.00				0.00	-270.00	283325	Low profile, 20w Xenon	Utilitech	Lowe's
	Kitchen Sink Undermount	100.00	150.00	1	250.00				0.00	-250.00	89183	Double Basin, 32" stainless steel	Granite supplier to provide	
	Kitchen Sink Faucet	199.00	425.00	1	624.00				0.00	-624.00	16531	1 handle, Pull-Down, Oil Rub Bronze	Aqua Source	Lowe's
	RO Watermaker	185.00	150.00	1	335.00				0.00	-335.00	129808	Undersink water filtration chrome faucet standard	Whirlpool	Lowe's
	Floors	5.35	5.00	300	3,105.00				0.00	-3,105.00		1/2" x 4 3/4" Handscraped Wood	Virgina Mill Works	Lumber Liquidators
	Kitchen Cabinets	72.00	132.00	21	4,284.00				0.00	-4,284.00	Shaker Style	Stain Grade Birch, not stained inside, sealed only.		Thomas Supply
	Kitchen Counters, Material	11.95		120	1,434.00				0.00	-1,434.00		Granite, yellow price point, 2 slabs required		Lackstone
	Kitchen Counter Labor		34.50	48	1,656.00				0.00	-1,656.00		Full Bullnose edge		Contract
	Work Island Counter Labor		34.50	40	1,380.00				0.00	-1,380.00		Full Bullnose edge		Lackstone
	Back Splash	6.00	15.00	30	630.00				0.00	-630.00		TBD, Ceramic Tile/ Glass		Lowe's
	Cabinet pulls	2.95	2.25	32	166.40				0.00	-166.40		TBD, Brush nickel		Lowe's
	Wall Color/sheen				0.00				0.00	0.00		Color TBD, Eggshell		Lowe's
	Wall Texture				0.00				0.00	0.00		French Lace		Contract
	Ceiling Color/sheen				0.00				0.00	0.00		White Flat		Lowe's
	Ceiling Texture				0.00				0.00	0.00		French Lace		Contract
	Ceiling Treatment	125.00	125.00	1	250.00				0.00	-250.00		12 x 18 Bulkhead		Tri Supply

OK Initial	Item	Material Standard	Labor Standard	Qty	Credit	Client Choice Material	Client Labor	Client Qty	Client Cost	Surcharge/ Credit	Stock #	Description/ Color	Brand	Vendor
<b>KITCHEN/ BREAKFAST- continued</b>														
	Trim All doors	0.62	1.25	40	74.80				0.00	-74.80	587315	3 in Casing all doors Painted Std. White semi-gloss		Tri Supply
	Crown Molding	0.71	1.25	75	147.00				0.00	-147.00	856230	Entire room with halo light, Painted Std. White semi-gloss		Tri Supply
	Shoe Molding	0.18	1.25	75	107.25				0.00	-107.25	856452	painted White semi-gloss		Tri Supply
	Window Sill	1.38	2.00	14	47.32				0.00	-47.32	856685	6-1/ 4x11 Painted White semi-gloss		Tri Supply
	Window Apron	0.48	1.25	14	24.22				0.00	-24.22	587315	Same as door casing, Painted White semi-gloss		Tri Supply

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<b>UTILITY ROOM/ FUTURE ELEVATOR</b>														
	Recessed Lighting	35.00	50.00	6	510.00				0.00	-510.00		6 " can light, white ring	Utilitech	Lowe's
	Water Heater	800.00	350.00	1	1,150.00				0.00	-1,150.00		Tankless water heater		Contract
	PEX Manifold	300.00	350.00	1	650.00				0.00	-650.00		30 Ports, 12 hot/ 18 cold	Manablock	
	Floor Tile	2.25	5.00	150	1,087.50				0.00	-1,087.50		Travertine, Cut to pattern (TBD)	MSI	Home Depot
	Floor Tile Fabrication		100.00	1	100.00				0.00	-100.00		Cut tile to pattern specifications		Contract
	Grout & Seal	0.71	1.49	150	330.00				0.00	-330.00		1/8" spacing, sanded, color TBD	Mapei	Lowe's
	Laundry Cabinets	72.00	132.00	5	1,020.00				0.00	-1,020.00	Shaker Style	Stain Grade Birch, not stained inside, sealed only.		Thomas Supply
	Wall Color/sheen				0.00				0.00	0.00		Color TBD, Eggshell		Lowe's
	Wall Texture				0.00				0.00	0.00		French Lace		Contract
	Ceiling Color/sheen				0.00				0.00	0.00		White Flat		Lowe's
	Ceiling Texture				0.00				0.00	0.00		French Lace		Contract
	Ceiling Treatment				0.00				0.00	0.00		None		Tri Supply
	Trim All doors	0.62	1.25	80	149.60				0.00	-149.60	587315	3 in Casing all doors Painted Std. White semi-gloss		Tri Supply
	Crown Molding				0.00				0.00	0.00		None		Tri Supply
	Shoe Molding	0.18	1.25	50	71.50				0.00	-71.50	856452	painted White semi-gloss		Tri Supply
	Window Sill	1.38	2.00	6	20.28				0.00	-20.28	856685	6-1/ 4x11 Painted White semi-gloss		Tri Supply
	Window Apron	0.48	1.25	6	10.38				0.00	-10.38	587315	Same as door casing, Painted White semi-gloss		Tri Supply
	Pantry Shelving	0.94	1.25	150	328.50				0.00	-328.50	8070020	MDF Painted White semi-gloss 1x12 50	5 stacked shelves each in Elevator and Utility Area	Tri Supply
	Interior Door	140.00	200.00	1	340.00				0.00	-340.00		2880 Hollow Slab, Cheyenne Painted White semi-gloss	Masonite	Tri Supply
	Exterior Full lite Door	425.00	200.00	1	625.00				0.00	-625.00		3080 Metal Full lite/ divided, Painted Std. White semi-gloss	Masonite	Tri Supply
	Door Lever	32.00	30.00	2	124.00				0.00	-124.00		Oil Rub Bronze, Tustin	Kwikset	Build.com
	Deadbolt exterior	65.00	30.00	1	95.00				0.00	-95.00	Single Cylinder	Oil Rub Bronze Deadbolt	Kwikset	Build.com

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	<b>WET BAR/ HALL</b>													
	Recessed Lighting	35.00	50.00	3	255.00				0.00	-255.00		6 " can light, white ring	Utilitech	Lowe's
	Bar Sink	89.00	150.00	1	239.00				0.00	-239.00	13202	Undermount, stainless steel 12x16	Granite supplier to provide	
	Bar Faucet	70.00	425.00	1	495.00				0.00	-495.00	p288lf-ss	2 handle gooseneck, brush nickel	Peerless	Lowe's
	Floors	5.35	5.00	60	621.00				0.00	-621.00		3/4" x 4 3/4" Handscraped Wood	Virgina Mill Works	Lumber Liquidators
	Bar Cabinet	72.00	132.00	3	612.00				0.00	-612.00	Shaker Style	Stain Grade Birch, not stained inside, sealed only.	Design TBD	Thomas Supply
	Bar Counter Granite		34.50	14	483.00				0.00	-483.00		Full Bullnose edge, includes bar top and sink cabinet	Granite to match kitchen	Contract
	Bottle shelving	0.94	1.25	45	98.55				0.00	-98.55	8070020	MDF Painted to match cabinet 1x12 5 stacked shelves		Tri Supply
	Wall Color/sheen				0.00				0.00	0.00		Color TBD, Eggshell	Back wall to have accent paint color??	Lowe's
	Wall Texture				0.00				0.00	0.00		French Lace		Contract
	Ceiling Color/sheen				0.00				0.00	0.00		White Flat		Lowe's
	Ceiling Texture				0.00				0.00	0.00		French Lace		Contract
	Ceiling Treatment				0.00				0.00	0.00		None		Tri Supply
	Trim All doors	0.62	1.25	40	74.80				0.00	-74.80	587315	3 in Casing all doors Painted Std. White semi-gloss		Tri Supply
	Crown Molding				0.00				0.00	0.00		None		Tri Supply
	Shoe Molding	0.18	1.25	50	71.50				0.00	-71.50	856452	painted White semi-gloss		Tri Supply
	Base Boards	0.81	1.25	50	103.00				0.00	-103.00	587310	5in Painted Std. White semi-gloss. all around room		Tri Supply

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	<b>OFFICE</b>													
	Recessed Lighting	35.00	50.00	4	340.00				0.00	-340.00		6 " can light, white ring	Utilitech	Lowe's
	Halo Lighting	75.00	125.00	1	200.00				0.00	-200.00		Incandescent white rope		1000 Bulbs
	Ceiling Fan	100.00	125.00	1	225.00				0.00	-225.00	44687	52" Oil Rub Bronze	Harbor Breeze	Lowe's
	Floors	5.35	5.00	145	1,500.75				0.00	-1,500.75		1/2" x 4 3/4" Handscraped Wood	Virgina Mill Works	Lumber Liquidators
	Wall Color/sheen				0.00				0.00	0.00		Color TBD, Eggshell		Lowe's
	Wall Texture				0.00				0.00	0.00		French Lace		Contract
	Ceiling Color/sheen				0.00				0.00	0.00		White Flat		Lowe's
	Ceiling Texture				0.00				0.00	0.00		French Lace		Contract
	Ceiling Treatment	125.00	125.00	1	250.00				0.00	-250.00		12 x 18 Bulkhead		Tri Supply
	Trim All doors	0.62	1.25	80	149.60				0.00	-149.60	587315	3 in Casing all doors Painted Std. White semi-gloss		Tri Supply
	Crown Molding	0.71	1.25	40	78.40				0.00	-78.40	856230	Entire room with halo light, Painted Std. White semi-gloss		Tri Supply
	Shoe Molding	0.18	1.25	50	71.50				0.00	-71.50	856452	painted White semi-gloss		Tri Supply
	Base Boards	0.81	1.25	140	288.40				0.00	-288.40	587310	5in Painted Std. White semi-gloss. all around room		Tri Supply
	Window Sill	1.38	2.00	6	20.28				0.00	-20.28	856685	6-1/ 4x11 Painted White semi-gloss		Tri Supply
	Window Apron	0.48	1.25	6	10.38				0.00	-10.38	587315	Same as door casing, Painted White semi-gloss		Tri Supply
	Interior Door	140.00	200.00	1	340.00				0.00	-340.00		2880 Hollow Slab, Cheyenne Painted White semi-gloss	Masonite	Tri Supply
	French Doors	260.00	200.00	1	460.00				0.00	-460.00		3080 Hollow French Cheyenne, Painted Std. White semi-gloss	Masonite	Tri Supply
	Door Lever	32.00	30.00	3	186.00				0.00	-186.00		Oil Rub Bronze, Tustin	Kwikset	Build.com

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<b>ENTRY AREA</b>														
	Recessed Lighting	35.00	50.00	3	255.00				0.00	-255.00		6 " can light, white ring	Utilitech	Lowe's
	Halo Lighting	75.00	125.00	1	200.00				0.00	-200.00		Incandescent white rope		1000 Bulbs
	Wall Sconce	45.00	50.00	5	475.00				0.00	-475.00	209735	1 light, Oil Rub bronze	Good Earth	Lowe's
	Closet Lights- Flush Mount	20.00	50.00	1	70.00				0.00	-70.00				
	Stair Tread Finish	40.00	50.00	17	1,530.00				0.00	-1,530.00		Stain to match Floor		Tri Supply
	Stair Riser Finish	5.00	25.00	17	510.00				0.00	-510.00		Trim White		Tri Supply
	Stair Handrail	100.00		16	1,600.00				0.00	-1,600.00		Wrought Iron (L&M)		Kingdom Iron
	Floors	5.35	5.00	145	1,500.75				0.00	-1,500.75		1/2" x 4 3/4" Handscraped Wood	Virgina Mill Works	Lumber Liquidators
	Wall Color/sheen				0.00				0.00	0.00		Color TBD, Eggshell		Lowe's
	Wall Texture				0.00				0.00	0.00		French Lace		Contract
	Ceiling Color/sheen				0.00				0.00	0.00		White Flat		Lowe's
	Ceiling Texture				0.00				0.00	0.00		French Lace		Contract
	Ceiling Treatment				0.00				0.00	0.00		NONE		Tri Supply
	Trim All doors	0.62	1.25	90	168.30				0.00	-168.30	587315	3 in Casing all doors Painted Std. White semi-gloss		Tri Supply
	Crown Molding	0.71	1.25	18	35.28				0.00	-35.28	856230	Above entry area @ balcony		Tri Supply
	Shoe Molding	0.18	1.25	30	42.90				0.00	-42.90	856452	painted White semi-gloss		Tri Supply
	Base Boards	0.81	1.25	30	61.80				0.00	-61.80	587310	5in Painted Std. White semi-gloss. all around room		Tri Supply
	Chair Rail	1.00	1.25	70	157.50				0.00	-157.50	CR-7	2 1/2" tapered, painted white semi-gloss, (includes staircase)		Tri Supply
	Wainscot	3.00	3.00	70	420.00				0.00	-420.00		4x8 Beadboard Painted White semi-gloss (includes staircase)		Lowe's
	Rod/ Shelving	0.94	1.25	5	10.95				0.00	-10.95	8070020	MDF Painted White semi-gloss 1x12 50		Tri Supply
	Interior Door, closet	140.00	200.00	1	340.00				0.00	-340.00		2880 Hollow Slab, Cheyenne Painted White semi-gloss	Masonite	Tri Supply
	Door Lever	32.00	30.00	1	62.00				0.00	-62.00		Oil Rub Bronze, Tustin	Kwikset	Build.com
	Entry Door	950.00	200.00	1	1,150.00				0.00	-1,150.00		6080 Metal Full lite/ divided, Painted Std. White semi-gloss	Masonite	Tri Supply
	Lockset	285.00	50.00	1	335.00				0.00	-335.00		Oil Rub Bronze Keypad & lever	Schlage	Build.com

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	<b>LIVING ROOM</b>														
	Recessed Lighting	35.00	50.00	9	765.00				0.00	-765.00		6 " can light, white ring	Utilitech	Lowe's	
	Ceiling Fan	100.00	125.00	2	450.00				0.00	-450.00	44687	52" Oil Rub Bronze	Harbor Breeze	Lowe's	
	Floors	5.35	5.00	365	3,777.75				0.00	-3,777.75		1/2" x 4 3/4" Handscraped Wood	Virgina Mill Works	Lumber Liquidators	
	Wall Color/sheen				0.00				0.00	0.00		Color TBD, Eggshell		Lowe's	
	Wall Texture				0.00				0.00	0.00		French Lace		Contract	
	Ceiling Color/sheen				0.00				0.00	0.00		White Flat		Lowe's	
	Ceiling Texture				0.00				0.00	0.00		French Lace		Contract	
	Ceiling Treatment				0.00				0.00	0.00		None, open to above			
	Trim All doors	0.62	1.25	80	149.60				0.00	-149.60	587315	Entire room with halo light, Painted Std. White semi-gloss		Tri Supply	
	Crown Molding				0.00				0.00	0.00		None, open to above		Tri Supply	
	Shoe Molding	0.18	1.25	50	71.50				0.00	-71.50	856452	painted White semi-gloss		Tri Supply	
	Base Boards	0.81	1.25	50	103.00				0.00	-103.00	587310	5in Painted Std. White semi-gloss. all around room		Tri Supply	
	Window Sill	1.38	2.00	15	50.70				0.00	-50.70	856685	6-1/ 4x11 Painted White semi-gloss		Tri Supply	
	Window Apron	0.48	1.25	15	25.95				0.00	-25.95	587315	Same as door casing, Painted White semi-gloss		Tri Supply	
	Chair Rail	1.10	1.25	50	117.50				0.00	-117.50	CR-7	2 1/2" tapered, painted white semi-gloss,		Tri Supply	
	Wainscot	3.00	3.00	50	300.00				0.00	-300.00		4x8 Beadboard Painted White semi-gloss		Lowe's	
	Exterior Door	1,500.00	200.00	1	1,700.00				0.00	-1,700.00		5080 Metal Full lite, Painted Standard White semi-gloss	Masonite	Tri Supply	
	Door Lever	32.00	30.00	1	62.00				0.00	-62.00		Oil Rub Bronze, Tustin	Kwikset	Build.com	
	Deadbolt exterior	65.00	30.00	1	95.00				0.00	-95.00	Single Cylinder	Oil Rub Bronze Deadbolt	Kwikset	Build.com	

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	<b>HALL</b>													
	Recessed Lighting	35.00	50.00	3	255.00				0.00	-255.00		6 " can light, white ring	Utilitech	Lowe's
	Floors	5.35	5.00	60	621.00				0.00	-621.00		1/2" x 4 3/4" Handscraped Wood	Virgina Mill Works	Lumber Liquidators
	Wall Color/sheen				0.00				0.00	0.00		Color TBD, Eggshell		Lowe's
	Wall Texture				0.00				0.00	0.00		French Lace		Contract
	Ceiling Color/sheen				0.00				0.00	0.00		White Flat		Lowe's
	Ceiling Texture				0.00				0.00	0.00		French Lace		Contract
	Ceiling Treatment				0.00				0.00	0.00		None, open to above		
	Crown Molding				0.00				0.00	0.00		None		Tri Supply
	Shoe Molding	0.18	1.25	40	57.20				0.00	-57.20	856452	painted White semi-gloss		Tri Supply
	Base Boards	0.81	1.25	40	82.40				0.00	-82.40	587310	5in Painted Std. White semi-gloss. all around room		Tri Supply
	Chair Rail	1.10	1.25	25	58.75				0.00	-58.75	CR-7	2 1/2" tapered, painted white semi-gloss,		Tri Supply
	Wainscot	3.00	3.00	25	150.00				0.00	-150.00		4x8 Beadboard Painted White semi-gloss		Lowe's



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<b>MASTER SUITE 1/ MASTER CLOSET</b>														
	Ceiling Fan	100.00	125.00	1	225.00				0.00	-225.00	44687	52" Oil Rub Bronze	Harbor Breeze	Lowe's
	Halo Lighting	75.00	125.00	1	200.00				0.00	-200.00		Incandescent white rope		1000 Bulbs
	Recessed Lighting	35.00	50.00	2	170.00				0.00	-170.00				Elliott Electric
	Floors	5.35	5.00	410	4,243.50				0.00	-4,243.50		1/2" x 4 3/4" Handscraped Wood	Virgina Mill Works	Lumber Liquidators
	Wall Color/sheen				0.00				0.00	0.00		Color TBD, Eggshell		Lowe's
	Wall Texture				0.00				0.00	0.00		French Lace		Contract
	Ceiling Color/sheen				0.00				0.00	0.00		White Flat		Lowe's
	Ceiling Texture				0.00				0.00	0.00		French Lace		Contract
	Ceiling Treatment	125.00	125.00	1	250.00				0.00	-250.00		12 x 18 Bulkhead		Tri Supply
	Trim All doors	0.62	1.25	160	299.20				0.00	-299.20	587315	3 in Casing all doors Painted Std. White semi-gloss		Tri Supply
	Crown Molding	0.71	1.25	60	117.60				0.00	-117.60		Entire bedroom with halo light, Painted Std. White semi-gloss		Tri Supply
	Shoe Molding	0.18	1.25	140	200.20				0.00	-200.20	856452	painted White semi-gloss		Tri Supply
	Base Boards	0.81	1.25	140	288.40				0.00	-288.40	587310	5in Painted Std. White semi-gloss. all around room		Tri Supply
	Window Sill	1.38	2.00	12	40.56				0.00	-40.56	856685	6-1/ 4x11 Painted White semi-gloss		Tri Supply
	Window Apron	0.48	1.25	12	20.76				0.00	-20.76	587315	Same as door casing, Painted White semi-gloss		Tri Supply
	Closet Shelving	0.94	1.25	60	131.40				0.00	-131.40	8070020	MDF Painted White semi-gloss 1x12 50	5 stacked shelves each in Elevator and Utility Area	Tri Supply
	Built-ins, closet	72.00	132.00	5	1,020.00				0.00	-1,020.00	Shaker Style	Stain Grade Birch, not stained inside, sealed only.		Thomas Supply
	French Doors	260.00	200.00	1	460.00				0.00	-460.00		3080 Hollow French Cheyenne, Painted Std. White semi-gloss	Masonite	Tri Supply
	Interior Door	140.00	200.00	1	340.00				0.00	-340.00		2880 Hollow Slab, Cheyenne Painted White semi-gloss	Masonite	Tri Supply
	Exterior Door	950.00	200.00	1	1,150.00				0.00	-1,150.00		5080 Metal Full lite, Painted Standard White semi-gloss	Masonite	Tri Supply
	Deadbolt exterior	65.00	30.00	1	95.00				0.00	-95.00	Single Cylinder	Oil Rub Bronze Deadbolt	Kwikset	Build.com

OK Initial	Item	Material Standard	Labor Standard	Qty	Credit	Client Choice Material	Client Labor	Client Qty	Client Cost	Surcharge/Credit	Stock #	Description/ Color	Brand	Vendor
	Door Lever	32.00	30.00	4	248.00				0.00	-248.00		Oil Rub Bronze, Tustin	Kwikset	Build.com

OK Initial	Item	Material Standard	Labor Standard	Qty	Credit	Client Choice Material	Client Labor	Client Qty	Client Cost	Surcharge/ Credit	Stock #	Description/ Color	Brand	Vendor
<b>MASTER BATH 1</b>														
	Toilet	129.00	425.00	1	554.00				0.00	-554.00		High efficiency, white elongated	Aqua Source	Lowe's
	Corner jetted tub	1,200.00	100.00	1	1,300.00				0.00	-1,300.00		60x60x23		TBD
	Bathtub Faucet	325.00	425.00	1	750.00				0.00	-750.00	354596	Caldwell, Oil Rub Bronze	Moen	Lowe's
	Shower Faucet	225.00	425.00	1	650.00				0.00	-650.00	58021	Caldwell, Oil Rub Bronze	Moen	Lowe's
	Vanity Faucet	110.00	225.00	2	670.00				0.00	-670.00	309946	Caldwell, Oil Rub Bronze	Peerless	
	Bath fan Light	40.00	50.00	1	90.00				0.00	-90.00	26507	50 CFM White	Broan	Lowe's
	Vanity Light	59.00	50.00	2	218.00				0.00	-218.00	33662	Semi-Flush mount above sink Oil Rub Bronze	Allen Roth	Lowe's
	Recessed Lighting	35.00	50.00	5	425.00				0.00	-425.00				Elliott Electric
	Shower Lighting recessed cans	35.00	50.00	1	85.00				0.00	-85.00				Elliott Electric
	Floor Tile	2.25	5.00	135	978.75				0.00	-978.75		Travertine, Cut to pattern (TBD)	MSI	Home Depot
	Shower Wall Tile	2.25	11.75	200	2,800.00				0.00	-2,800.00		Tile to 10'. 'Travertine, Cut to pattern (TBD)	MSI	Home Depot
	Shower Floor Tile	8.74	11.75	25	512.25				0.00	-512.25	96348	2x2x12 Noce Stone		Lowe's
	Tub Surround Tile	2.25	11.75	40	560.00				0.00	-560.00		Travertine on frame and top		Thomas Supply
	Tile Fabrication		100.00	2	200.00				0.00	-200.00		Cut tile to pattern specifications		Contract
	Grout & Seal	0.71	1.49	155	341.00				0.00	-341.00		1/8" spacing, sanded, color TBD	Mapei	Lowe's
	Tub Surround frame	100.00	150.00	1	250.00				0.00	-250.00		Build frame		Thomas Supply
	Vanity Cabinet	72.00	132.00	8	1,632.00				0.00	-1,632.00	Shaker Style	Stain Grade Birch, not stained inside, sealed only.		Thomas Supply
	Vanity Counter material	11.95		60	717.00				0.00	-717.00		Yellow price point, 1 slab		Lackstone
	Vanity Counter Labor		34.50	18	621.00				0.00	-621.00		Full Bullnose edge		Contract
	Wall Color/sheen				0.00				0.00	0.00		Color TBD, Eggshell		Lowe's
	Wall Texture				0.00				0.00	0.00		French Lace		Contract
	Ceiling Color/sheen				0.00				0.00	0.00		White Flat		Lowe's
	Ceiling Texture				0.00				0.00	0.00		French Lace		Contract
	Ceiling Treatment				0.00				0.00	0.00		none		
	Trim All doors	0.62	1.25	80	149.60				0.00	-149.60	587315	3 in Casing all doors Painted Std. White semi-gloss		Tri Supply
	Crown Molding				0.00				0.00	0.00		none		
	Shoe Molding	0.18	1.25	75	107.25				0.00	-107.25	856452	painted White semi-gloss		Tri Supply

OK Initial	Item	Material Standard	Labor Standard	Qty	Credit	Client Choice Material	Client Labor	Client Qty	Client Cost	Surcharge/Credit	Stock #	Description/ Color	Brand	Vendor
	Base Boards	0.81	1.25	75	154.50				0.00	-154.50	587310	5in Painted Std. White semi-gloss. all around room		Tri Supply
	Window Sill	1.38	2.00	4	13.52				0.00	-13.52	856685	6-1/ 4x11 Painted White semi-gloss		Tri Supply
	Window Apron	0.48	1.25	4	6.92				0.00	-6.92	587315	Same as door casing, Painted White semi-gloss		Tri Supply
	Interior Door	140.00	200.00	2	680.00				0.00	-680.00		2680 Hollow Slab, Cheyenne Painted White semi-gloss	Masonite	Tri Supply
	Door Lever	32.00	30.00	3	186.00				0.00	-186.00		Oil Rub Bronze, Tustin	Kwikset	Build.com

OK Initial	Item	Material Standard	Labor Standard	Qty	Credit	Client Choice Material	Client Labor	Client Qty	Client Cost	Surcharge/Credit	Stock #	Description/ Color	Brand	Vendor
<b>GUEST SUITE 1</b>														
	Ceiling Fan	100.00	125.00	1	225.00				0.00	-225.00	44687	52" Oil Rub Bronze	Harbor Breeze	Lowe's
	Halo Lighting	75.00	125.00	1	200.00				0.00	-200.00		Incandescent white rope		1000 Bulbs
	Closet Lights- Flush Mount	20.00	50.00	1	70.00				0.00	-70.00				
	Floors	5.35	5.00	140	1,449.00				0.00	-1,449.00		1/2" x 4 3/4" Handscraped Wood	Virgina Mill Works	Lumber Liquidators
	Wall Color/sheen				0.00				0.00	0.00		Color TBD, Eggshell		Lowe's
	Wall Texture				0.00				0.00	0.00		French Lace		Contract
	Ceiling Color/sheen				0.00				0.00	0.00		White Flat		Lowe's
	Ceiling Texture				0.00				0.00	0.00		French Lace		Contract
	Ceiling Treatment	125.00	125.00	1	250.00				0.00	-250.00		12 x 18 Bulkhead		Tri Supply
	Trim All doors	0.62	1.25	80	149.60				0.00	-149.60	587315	3 in Casing all doors Painted Std. White semi-gloss		Tri Supply
	Crown Molding				0.00				0.00	0.00		Entire room with halo light, Painted Std. White semi-gloss		Tri Supply
	Shoe Molding	0.18	1.25	50	71.50				0.00	-71.50	856452	painted White semi-gloss		Tri Supply
	Base Boards	0.81	1.25	50	103.00				0.00	-103.00	587310	5in Painted Std. White semi-gloss. all around room		Tri Supply
	Window Sill	1.38	2.00	6	20.28				0.00	-20.28	856685	6-1/ 4x11 Painted White semi-gloss		Tri Supply
	Window Apron	0.48	1.25	6	10.38				0.00	-10.38	587315	Same as door casing, Painted White semi-gloss		Tri Supply
	Interior Door	140.00	200.00	1	340.00				0.00	-340.00		2880 Hollow Slab, Cheyenne Painted White semi-gloss	Masonite	Tri Supply
	French Doors	260.00	200.00	1	460.00				0.00	-460.00		3080 Hollow French Cheyenne, Painted Std. White semi-gloss	Masonite	Tri Supply
	Door Lever	32.00	30.00	3	186.00				0.00	-186.00		Oil Rub Bronze, Tustin	Kwikset	Build.com

OK Initial	Item	Material Standard	Labor Standard	Qty	Credit	Client Choice Material	Client Labor	Client Qty	Client Cost	Surcharge/ Credit	Stock #	Description/ Color	Brand	Vendor
	<b>GUEST BATH 1</b>													
	Toilet	129.00	425.00	1	554.00				0.00	-554.00		High efficiency, white elongated	Aqua Source	Lowe's
	Bath Tub	199.00	100.00	1	299.00				0.00	-299.00		5 Foot Metal with foam Insulation, White		Northside Plumbing
	Tub Faucet	225.00	425.00	1	650.00				0.00	-650.00	309942	Caldwell, Oil Rub Bronze	Moen	Lowe's
	Vanity Faucet	89.00	225.00	1	314.00				0.00	-314.00	356882	2 handle, 4" centerset, oil rub bronze	Peerless	
	Bath fan Light	40.00	50.00	1	90.00				0.00	-90.00	26507	50 CFM White	Broan	Lowe's
	Vanity Light	59.00	50.00	1	109.00				0.00	-109.00	33662	Semi-Flush mount above sink Oil Rub Bronze	Allen Roth	Lowe's
	Recessed Lighting	35.00	50.00	3	255.00				0.00	-255.00				Elliott Electric
	Shower Lighting recessed cans	35.00	50.00	1	85.00				0.00	-85.00				Elliott Electric
	Vanity Cabinet	800.00	150.00	1	950.00				0.00	-950.00		32" Dresden, w/ marble top		Cabinets to Go
	Floor Tile	2.25	5.00	75	543.75				0.00	-543.75		Travertine, Cut to pattern (TBD)	MSI	Home Depot
	Bath Wall Tile	2.25	11.75	80	1,120.00				0.00	-1,120.00		Tile to 8' Travertine, Cut to pattern (TBD)	MSI	Home Depot
	Tile Fabrication		100.00	1	100.00				0.00	-100.00		Cut tile to pattern specifications		Contract
	Grout & Seal	0.71	1.49	155	341.00				0.00	-341.00		1/8" spacing, sanded, color TBD	Mapei	Lowe's
	Wall Color/sheen				0.00				0.00	0.00		Color TBD, Eggshell		Lowe's
	Wall Texture				0.00				0.00	0.00		French Lace		Contract
	Ceiling Color/sheen				0.00				0.00	0.00		White Flat		Lowe's
	Ceiling Texture				0.00				0.00	0.00		French Lace		Contract
	Ceiling Treatment				0.00				0.00	0.00		none		
	Trim All doors	0.62	1.25	120	224.40				0.00	-224.40	587315	3 in Casing all doors Painted Std. White semi-gloss		Tri Supply
	Crown Molding				0.00				0.00	0.00		none		
	Shoe Molding	0.18	1.25	70	100.10				0.00	-100.10	856452	painted White semi-gloss		Tri Supply
	Base Boards	0.81	1.25	70	144.20				0.00	-144.20	587310	5in Painted Std. White semi-gloss. all around room		Tri Supply
	Window Sill	1.38	2.00	6	20.28				0.00	-20.28	856685	6-1/ 4x11 Painted White semi-gloss		Tri Supply
	Window Apron	0.48	1.25	6	10.38				0.00	-10.38	587315	Same as door casing, Painted White semi-gloss		Tri Supply

OK Initial	Item	Material Standard	Labor Standard	Qty	Credit	Client Choice Material	Client Labor	Client Qty	Client Cost	Surcharge/Credit	Stock #	Description/ Color	Brand	Vendor
	Pantry Shelving	0.94	1.25	10	21.90				0.00	-21.90	8070020	MDF Painted White semi-gloss 1x12 50	5 stacked shelves	Tri Supply
	Interior Door	140.00	200.00	2	680.00				0.00	-680.00		2680 Hollow Slab, Cheyenne Painted White semi-gloss	Masonite	Tri Supply
	Pocket Door	275.00	200.00	1	475.00				0.00	-475.00		2880 Hollow Slab, Cheyenne Painted White semi-gloss	Masonite	Tri Supply
	Door Lever	32.00	30.00	3	186.00				0.00	-186.00		Oil Rub Bronze, Tustin	Kwikset	Build.com

OK Initial	Item	Material Standard	Labor Standard	Qty	Credit	Client Choice Material	Client Labor	Client Qty	Client Cost	Surcharge/Credit	Stock #	Description/ Color	Brand	Vendor
<b>EXTERIOR ITEMS- GROUND FLOOR</b>														
	Toilet	129.00	425.00	1	554.00				0.00	-554.00		High efficiency, white elongated	Aqua Source	Lowe's
	Pedestal Sink	75.00	425.00	1	500.00				0.00	-500.00		High efficiency, white elongated	Aqua Source	Lowe's
	Vanity Faucet	89.00	225.00	1	314.00				0.00	-314.00	356882	2 handle, 4" centerset, oil rub bronze	Peerless	
	Ceiling Fans	135.00	50.00	2	370.00				0.00	-370.00		TBD		
	Recessed Lights	35.00	50.00	20	1,700.00				0.00	-1,700.00	White	6 inch can with ring and bulb		Elliott Electric
	Coach Lights	60.00	50.00	2	220.00				0.00	-220.00	White	6 inch can with ring and bulb		Elliott Electric
	Door Bell	50.00	50.00	1	100.00				0.00	-100.00				
	Center Match Pine, Stained Cedar Natural Tone Ceiling	2.96	3.78		0.00				0.00	0.00				
	4x8 Hardi Sheets Painted Ceiling (Option 2)	2.77	0.88		0.00				0.00	0.00				
	Exterior Door 3080	289.00	200.00	1	489.00				0.00	-489.00		3080 LHOSO Metal, Cheyenne	Masonite	Tri Supply
	Door Lever	32.00	30.00	1	62.00				0.00	-62.00		Oil Rub Bronze, Tustin	Kwikset	Build.com
	Deadbolt exterior	65.00	30.00	1	95.00				0.00	-95.00	Single Cylinder	Oil Rub Bronze Deadbolt	Kwikset	Build.com
	Decks	0.65	3.75	1240	5,456.00				0.00	-5,456.00	2x6 Treated pine			



OK Initial	Item	Material Standard	Labor Standard	Qty	Credit	Client Choice Material	Client Labor	Client Qty	Client Cost	Surcharge/ Credit	Stock #	Description/ Color	Brand	Vendor
<b>GARAGE/ BIKE STORAGE</b>														
	Overhead Fluorecent	119.00	50.00	3	507.00				0.00	-507.00		2x4 Flush Mount, standard		Lowe's
	Coach Lights	60.00	50.00	2	220.00				0.00	-220.00	White	6 inch can with ring and bulb		Elliott Electric
	Soffit Lights	35.00	50.00	10	850.00				0.00	-850.00	White	6 inch can with ring and bulb		Elliott Electric
	Exterior Door 3068	199.00	200.00	1	399.00				0.00	-399.00		3080 RH ISO Metal, Cheyenne	Masonite	Tri Supply
	Exterior Door 5080	499.99	200.00	1	699.99				0.00	-699.99		3080 RH ISO Metal, Cheyenne	Masonite	Tri Supply
	Deadbolt exterior	65.00	30.00	2	190.00				0.00	-190.00	Single Cylinder	Oil Rub Bronze Deadbolt	Kwikset	Build.com
	Door Lever	32.00	30.00	2	124.00				0.00	-124.00		Oil Rub Bronze, Tustin	Kwikset	Build.com
	Overhead Door 9 foot	700.00	200.00	2	1,800.00				0.00	-1,800.00		Standard, uninsulated		
	Garage Door Opener	229.00	100.00	2	658.00				0.00	-658.00		TBD		

OK Initial	Item	Material Standard	Labor Standard	Qty	Credit	Client Choice Material	Client Labor	Client Qty	Client Cost	Surcharge/ Credit	Stock #	Description/ Color	Brand	Vendor
	<b>GUEST BATH 2</b>													
	Toilet	129.00	425.00	1	554.00				0.00	-554.00		High efficiency, white elongated	Aqua Source	Lowe's
	Bath Tub	199.00	100.00	1	299.00				0.00	-299.00		5 Foot Metal with foam Insulation, White		Northside Plumbing
	Tub Faucet	225.00	425.00	1	650.00				0.00	-650.00	309942	Caldwell, Oil Rub Bronze	Moen	Lowe's
	Vanity Faucet	89.00	225.00	1	314.00				0.00	-314.00	356882	2 handle, 4" centerset, oil rub bronze	Peerless	
	Bath fan Light	40.00	50.00	1	90.00				0.00	-90.00	26507	50 CFM White	Broan	Lowe's
	Vanity Light	59.00	50.00	1	109.00				0.00	-109.00	33662	Semi-Flush mount above sink Oil Rub Bronze	Allen Roth	Lowe's
	Closet Lights- Flush Mount	20.00	50.00	1	70.00				0.00	-70.00				
	Shower Lighting recessed cans	35.00	50.00	1	85.00				0.00	-85.00				Elliott Electric
	Vanity Cabinet	800.00	150.00	1	950.00				0.00	-950.00		32" Dresden, w/ marble top		Cabinets to Go
	Floor Tile	2.25	5.00	50	362.50				0.00	-362.50		Travertine, Cut to pattern (TBD)	MSI	Home Depot
	Bath Wall Tile	2.25	11.75	80	1,120.00				0.00	-1,120.00		Tile to 8'Travertine, Cut to pattern (TBD)	MSI	Home Depot
	Tile Fabrication		100.00	1	100.00				0.00	-100.00		Cut tile to pattern specifications		Contract
	Grout & Seal	0.71	1.49	130	286.00				0.00	-286.00		1/8" spacing, sanded, color TBD	Mapei	Lowe's
	Wall Color/sheen				0.00				0.00	0.00		Color TBD, Eggshell		Lowe's
	Wall Texture				0.00				0.00	0.00		French Lace		Contract
	Ceiling Color/sheen				0.00				0.00	0.00		White Flat		Lowe's
	Ceiling Texture				0.00				0.00	0.00		French Lace		Contract
	Ceiling Treatment				0.00				0.00	0.00		none		
	Trim All doors	0.62	1.25	80	149.60				0.00	-149.60	587315	3 in Casing all doors Painted Std. White semi-gloss		Tri Supply
	Crown Molding				0.00				0.00	0.00		none		
	Shoe Molding	0.18	1.25	20	28.60				0.00	-28.60	856452	painted White semi-gloss		Tri Supply
	Base Boards	0.81	1.25	20	41.20				0.00	-41.20	587310	5in Painted Std. White semi-gloss. all around room		Tri Supply
	Window Sill	1.38	2.00	3	10.14				0.00	-10.14	856685	6-1/ 4x11 Painted White semi-gloss		Tri Supply
	Window Apron	0.48	1.25	3	5.19				0.00	-5.19	587315	Same as door casing, Painted White semi-gloss		Tri Supply

OK Initial	Item	Material Standard	Labor Standard	Qty	Credit	Client Choice Material	Client Labor	Client Qty	Client Cost	Surcharge/Credit	Stock #	Description/ Color	Brand	Vendor
<b>GUEST BATH 2- CONTINUED</b>														
	By-pass Doors	199.00	200.00	1	399.00				0.00	-399.00		4080 Hollow by-pass slider Cheyenne, Painted Std. White semi-gloss	Masonite	Tri Supply
	Interior Door	140.00	200.00	1	340.00				0.00	-340.00		2880 Hollow Slab, Cheyenne Painted White semi-gloss	Masonite	Tri Supply
	Door Lever	32.00	30.00	1	62.00				0.00	-62.00		Oil Rub Bronze, Tustin	Kwikset	Build.com

OK Initial	Item	Material Standard	Labor Standard	Qty	Credit	Client Choice Material	Client Labor	Client Qty	Client Cost	Surcharge/Credit	Stock #	Description/ Color	Brand	Vendor
<b>GUEST SUITE 2</b>														
	Ceiling Fan	100.00	125.00	1	225.00				0.00	-225.00	44687	52" Oil Rub Bronze	Harbor Breeze	Lowe's
	Halo Lighting	75.00	125.00	1	200.00				0.00	-200.00		Incandescent white rope		1000 Bulbs
	Floors	5.35	5.00	140	1,449.00				0.00	-1,449.00		1/2" x 4 3/4" Handscraped Wood	Virgina Mill Works	Lumber Liquidators
	Wall Color/sheen				0.00				0.00	0.00		Color TBD, Eggshell		Lowe's
	Wall Texture				0.00				0.00	0.00		French Lace		Contract
	Ceiling Color/sheen				0.00				0.00	0.00		White Flat		Lowe's
	Ceiling Texture				0.00				0.00	0.00		French Lace		Contract
	Ceiling Treatment	125.00	125.00	1	250.00				0.00	-250.00		12 x 18 Bulkhead		Tri Supply
	Flooring, Carpet	1.47	0.70	180	390.60				0.00	-390.60		Standard cut pile "Latte"		Lowes
	Flooring, Carpet Pad	0.75	0.00	180	135.00				0.00	-135.00		8 lb Density		Lowes
	Trim All doors	0.62	1.25	80	149.60				0.00	-149.60	587315	3 in Casing all doors Painted Std. White semi-gloss		Tri Supply
	Crown Molding				0.00				0.00	0.00		Entire room with halo light, Painted Std. White semi-gloss		Tri Supply
	Shoe Molding	0.18	1.25	50	71.50				0.00	-71.50	856452	Painted White semi-gloss		Tri Supply
	Base Boards	0.81	1.25	50	103.00				0.00	-103.00	587310	5in Painted Std. White semi-gloss. all around room		Tri Supply
	Window Sill	1.38	2.00	6	20.28				0.00	-20.28	856685	6-1/4x11 Painted White semi-gloss		Tri Supply
	Window Apron	0.48	1.25	6	10.38				0.00	-10.38	587315	Same as door casing, Painted White semi-gloss		Tri Supply
	Interior Door	140.00	200.00	1	340.00				0.00	-340.00		2880 Hollow Slab, Cheyenne Painted White semi-gloss	Masonite	Tri Supply
	Exterior Door	950.00	200.00	1	1,150.00				0.00	-1,150.00		5080 Metal Full lite, Painted Standard White semi-gloss	Masonite	Tri Supply
	Deadbolt exterior	65.00	30.00	1	95.00				0.00	-95.00	Single Cylinder	Oil Rub Bronze Deadbolt	Kwikset	Build.com
	Door Lever	32.00	30.00	2	124.00				0.00	-124.00		Oil Rub Bronze, Tustin	Kwikset	Build.com

OK Initial	Item	Material Standard	Labor Standard	Qty	Credit	Client Choice Material	Client Labor	Client Qty	Client Cost	Surcharge/ Credit	Stock #	Description/ Color	Brand	Vendor
<b>GUEST BATH 3</b>														
	Toilet	129.00	425.00	1	554.00				0.00	-554.00		High efficiency, white elongated	Aqua Source	Lowe's
	Bath Tub	199.00	100.00	1	299.00				0.00	-299.00		5 Foot Metal with foam Insulation, White		Northside Plumbing
	Tub Faucet	225.00	425.00	1	650.00				0.00	-650.00	309942	Caldwell, Oil Rub Bronze	Moen	Lowe's
	Vanity Faucet	89.00	225.00	1	314.00				0.00	-314.00	356882	2 handle, 4" centerset, oil rub bronze	Peerless	
	Bath fan Light	40.00	50.00	1	90.00				0.00	-90.00	26507	50 CFM White	Broan	Lowe's
	Vanity Light	59.00	50.00	1	109.00				0.00	-109.00	33662	Semi-Flush mount above sink Oil Rub Bronze	Allen Roth	Lowe's
	Closet Lights- Flush Mount	20.00	50.00	1	70.00				0.00	-70.00				
	Shower Lighting recessed cans	35.00	50.00	1	85.00				0.00	-85.00				Elliott Electric
	Vanity Cabinet	800.00	150.00	1	950.00				0.00	-950.00		32" Dresden, w/ marble top		Cabinets to Go
	Floor Tile	2.25	5.00	50	362.50				0.00	-362.50		Travertine, Cut to pattern (TBD)	MSI	Home Depot
	Bath Wall Tile	2.25	11.75	80	1,120.00				0.00	-1,120.00		Tile to 8'Travertine, Cut to pattern (TBD)	MSI	Home Depot
	Tile Fabrication		100.00	1	100.00				0.00	-100.00		Cut tile to pattern specifications		Contract
	Grout & Seal	0.71	1.49	130	286.00				0.00	-286.00		1/8" spacing, sanded, color TBD	Mapei	Lowe's
	Wall Color/sheen				0.00				0.00	0.00		Color TBD, Eggshell		Lowe's
	Wall Texture				0.00				0.00	0.00		French Lace		Contract
	Ceiling Color/sheen				0.00				0.00	0.00		White Flat		Lowe's
	Ceiling Texture				0.00				0.00	0.00		French Lace		Contract
	Ceiling Treatment				0.00				0.00	0.00		none		
	Trim All doors	0.62	1.25	80	149.60				0.00	-149.60	587315	3 in Casing all doors Painted Std. White semi-gloss		Tri Supply
	Crown Molding				0.00				0.00	0.00		none		
	Shoe Molding	0.18	1.25	20	28.60				0.00	-28.60	856452	painted White semi-gloss		Tri Supply
	Base Boards	0.81	1.25	20	41.20				0.00	-41.20	587310	5in Painted Std. White semi-gloss. all around room		Tri Supply
	Window Sill	1.38	2.00	3	10.14				0.00	-10.14	856685	6-1/ 4x11 Painted White semi-gloss		Tri Supply
	Window Apron	0.48	1.25	3	5.19				0.00	-5.19	587315	Same as door casing, Painted White semi-gloss		Tri Supply

OK Initial	Item	Material Standard	Labor Standard	Qty	Credit	Client Choice Material	Client Labor	Client Qty	Client Cost	Surcharge/Credit	Stock #	Description/ Color	Brand	Vendor
<b>GUEST BATH 3- CONTINUED</b>														
	By-pass Doors	199.00	200.00	1	399.00				0.00	-399.00		4080 Hollow by-pass slider Cheyenne, Painted Std. White semi-gloss	Masonite	Tri Supply
	Interior Door	140.00	200.00	1	340.00				0.00	-340.00		2880 Hollow Slab, Cheyenne Painted White semi-gloss	Masonite	Tri Supply
	Door Lever	32.00	30.00	1	62.00				0.00	-62.00		Oil Rub Bronze, Tustin	Kwikset	Build.com

OK Initial	Item	Material Standard	Labor Standard	Qty	Credit	Client Choice Material	Client Labor	Client Qty	Client Cost	Surcharge/Credit	Stock #	Description/ Color	Brand	Vendor
<b>GUEST SUITE 3</b>														
	Ceiling Fan	100.00	125.00	1	225.00				0.00	-225.00	44687	52" Oil Rub Bronze	Harbor Breeze	Lowe's
	Halo Lighting	75.00	125.00	1	200.00				0.00	-200.00		Incandescent white rope		1000 Bulbs
	Flooring, Carpet	1.47	0.70	180	390.60				0.00	-390.60		Standard cut pile "Latte"		Lowe's
	Flooring, Carpet Pad	0.75	0.00	180	135.00				0.00	-135.00		8 lb Density		Lowe's
	Wall Color/sheen				0.00				0.00	0.00		Color TBD, Eggshell		Lowe's
	Wall Texture				0.00				0.00	0.00		French Lace		Contract
	Ceiling Color/sheen				0.00				0.00	0.00		White Flat		Lowe's
	Ceiling Texture				0.00				0.00	0.00		French Lace		Contract
	Ceiling Treatment	125.00	125.00	1	250.00				0.00	-250.00		12 x 18 Bulkhead		Tri Supply
	Trim All doors	0.62	1.25	80	149.60				0.00	-149.60	587315	3 in Casing all doors Painted Std. White semi-gloss		Tri Supply
	Crown Molding				0.00				0.00	0.00		Entire room with halo light, Painted Std. White semi-gloss		Tri Supply
	Shoe Molding	0.18	1.25	50	71.50				0.00	-71.50	856452	painted White semi-gloss		Tri Supply
	Base Boards	0.81	1.25	50	103.00				0.00	-103.00	587310	5in Painted Std. White semi-gloss. all around room		Tri Supply
	Window Sill	1.38	2.00	6	20.28				0.00	-20.28	856685	6-1/ 4x11 Painted White semi-gloss		Tri Supply
	Window Apron	0.48	1.25	6	10.38				0.00	-10.38	587315	Same as door casing, Painted White semi-gloss		Tri Supply
	Interior Door	140.00	200.00	1	340.00				0.00	-340.00		2880 Hollow Slab, Cheyenne Painted White semi-gloss	Masonite	Tri Supply
	Exterior Door	950.00	200.00	1	1,150.00				0.00	-1,150.00		5080 Metal Full lite, Painted Standard White semi-gloss	Masonite	Tri Supply
	Deadbolt exterior	65.00	30.00	1	95.00				0.00	-95.00	Single Cylinder	Oil Rub Bronze Deadbolt	Kwikset	Build.com
	Door Lever	32.00	30.00	2	124.00				0.00	-124.00		Oil Rub Bronze, Tustin	Kwikset	Build.com

OK Initial	Item	Material Standard	Labor Standard	Qty	Credit	Client Choice Material	Client Labor	Client Qty	Client Cost	Surcharge/Credit	Stock #	Description/ Color	Brand	Vendor
<b>GUEST BATH 4</b>														
	Toilet	129.00	425.00	1	554.00				0.00	-554.00		High efficiency, white elongated	Aqua Source	Lowe's
	Bath Tub	199.00	100.00	1	299.00				0.00	-299.00		5 Foot Metal with foam Insulation, White		Northside Plumbing
	Tub Faucet	225.00	425.00	1	650.00				0.00	-650.00	309942	Caldwell, Oil Rub Bronze	Moen	Lowe's
	Vanity Faucet	89.00	225.00	1	314.00				0.00	-314.00	356882	2 handle, 4" centerset, oil rub bronze	Peerless	
	Bath fan Light	40.00	50.00	1	90.00				0.00	-90.00	26507	50 CFM White	Broan	Lowe's
	Vanity Light	59.00	50.00	1	109.00				0.00	-109.00	33662	Semi-Flush mount above sink Oil Rub Bronze	Allen Roth	Lowe's
	Closet Lights- Flush Mount	20.00	50.00	1	70.00				0.00	-70.00				
	Shower Lighting recessed cans	35.00	50.00	1	85.00				0.00	-85.00				Elliott Electric
	Vanity Cabinet	800.00	150.00	1	950.00				0.00	-950.00		32" Dresden, w/ marble top		Cabinets to Go
	Floor Tile	2.25	5.00	50	362.50				0.00	-362.50		Travertine, Cut to pattern (TBD)	MSI	Home Depot
	Bath Wall Tile	2.25	11.75	80	1,120.00				0.00	-1,120.00		Tile to 8'Travertine, Cut to pattern (TBD)	MSI	Home Depot
	Tile Fabrication		100.00	1	100.00				0.00	-100.00		Cut tile to pattern specifications		Contract
	Grout & Seal	0.71	1.49	130	286.00				0.00	-286.00		1/8" spacing, sanded, color TBD	Mapei	Lowe's
	Wall Color/sheen				0.00				0.00	0.00		Color TBD, Eggshell		Lowe's
	Wall Texture				0.00				0.00	0.00		French Lace		Contract
	Ceiling Color/sheen				0.00				0.00	0.00		White Flat		Lowe's
	Ceiling Texture				0.00				0.00	0.00		French Lace		Contract
	Ceiling Treatment				0.00				0.00	0.00		none		
	Trim All doors	0.62	1.25	80	149.60				0.00	-149.60	587315	3 in Casing all doors Painted Std. White semi-gloss		Tri Supply
	Crown Molding				0.00				0.00	0.00		none		
	Shoe Molding	0.18	1.25	20	28.60				0.00	-28.60	856452	painted White semi-gloss		Tri Supply
	Base Boards	0.81	1.25	20	41.20				0.00	-41.20	587310	5in Painted Std. White semi-gloss. all around room		Tri Supply
	Window Sill	1.38	2.00	3	10.14				0.00	-10.14	856685	6-1/ 4x11 Painted White semi-gloss		Tri Supply
	Window Apron	0.48	1.25	3	5.19				0.00	-5.19	587315	Same as door casing, Painted White semi-gloss		Tri Supply



OK Initial	Item	Material Standard	Labor Standard	Qty	Credit	Client Choice Material	Client Labor	Client Qty	Client Cost	Surcharge/Credit	Stock #	Description/ Color	Brand	Vendor
<b>GUEST BATH 4- CONTINUED</b>														
	By-pass Doors	199.00	200.00	1	399.00				0.00	-399.00		4080 Hollow by-pass slider Cheyenne, Painted Std. White semi-gloss	Masonite	Tri Supply
	Interior Door	140.00	200.00	1	340.00				0.00	-340.00		2880 Hollow Slab, Cheyenne Painted White semi-gloss	Masonite	Tri Supply
	Door Lever	32.00	30.00	1	62.00				0.00	-62.00		Oil Rub Bronze, Tustin	Kwikset	Build.com

OK Initial	Item	Material Standard	Labor Standard	Qty	Credit	Client Choice Material	Client Labor	Client Qty	Client Cost	Surcharge/Credit	Stock #	Description/ Color	Brand	Vendor
<b>GUEST SUITE 4</b>														
	Ceiling Fan	100.00	125.00	1	225.00				0.00	-225.00	44687	52" Oil Rub Bronze	Harbor Breeze	Lowe's
	Halo Lighting	75.00	125.00	1	200.00				0.00	-200.00		Incandescent white rope		1000 Bulbs
	Flooring, Carpet	1.47	0.70	180	390.60				0.00	-390.60		Standard cut pile "Latte"		Lowe's
	Flooring, Carpet Pad	0.75	0.00	180	135.00				0.00	-135.00		8 lb Density		Lowe's
	Wall Color/sheen				0.00				0.00	0.00		Color TBD, Eggshell		Lowe's
	Wall Texture				0.00				0.00	0.00		French Lace		Contract
	Ceiling Color/sheen				0.00				0.00	0.00		White Flat		Lowe's
	Ceiling Texture				0.00				0.00	0.00		French Lace		Contract
	Ceiling Treatment	125.00	125.00	1	250.00				0.00	-250.00		12 x 18 Bulkhead		Tri Supply
	Trim All doors	0.62	1.25	80	149.60				0.00	-149.60	587315	3 in Casing all doors Painted Std. White semi-gloss		Tri Supply
	Crown Molding				0.00				0.00	0.00		Entire room with halo light, Painted Std. White semi-gloss		Tri Supply
	Shoe Molding	0.18	1.25	50	71.50				0.00	-71.50	856452	painted White semi-gloss		Tri Supply
	Base Boards	0.81	1.25	50	103.00				0.00	-103.00	587310	5in Painted Std. White semi-gloss. all around room		Tri Supply
	Window Sill	1.38	2.00	6	20.28				0.00	-20.28	856685	6-1/4x11 Painted White semi-gloss		Tri Supply
	Window Apron	0.48	1.25	6	10.38				0.00	-10.38	587315	Same as door casing, Painted White semi-gloss		Tri Supply
	Interior Door	140.00	200.00	1	340.00				0.00	-340.00		2880 Hollow Slab, Cheyenne Painted White semi-gloss	Masonite	Tri Supply
	Door Lever	32.00	30.00	1	62.00				0.00	-62.00		Oil Rub Bronze, Tustin	Kwikset	Build.com

OK Initial	Item	Material Standard	Labor Standard	Qty	Credit	Client Choice Material	Client Labor	Client Qty	Client Cost	Surcharge/Credit	Stock #	Description/ Color	Brand	Vendor
	<b>MEDIA ROOM</b>													
	Ceiling Fan	100.00	125.00	1	225.00				0.00	-225.00	44687	52" Oil Rub Bronze	Harbor Breeze	Lowe's
	Halo Lighting	75.00	125.00	1	200.00				0.00	-200.00		Incandescent white rope		1000 Bulbs
	Flooring, Carpet	1.47	0.70	150	325.50				0.00	-325.50		Standard cut pile "Latte"		Lowe's
	Flooring, Carpet Pad	0.75	0.00	150	112.50				0.00	-112.50		8 lb Density		Lowe's
	Wall Color/sheen				0.00				0.00	0.00		Color TBD, Eggshell		Lowe's
	Wall Texture				0.00				0.00	0.00		French Lace		Contract
	Ceiling Color/sheen				0.00				0.00	0.00		White Flat		Lowe's
	Ceiling Texture				0.00				0.00	0.00		French Lace		Contract
	Ceiling Treatment	125.00	125.00	1	250.00				0.00	-250.00		12 x 18 Bulkhead		Tri Supply
	Trim All doors	0.62	1.25	80	149.60				0.00	-149.60	587315	3 in Casing all doors Painted Std. White semi-gloss		Tri Supply
	Crown Molding				0.00				0.00	0.00		Entire room with halo light, Painted Std. White semi-gloss		Tri Supply
	Shoe Molding	0.18	1.25	50	71.50				0.00	-71.50	856452	painted White semi-gloss		Tri Supply
	Base Boards	0.81	1.25	50	103.00				0.00	-103.00	587310	5in Painted Std. White semi-gloss. all around room		Tri Supply
	Window Sill	1.38	2.00	6	20.28				0.00	-20.28	856685	6-1/ 4x11 Painted White semi-gloss		Tri Supply
	Window Apron	0.48	1.25	6	10.38				0.00	-10.38	587315	Same as door casing, Painted White semi-gloss		Tri Supply
	Interior Door	85.00	200.00	1	285.00				0.00	-285.00		2868 Hollow Slab, Cheyenne Painted White semi-gloss	Masonite	Tri Supply
	Door Lever	32.00	30.00	1	62.00				0.00	-62.00		Oil Rub Bronze, Tustin	Kwikset	Build.com

OK Initial	Item	Material Standard	Labor Standard	Qty	Credit	Client Choice Material	Client Labor	Client Qty	Client Cost	Surcharge/ Credit	Stock #	Description/ Color	Brand	Vendor
	<b>GENERAL CONSTRUCTION</b>													
	Plumbing Rough		350.00	22	7,700.00				0.00	-7,700.00				Contract
	PEX Manifold	300.00	350.00	1	650.00				0.00	-650.00				
	Tap Fees	1,350.00		1	1,350.00				0.00	-1,350.00				
	Electrical Rough		1.75	3952	6,916.00				0.00	-6,916.00				Contract
	Electrical Trench	850.00			0.00				0.00	0.00				Contract
	Run Power from house to Boathouse	0.00	0.00		0.00				0.00	0.00				Contract
	Run underground pipe to lake for gutters	300.00	200.00	1	500.00				0.00					Contract
	Electrical Connection	350.00		1	350.00				0.00	-350.00		Sheco Run power to house		Contract
	Window Package- Vinyl, Low-E, Color: Sand	7,500.00	0.00	1	7,500.00				0.00	-7,500.00			Atrium	Tri-Supply
	HVAC	11,000.00	0.00	1	11,000.00				0.00	-11,000.00				Best Air
	Roofing Shingles- Price per square	86.00	30.00	70	8,120.00				0.00	-8,120.00		30 year Architectural		
	Roofing- flashing/ drip /underlay/ starter- Price per square	42.00		70	2,940.00				0.00	-2,940.00				
	Interior & Exterior Paint / Trim/ Stain	0.72	1.95	5971	15,942.57				0.00	-15,942.57				Contract
	Multiple paint colors upcharge: \$150 per color				0.00				0.00	0.00				Contract
	Framing	9.80		5971	58,515.80				0.00	-58,515.80		10' ceilings		Thomas Supply
	Framing Labor		5.00	5971	29,855.00				0.00	-29,855.00				Contract
	Floor Trusses								0.00	-500.00		I-Beam ???		
	Sheetrock Labor		0.75	18000	13,500.00				0.00	-13,500.00		Price Includes Tape/ Float/Texture		Contract
	Sheetrock	19.08		562	10,722.96				0.00	-10,722.96		4x8, 1/2"		Thomas Supply
	Dirt, Fill	105.00	100.00	82	16,810.00				0.00	-16,810.00				Contract
	Clearing of site	4,000.00		1	4,000.00				0.00	-4,000.00				Contract
	Concrete Foundation	8.20		2,775.00	22,755.00				0.00	-22,755.00				Contract
	Driveway, Sidewalk	2.00	3.50	2,500.00	13,750.00				0.00	-13,750.00				Contract
	Foam insulation	7,000.00		1	7,000.00				0.00	-7,000.00				
	Sound Insulation (L&M)	0.65		2462	1,600.30				0.00	-1,600.30				Contract
	Inspections	550.00		1	550.00				0.00	-550.00				
	Building Permit	500.00	50.00	1	550.00				0.00	-550.00				
	Insurance, Builder's Risk	650.00		1	650.00				0.00	-650.00				
	Engineering Fees	1,000.00		1	1,000.00				0.00	-1,000.00				

