

Work Write-Up and Cost Estimate/By Area

Denton Affordable Housing Corp.

405 Casie Ct. Denton, TX 76207-7615

(940) 484-7048

PROJECT TYPE: Rehabilitation

<i>Area</i>	<i>Work Description / Comments</i>	<i>Gen.Spec</i>	<i>Difficulty:</i>	<i>Qty Unit</i>	<i>Unit Cost</i>	<i>Cost Estimate</i>
<u>ATTIC</u>						
		<i>Div.# 14</i>	Average	990 SF	\$0.80	\$792.00
1	Insulation/Add/Attic/R-30. Add R-30 insulation in attic. Entire attic over air conditioned & heated spaces. <i>Add R-30 to existing R-19. Bury ducts in insulation.</i>					
		<i>Div.# 6.I.</i>	Average	60 LF	\$3.17	\$190.42
2	Roof/Brace. Brace roof. See comments. <i>Replace purlins. Brace to code.</i>					
<u>ATTIC SUB TOTAL:</u>						<u>\$982.42</u>
<u>BATHROOM #1</u>						
		<i>Div.# 10.E.2.</i>	Average	1 Ea	\$139.13	\$139.13
3	Bathroom combo/hand towel bar/paper holder/towel bar/install new. <i>HD Frankling Brass or written approved equal</i>					
		<i>Div.# 8.Q</i>	Average	1 Ea	\$188.78	\$188.78
4	Jamb & Casing/Interior Door/Replace. Replace existing door jamb and casing with new jamb & casing to match existing. Rehang existing door and paint door, jamb & casing (two coats).					
		<i>Div.# 13</i>	Average	1 Ea	\$139.10	\$139.10
5	Light Fixture/Bathroom/2 Light/Replace. Replace existing light fixture with new 2 Light/Globe, wall mounted light fixture with switch, cover plate and circuit wiring. <i>Hall Bathroom over lavatory.</i>					

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<u>BATHROOM #1</u>						
		<i>Div.#</i> 13.D.16	Average	1 Ea	\$245.66	\$245.66
6	Light Fixture/Vent-Light/Install new bathroom light (100 watt), vent fan (70 CFM) and switch. Fan shall be vented out of attic to code.					
		<i>Div.#</i> 10.E.	Average	7.5 SF	\$15.95	\$119.60
7	Mirror/Beveled Glass/Replace. Replace mirror with new beveled glass mirror. Repair all surfaces to match existing. Hall Bathroom. 30" x 36"					
		<i>Div.#</i> 6.O	Average	3 LF	\$110.37	\$331.11
8	Vanity Base Cabinet/Pre-Finished Oak. Replace existing vanity with new pre-finished oak vanity base cabinet. Actual width is 34".					
<u>BATHROOM #1 SUB TOTAL:</u>						<u>\$1,163.36</u>
<u>BATHROOM #2</u>						
		<i>Div.#</i> 10.E.2.	Average	1 Ea	\$139.13	\$139.13
9	Bathroom combo/hand towel bar/paper holder/towel bar/install new. HD Frankling Brass or written approved equal					
		<i>Div.#</i> 13.D.16	Average	1 Ea	\$245.66	\$245.66
10	Light Fixture/Vent-Light/Install new bathroom light (100 watt), vent fan (70 CFM) and switch. Fan shall be vented out of attic to code.					
		<i>Div.#</i> 10.E.	Average	7.5 SF	\$15.95	\$119.60
11	Mirror/Beveled Glass/Replace. Replace mirror with new beveled glass mirror. Repair all surfaces to match existing. Master bathroom. 30" x 36"					
		<i>Div.#</i> 8.A	Average	1 Ea	\$214.66	\$214.66
12	Passage Door/Pre-Hung/Flush-Faced. Install new passage door & lockset (pre-hung luan/ flush faced). Work shall include paint both sides. Master bath.					

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<u>BATHROOM #2</u>						
		<i>Div.#</i> 6.O	Average	2.5 LF	\$132.44	\$331.11
13	Vanity Base Cabinet/Pre-Finished Oak. Replace existing vanity with new pre-finished oak vanity base cabinet.					
<u>BATHROOM #2 SUB TOTAL:</u>						<u>\$1,050.14</u>
<u>BEDROOM #1</u>						
		<i>Div.#</i> 13.D.9.B	Average	1 Ea	\$361.49	\$361.49
14	Ceiling Fan, Light Kit & Circuit Wiring/44"/Install new ceiling fan (44" w/lifetime warranty) with light kit, switch, cover plate and circuit wiring. Energy Star Rated fan w/ light kit. Switch light and fan on separate switches. <i>Master BR. Replace only ceiling fan and light kit.</i>					
<u>BEDROOM #1 SUB TOTAL:</u>						<u>\$361.49</u>
<u>BEDROOM #3</u>						
		<i>Div.#</i> 8.A	Average	1 Ea	\$214.66	\$214.66
15	Closet Door, Jamb & Trim/Luan Hollow Core. Install new closet door and lockset/Luan hollow core/Pre-hung. Work shall include paint both sides. <i>Left rear bedroom closet door. Verify with DAHC</i>					
<u>BEDROOM #3 SUB TOTAL:</u>						<u>\$214.66</u>
<u>EXTERIOR</u>						
		<i>Div.#</i> 5.H.8.	Average	900 SF	\$0.39	\$354.33
16	Brick/Power wash. Power wash existing brick using detergent and fungicide. Washing shall remove all debris, dirt, mold, fungi and mildew without damage or water intrusion.					
		<i>Div.#</i> 8.A.	Average	1 Ea	\$536.99	\$536.99
17	Door/Exterior/6-Panel Steel/Pre-Hung/Replace. Replace exterior entrance door with new pre-hung-steel six panel door. Work shall include paint-both sides, lockset, deadbolt, security bolt & peephole.. Vinyl brick mold. <i>Front door. Include peephole set to height as directed by DAHC project manager.</i>					

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<u>EXTERIOR</u>							
		<i>Div.#</i> 9.N.4	Average	250 SF	\$2.36	\$589.85	
18	Exterior Surfaces/Paint entire exterior/siding, trim, soffit and fascia/Two Coats. Include minor repairs to all surfaces. NOTE:SF=FLOOR AREA/BID TO PAINT ALL EXTERIOR SURFACES. <i>BEHR Premium Plus or comparable. Verify color with DAHC project manager</i>						
						<u>EXTERIOR SUB TOTAL:</u>	<u>\$1,481.17</u>
<u>GARAGE</u>							
		<i>Div.#</i> 8.Q	Average	14 LF	\$17.86	\$250.00	
19	Door Trim/Exterior/Replace. Replace door trim, exterior. Work shall include prep and paint (two coats). <i>Garage door jambs.</i>						
						<u>GARAGE SUB TOTAL:</u>	<u>\$250.00</u>
<u>HVAC</u>							
		<i>Div.#</i> 12	Average	1 Ea	\$6,858.75	\$6,858.75	
20	HVAC Equipment/Central/Heat Pump/2 Ton. Replace existing HVAC equipment. A/C=16 SEER; HEAT=HEAT PUMP). INSIDE AND OUTSIDE EQUIPMENT/INCLUDING AIR HANDLER, COPPER LINES, CONDENSOR COILS, EVAP. COILS. AND COMPRESSOR. <i>Perform Manual J calculation to confirm unit size</i>						
						<u>HVAC SUB TOTAL:</u>	<u>\$6,858.75</u>
<u>INTERIOR</u>							
		<i>Div.#</i> 6.N	Average	270 LF	\$4.31	\$1,162.86	
21	Base Trim/Pine Colonial 2-1/4" Fingerjoint/Replace. Replace base trim, colonial, fingerjoint,2-1/4" pine. <i>Verify color with DAHC project manager</i>						

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<u>INTERIOR</u>							
			<i>Div.#</i> 8.A	Average	990 SF	\$2.54	\$2,518.36
22	Vinyl Plank Flooring/Replace existing floor covering with vinyl plank flooring.	Overlay existing VCT flooring. Install Home Depot Traffic Master "Allure Cherry" Vinyl Plank Transition in Living Room, Kitchen, Hall, Bath 1 & 2 and transitions at bedrooms					
			<i>Div.#</i> 9.N.3	Average	3000 SF	\$1.02	\$3,063.60
23	Walls & Ceiling/Drywall/Paint/Two coats. Paint walls & ceiling in entire area. Work shall include minor repairs to surfaces. SF=ACTUAL SURFACE AREA OF WALLS & CEILING.	BEHR Premium Plus or comparable. Verify color with DAHC project manager					
						<u>INTERIOR SUB TOTAL:</u>	<u>\$6,744.83</u>
<u>KITCHEN</u>							
			<i>Div.#</i> 6.O.2	Average	10 LF	\$155.54	\$1,555.38
24	Base Cabinets/Replace/Oak. Replace base cabinets with new cabinets, pre-finished oak.	Consult DAHC Project Manager for exact layout.					
			<i>Div.#</i> 6.O.4	Average	14 LF	\$23.19	\$324.63
25	Countertop/Laminate/Replace. Remove existing countertop and replace with new laminate countertop and backsplash.	Give DAHC Project Manager choice of color.					
			<i>Div.#</i> 10.F.	Average	1 Ea	\$573.40	\$573.40
26	Dishwasher/Replace existing. Replace existing dishwasher with a new Energy Star certified dishwasher.						
			<i>Div.#</i> 11.A	Average	1 Ea	\$495.66	\$495.66
27	Sink & Faucet/Kitchen. Install new stainless steel kitchen sink (33" x 22" x 7") & Faucet (Use Delta single-handle model100-WF or written approved equal). Work shall include new drain lines, trap and shutoffs (2).	Remove Disposal and do not replace.					

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<u>KITCHEN</u>							
		<i>Div.#</i> 10.D.3.D	Average	1	Ea	\$346.86	\$346.86
28	Vent-A-Hood/30"/Ext.Vented/Replace. Replace existing vent-a-hood with new kitchen vent-a-hood (ext.vent)/30". Vent through the roof. Vent through roof						
		<i>Div.#</i> 6.O.2	Average	18	LF	\$115.13	\$2,072.36
29	Wall Hung Cabinets/Replace/Pre-Finished Oak. Replace wall hung cabinet(s) with new pre-finished oak cabinet(s). Use Lowe's Kitchen Classics or written approved equal Consult DAHC Project Manager for exact layout.						
						<u>KITCHEN SUB TOTAL:</u>	<u>\$5,368.28</u>
<u>LAUNDRY ROOM</u>							
		<i>Div.#</i> 6.O.2	Average	5	LF	\$115.13	\$575.66
30	Wall Hung Cabinets/Replace/Pre-Finished Oak. Replace wall hung cabinet(s) with new pre-finished oak cabinet(s). Use Lowe's Kitchen Classics or written approved equal						
						<u>LAUNDRY ROOM SUB TOTAL:</u>	<u>\$575.66</u>
<u>LIVING ROOM #1</u>							
		<i>Div.#</i> 13.D.9.B	Average	1	Ea	\$380.66	\$380.66
31	Ceiling Fan, Light Kit & Circuit Wiring/52". Install new ceiling fan (52" w/lifetime warranty) with light kit, switch, cover plate and wiring. Energy Star Rated fan w/ light kit. Switch light and fan on separate switches.						
						<u>LIVING ROOM #1 SUB TOTAL:</u>	<u>\$380.66</u>
<u>PLUMBING</u>							
		<i>Div.#</i> 11.A	Average	1	Ea	\$70.73	\$70.73
32	Washer Connection. Repair washer connection/See comments. Install two new washer box valves in existing box.						
						<u>PLUMBING SUB TOTAL:</u>	<u>\$70.73</u>

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						GRAND TOTAL:	\$25,502.15