

Recap of Projected & Actual Cost To Date

Projected Cost of House Repairs - doesn't include incidentals

W & M Construction Estimates

		Total	
Estimate 18092	Exterior, Trim Work, Paint & Clean	19,357.72	
Estimate 18053	Master Bathroom, Hall Bathroom & Kitchen	22,698.00	
Estimate 10593	Electrical	10,139.16	
Estimate 10604	HVAC	16,337.60	
	Subtotal Estimates		68,532.48

Additional issues outside scope of estimates (found after the fact)

Issue # 1	Bathroom #2 vanity missed, chemically clean and replace all.	1,716.49	
Issue # 2	Pergulosa outside Bedroom #2 is damaged, has to be repaired.	600.00	
Issue # 3	Extensive damage of chips & marks in existing tile at entry and office.	2,500.00	
Issue # 4	Kitchen glass cooktop broken.	1,899.30	
	Subtotal Additional Cost		6,715.79
	Grand Total Projected Cost Not including Incidentals		75,248.27

Monies Spent To Date

Invoices/Purchases per W&M Construction Estimates

Estimate 18092

Check	01/07/2025	Carlos Arreguin	Paint & repair walls/ceilings throughout	8,000.00	
Check	01/02/2025	Dollar Tree	Cleaning supplies for HVAC closet	6.77	
Check	01/06/2025	Sara Wade	Partial final clean	475.00	
			Subtotal Estimate 18092		8,481.77

Estimate 18053

Check	10/24/2024	Builders Supply	Purchase vanity for hall bathroom	324.74	
Visa	11/24/2024	Home Depot	Purchase bathtub & shower fixtures	474.14	
Check	11/25/2024	Luis Beltram	Construction draw #1	2,000.00	
Cash	11/25/2024	W & M Construction	GC 10% for Construction draw #1	200.00	
Visa	11/29/2024	Home Depot	Purchase 2 sink faucets for master bath	321.50	
Check	12/02/2024	Home Depot	Purchase Garden Bathtub for masterbath	1,443.72	
Check	12/04/2024	Luis Beltram	Construction draw #2	2,550.00	
Bill	12/04/2024	W & M Construction	GC 10% for Construction draw #2	255.00	
Check	12/19/2024	W & M Construction	GC reimbursement for masonry & tile matls	1,113.50	
Check	12/19/2024	Gerald Daniels	Custom double vanity for master bathroom	960.00	
Check	12/19/2024	Luis Beltram	Construction draw #3	1,500.00	
Bill	12/19/2024	W & M Construction	GC 10% of custom vanity	96.00	
Bill	12/19/2024	W & M Construction	GC 10% of Construction draw #3	150.00	
Check	01/03/2025	Luis Beltram	Construction draw #4 final draw	2,867.00	
Visa	01/04/2025	Amazon	Purchase grout for master bath tile	43.76	
Visa	01/10/2025	Amazon	Purchase toilet paper holder & towel rack	27.21	
Visa	01/10/2025	Amazon	Purchase 2nd set tp holder & towel rack	27.21	
Bill	01/11/2025	W & M Construction	GC 10% of Construction draw #4	300.00	
Bill	01/11/2025	W & M Construction	Reimbursement of materials	966.22	
Bill	02/04/2025	W & M Construction	GC 10% Master bath custom cabinet	119.00	
Visa	02/25/2025	Amazon	Purchase 2 mirrors for master bath	101.20	
Visa	02/28/2025	Amazon	Purchase door stop & sink faucet hall bath	76.22	
Visa	04/03/2025	Amazon	Purchase barn door for hall bath	204.58	
Visa	04/24/2025	Amazon	Purchase toilet seat	25.45	
Visa	7/18/2025	Amazon	Purchase 2 racks for pantry	71.42	
Visa	8/13/2025	Amazon	Purchase faucet supply lines	30.29	
Visa	8/13/2025	Amazon	Purchase faucet hole covers for sink	14.06	
			Subtotal Estimate 18053		16,262.22

Estimate 10593

Visa	12/9/2024	Amazon	Purchase 4 smoke alarms	42.64	
Visa	12/26/2024	Amazon	Purchase 1 ceiling fan for MBR	266.86	
Visa	7/29/2025	Wayfair	Purchase 2 ceiling fans for LR	248.40	
Visa	8/1/2025	Amazon	Purchase ceiling fan down rods for LR	21.44	
			Subtotal Estimate 10593		579.34

Estimate 10604

Bill	11/15/2024	W & M Construction	GC 10% for HVAC draw #1	950.00	
Check	11/15/2024	AC1	HVAC draw #1	9,500.00	
Check	12/04/2024	AC1	HVAC draw #2 final draw	5,500.00	
Bill	12/04/2024	W & M Construction	GC 10% for HVAC draw #2	550.00	
			Subtotal Estimate 18053		16,500.00

Additional issues outside scope of estimates (found after the fact) cost to date:**Issue #1**

Visa	10/29/2024	Sara Wade	Clean & chemically treat wall & floor soot	350.00
Visa	10/31/2024	Home Depot	Purchased vanity w/sink & top to replace	729.61
Visa	11/5/24	Amazon	Purchased sink faucet	36.88
Subtotal Additional Issues				1,116.49
Total All Cost Spent on House to date				42,939.82

Attorney Fees & Other Costs**Attorney Costs**

Check	12/16/2024	Jason Nash	Lawyer fee - Namco issue	350.00
Check	12/31/2024	Jason Nash	Lawyer fee - Namco issue	350.00
Check	1/17/2025	Jason Nash	Lawyer fee - Namco issue	1,535.00
Check	2/26/2025	Jason Nash	Lawyer fee - Namco issue	840.00
Check	3/15/2025	Jason Nash	Lawyer fee - Namco issue	2,140.00
Check	4/15/2025	Jason Nash	Lawyer fee - Namco issue	910.00
Check	6/16/2025	Jason Nash	Lawyer fee - Namco issue	980.00
Check	6/16/2025	Jason Nash	Lawyer fee - Namco issue	490.00
Check	8/17/2025	Jason Nash	Lawyer fee - Namco issue	1,281.00
Subtotal Attorney Costs to date				8,876.00

Artitration Costs & Deposits

Check	1/17/2025	Jason Nash	Arbitration Fee	950.00
Visa	4/10/2025	AAA	Arbitration Fee for increased claim	1,025.00
Visa	7/2/2025	AAA	Arbitration Deposit #1	4,200.00
Visa	8/7/2025	AAA	Arbitration Deposit #2	3,500.00
Visa	8/7/2025	AAA	Arbitration Deposit #1	1,000.00
Visa	8/7/2025	AAA	Arbitration Final Fee	1,425.00
Subtotal Arbitration Costs & Deposits				12,100.00
Total All Attorney Fees & Other Costs				20,976.00
Grand Total All Monies Spent To Date above and beyond what they were paid				63,915.82

NOTE WE HAVE NOT ADDED ANYTHING YET FOR INSTALLING ACESS PANEL FOR TANKLESS HOT WATER HEATER UNDER KITCHEN SINK. WAITING ON QUOTE.