



## **Chicago Heights Rehab**

1530 Scott Ave.  
Chicago Heights IL 60411

Submitted By:

## **Ebon Construction L.L.C.**

121 S Washtenaw Ave  
Chicago IL 60612

Work: (312) 523-8431

[briany182@ebonconstruction.com](mailto:briany182@ebonconstruction.com)

**Ebon Construction L.L.C.**

121 S Washtenaw Ave  
Chicago IL 60612

Work: (312) 523-8431

briany182@ebonconstruction.com

**Estimator**

Brian Young

briany182@gmail.com

**Customer**

David Watkins  
1530 Scott Ave.  
Chicago Heights IL 60411

Mobile: +1 (312) 292-1467

gotgoodnews4me@gmail.com

**Job Site**

David Watkins  
1530 Scott Ave.  
Chicago Heights IL 60411

**Description**

Ebon Construction L.L.C.  
Brian Young, Owner/Operator  
121 S Washtenaw Ave  
Chicago, IL  
Phone: (312) 523-8431  
Email: Briany182@ebonconstruction.com  
Licensed & Insured

Date: June 12, 2025  
Client Name: David Watkins  
Property Address: 1530 Scott Ave,  
Chicago Heights, IL 60411

Ebon Construction L.L.C. proposes to complete remodeling services as detailed below:

**1. Areas to be Remodeled:**

- [Kitchen, 2 Bathrooms, Living Room, Dining Room 3 Bedrooms, Laundry Room, Fireplace, front Entry Way, Garage, Roof, Ceilings, Closets, Hallways]

**2. Description of Work:**

- Demolition and removal of existing materials
- Framing and drywall installation
- Electrical and plumbing updates as needed

**Estimate**

Job Name	Chicago Heights Rehab
Job Number	120
Issue Date	June 12, 2025
Valid Until	July 12, 2025

- Flooring installation [tile and laminate]
- Cabinet and countertop installation
- Painting and finishing
- Final clean-up and inspection

3. Materials to be Used:

- All materials will meet or exceed standard building codes

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EXTERIOR:

- \* REMOVE POOL DECK
- \* REPAIR GAZEBO
- \* SCRAPE AND PAINT WOOD PORTIONS OF THE HOUSE / WINDOW UNITS ( Frames & Sashes)
- \* REPLACE MISSING / DAMAGED - GUTTERS / DOWNSPOUTS / ELBOWS
- \* REPLACE ROTTED/ DAMAGED - WINDOW/ DOOR/ UNITS - FRAMES/ SILLS/ SASAS
- \* REPLACE ROTTED / DAMAGED OR MISSING - FASCIA / SOFFIT / SIDING / ALUMINUM
- \* EVERY OPENABLE WINDOW SHALL HAVE INSECT SCREENS AND IN GOOD REPAIR
- \* REPLACE / REPAIR—FRONT / REAR - PORCH / STAIRS / RAILINGS / TO BE SOUND & SECURE
- \* REPLACE/ REPAIR/ REMOVE DETERIORATED/ DAMAGED FENCE/ GATE
- \* REMOVE PLANT OVERGROWTH AND WEEDS, CUT ALL GRASS AND MAINTAIN
- \* REMOVE ALL RUBBISH / SUPPLY ADEQUATE, APPROVED CONTAINERS

10. ALL OUTSIDE WATER VALVES/FAUCETS/SPIGTOS MUST HAVE VACUUM BREAKER

Exterior (Electrical):

1. REPAIR/ REPLACE - FRONT / REAR ENTRY LIGHT
- \* EXTERIOR RECEPTACLES SHALL BE GFI PROTECTED NEC-210-8
  - \* REPAIR ELECTRICAL LINE TO GARAGE ( IF NEEDED )
- REPAIR SERVICE RISER 605.1 VERITY 100AMP FEED

GARAGE:

- \* Replace missing/damaged gutters, downspouts, and elbows (304.7)
- \* Scrap and paint exterior wood, door, window frames, fascia-soffit, gutters, and downspouts (304.2)
- \* Repair/replace overhead door (302.7)
- \* Repair/replace/install service door (309.1/PMC 304.181.1). The service door must be solid wood or honeycomb metal, 1 3/8" thick, and comply with IRC.
- \* Patch cracks in concrete floor (302.7)
- \* Garage full of clutter. Violations found after removal shall be corrected per code 101.3.

GARAGE (Electric):

- \* Install a single dedicated receptacle for the garage door opener (NEC-210-8)
- \* All receptacles, except the dedicated opener one, shall be GFCI protected (NEC-210-8)
- \* Repair any open electrical outlets (604.3)
- \* Repair exterior lighting
- \* Repair all interior lighting (605.1)

\* Note: Carbon monoxide detectors are required and must be working within 15 feet of all occupants. Sleeping rooms and all sources of carbon monoxide must be inspected and repaired. Illinois Public Act #094-0741 requires this inspection and repair to be completed by January 1, 2007.

Living Room:

1. Repair and paint the ceiling and walls (305.3).
2. Clean or replace the floor covering (305.3).
3. Repair the operable windows to open easily and stay in place with hardware (304.13.2).
4. Install and secure a handrail in the staircase leading to the second floor (307.1).

## Living Room Electrical:


1. Replace faulty, broken, or missing wall devices, including switches, receptacles, and cover plates (605.1).
2. Repair or replace the closet light fixture and install a fixture with a cover (605.1/NEC 410.16).
3. All habitable areas must have at least two separate and remote working receptacles (605.2).
4. A three-way switch is required at the first and second floor levels for staircase lighting (NEC 210.70 (2C)).




Chicago Heights Building Code - 2015

Item	Quantity	Amount
<b>Plans &amp; Permits</b>		<b>\$750.00</b>
<b>Building Permit Fee</b>	<b>3 LS</b>	<b>\$750.00</b>
<b>Electrical Permit Fee</b>		
<b>Roofing Permit Fee</b>		
<i>Fees are set by each jurisdiction and are based on the type of construction and the square foot area. Most building departments either publish a fee schedule or offer a Web-based fee calculator. The permit fee will usually be doubled when work is started without a permit. When the valuation of the proposed construction exceeds \$1,000, plans are usually required. For most residential construction, building permit will be about 1% of the construction cost (with a \$200 minimum) based on a table of values published by the International Code Council and available to ICC members at:</i>		
<b>Demolition</b>		<b>\$8,380.60</b>
<b>Demolition &amp; Hauling, Demolition &amp; Hauling Rental Equipment, Dumpster rental per week, 10 cy volume</b>	<b>2 FLR</b>	<b>\$1,097.50</b>
<b>Demolition &amp; Hauling, Strip room, Stripping interiors to bare walls and sub-floor, bathroom</b>	<b>60 SF</b>	<b>\$801.90</b>
<i>Remove all wall and floor coverings, doors, other trim, and underlayment. Stud walls and plywood subfloor remain. For rooms with contents add 4%</i>		
<b>Demolition &amp; Hauling, Demolition &amp; Hauling Labor Productivity, Strip room to bare walls and subfloor, typical room</b>	<b>982 SF</b>	<b>\$6,481.20</b>
<b>Roofing</b>		<b>\$18,516.17</b>
<b>Roofing, Built-up roofing, replace, 4 ply</b>	<b>22.42 Sq</b>	<b>\$18,516.17</b>
<i>Includes base sheet, ply sheets, hot-mop tar, and installation. Does not include wrap up parapet wall, or finish coat. Unless indicated, does not include ballast</i>		
<b>Windows</b>		<b>\$5,943.02</b>
<b>Windows, Vinyl Windows, Vinyl single-hung stock replacement windows, insulating glass. Tilt-in sash. Front flange frame for installation in masonry block openings. Lower sash opens. Upper sash is fixed. Includes half screen. By opening size, width by height. Grille pattern shows lites in upper and lower sash, such as 6/6. Labor includes removing the old stops and sash and setting new J-trim as needed., Vinyl single-hung stock replacement windows, insulating glass, 52" x 37-1/4", 8/8 grille</b>	<b>2 Ea</b>	<b>\$1,007.45</b>

Item	Quantity	Amount
Windows, Vinyl Windows, Vinyl single-hung stock replacement windows, insulating glass. Tilt-in sash. Front flange frame for installation in masonry block openings. Lower sash opens. Upper sash is fixed. Includes half screen. By opening size, width by height. Grille pattern shows lites in upper and lower sash, such as 6/6. Labor includes removing the old stops and sash and setting new J-trim as needed., Vinyl single-hung stock replacement windows, insulating glass, 35-7/8" x 37-1/4", 6/6 grille	6 Ea	\$2,782.60
Windows, Vinyl Windows, Vinyl double-hung stock replacement windows, 7/8" insulating Low-E glass. Fusion-welded white vinyl frame. By nominal (opening) size, width by height. Actual size is 1/2" less in both width and height. Tilt sash. With screen. Obscure glass and colonial grilles are available on some stock sizes. Labor includes removing the old stops and sash and setting new J-trim as needed., Vinyl double-hung stock replacement windows, 7/8" insulating Low-E glass, 24" x 46"	4 Ea	\$2,152.97
<b>Exterior</b>		<b>\$2,466.89</b>
Painting and Finishing, Labor Estimates for Painting, Cost to repaint a home exterior. Typical costs per 100 square feet of floor for spray painting a single coat on exterior walls and soffits of an occupied dwelling. Add the cost of painting trim, doors and windows. Includes a waterblast of the exterior, repair of minor surface defects in siding and trim, and priming of stained, cracked or peeling surfaces. Use these figures for preliminary estimates and to check completed bids. These figures equate to 2 painter-hours and 1 gallon of paint per 100 square feet of floor., Cost to repaint a home exterior, Repaint a home exterior, per 100 SF of floor	13 CSF	\$2,466.89
<b>Rough Wiring</b>		<b>\$11,450.12</b>
LIGHTING FIXTURES, 10"-diameter recessed high intensity work area enclosed fixtures, 70W HPS	4 Ea	\$334.00
Electrical, 200 amp cable service, 200 amp cable service entrance, replace <i>with up to 7 lf service entrance cable type SE, insulator, weather head, meter base, main disconnect breaker, up to 6 lf copper ground wire, grounding rod, clamps, fasteners, and waterproof connectors</i>	1 Ea	\$7,603.55
Electrical, 120 volt wiring runs, wiring for dishwasher on direct-wired run with up to 26 lf of #13/2 wire <i>Does not include breaker or finish electrical. Replace only</i>	1 Ea	\$180.48
Electrical, 120 volt wiring runs, wiring for bathroom fan with up to 20 lf of #12/2 wire <i>Does not include breaker or finish electrical. Replace only</i>	2 Ea	\$343.39
Electrical, 120 volt wiring runs, light fixture circuit, general-purpose, average of 6 outlets or lights per single-pole breaker with up to 15 lf #12/2 wire and box <i>Does not include breaker or finish electrical. Replace only</i>	6 Ea	\$1,306.36
Electrical, 120 volt wiring runs, wiring for smoke or carbon monoxide detector (or for direct-wired radon and carbon monoxide detectors), general-purpose circuit, with up to 15 lf of #12/2 wire and box <i>Does not include breaker or finish electrical. Replace only</i>	12 Ea	\$1,682.34

Item	Quantity	Amount
<b>Drywall</b>		<b>\$1,256.23</b>
<b>Drywall, 1/2" drywall installed, add for 1/2" foil-backed drywall</b> <i>Includes drywall board, drywall mud, drywall nails and/or screws, drywall tape, and corner bead</i>	1,475 SF	\$990.35
<b>Drywall, 1/2" drywall installed, add for 1/2" moisture-resistant drywall</b> <i>Includes drywall board, drywall mud, drywall nails and/or screws, drywall tape, and corner bead</i>	462 SF	\$265.88
<b>Paint Interior</b>		<b>\$2,260.33</b>
<b>Part I General Painting Costs, Ceilings, Brush 2nd coat of water base flat latex on tongue &amp; groove ceilings, Fast 85 SF/MH, 325 SF/Gal</b>	10 Rm	\$885.70
<b>Part I General Painting Costs, Walls, Spray 2nd finish coat of water base enamel on medium texture plaster walls, per 100 SF of wall, Fast 800 SF/MH, 300 SF/Gal</b>	10 Rm	\$1,374.63
<b>Interior Doors</b>		<b>\$3,396.01</b>
<b>Doors, Prehung Interior Doors, 6-panel colonist prehung interior doors, 24" x 80"</b> <i>Prehung doors are sold as a package with the door, jamb, hinges, and trim already assembled and the door bored for a latchset. Flush doors are smooth and flat, with no decorative treatment</i>	6 Ea	\$2,489.06
<b>Doors, Prehung Wood Exterior Doors, Flush hardwood prehung exterior doors, 36" x 80"</b> <i>Prehung doors are sold as a package with the door, jamb, hinges, weatherstripping, threshold and trim already assembled</i>	2 Ea	\$906.95
<b>Floor Covering</b>		<b>\$7,950.29</b>
<b>Flooring, Wood Strip Flooring, Laminate wood floor, Dupont, Dupont Real Touch Elite in floors, most finishes.</b> <i>Plastic laminate on pressed wood base, 11-1/2" x 46-9/16" x .0462", foam back, tongue and groove joints. Pack covers 17 SF with 8% waste</i>	664 SF	\$7,950.29
<b>Cabinets</b>		<b>\$3,280.40</b>
<b>Kitchens, Finished Kitchen Cabinets, Arctic white cabinet trim., Arctic white cabinet trim, Toe kick, 8' long</b>	1 Ea	\$104.30
<b>Kitchens, Finished Kitchen Cabinets, Arctic white cabinet trim., Arctic white cabinet trim, Filler strip, 3" x 30"</b>	1 Ea	\$74.99
<b>Kitchens, Finished Kitchen Cabinets, Arctic white cabinet trim., Arctic white cabinet trim, Crown mold, 8' long</b>	1 Ea	\$168.73
<b>Kitchens, Finished Kitchen Cabinets, Arctic white finished base cabinets. Pre-assembled. 3/4"-thick medium-density fiberboard. Door face and drawer fronts vacuum-formed with white thermofoil. Door back is white melamine laminate. 34-1/2" high x 24" deep. With hardware., Arctic white finished base cabinets, 36" wide, 2 doors</b>	1 Ea	\$653.30

Item	Quantity	Amount
Kitchens, Finished Kitchen Cabinets, Arctic white finished wall cabinets. Pre-assembled. 3/4"-thick medium-density fiberboard. Door face vacuum formed with white thermofoil. Door back is white melamine laminate. 12" deep. With hardware., Arctic white finished wall cabinets, 24" wide x 30" high	1 Ea	\$341.10
Kitchens, Finished Kitchen Cabinets, Arctic white finished wall cabinets. Pre-assembled. 3/4"-thick medium-density fiberboard. Door face vacuum formed with white thermofoil. Door back is white melamine laminate. 12" deep. With hardware., Arctic white finished wall cabinets, 18" wide x 30" high	1 Ea	\$302.73
Kitchens, Finished Kitchen Cabinets, Arctic white finished wall cabinets. Pre-assembled. 3/4"-thick medium-density fiberboard. Door face vacuum formed with white thermofoil. Door back is white melamine laminate. 12" deep. With hardware., Arctic white finished wall cabinets, 15" wide x 30" high	1 Ea	\$282.29
Kitchens, Finished Kitchen Cabinets, Arctic white finished base cabinets. Pre-assembled. 3/4"-thick medium-density fiberboard. Door face and drawer fronts vacuum-formed with white thermofoil. Door back is white melamine laminate. 34-1/2" high x 24" deep. With hardware., Arctic white finished base cabinets, 24" wide, 2 doors	1 Ea	\$429.02
Kitchens, Finished Kitchen Cabinets, Arctic white finished base cabinets. Pre-assembled. 3/4"-thick medium-density fiberboard. Door face and drawer fronts vacuum-formed with white thermofoil. Door back is white melamine laminate. 34-1/2" high x 24" deep. With hardware., Arctic white finished base cabinets, 18" wide, 3-drawer base	1 Ea	\$590.49
Kitchens, Finished Kitchen Cabinets, Arctic white finished base cabinets. Pre-assembled. 3/4"-thick medium-density fiberboard. Door face and drawer fronts vacuum-formed with white thermofoil. Door back is white melamine laminate. 34-1/2" high x 24" deep. With hardware., Arctic white finished base cabinets, 12" wide, 1 door	1 Ea	\$333.45
<b>Counters</b>		<b>\$3,468.22</b>
Countertops, Granite countertops, Add for backsplash seaming and edging <i>Custom-fabricated straight, "U"- or "L"-shaped tops. See also Tile for ceramic tile countertops</i>	10 LF	\$321.32
Countertops, Granite countertops, Most 3/4" (2cm) granite tops <i>Custom-fabricated straight, "U"- or "L"-shaped tops. See also Tile for ceramic tile countertops</i>	30 SF	\$3,146.90
<b>Appliances</b>		<b>\$3,210.02</b>
Frigidaire 24 in. Stainless Steel Front Control Smart Built-In Tall Tub Dishwasher 	1 each	\$524.34
SKU #: 1005658638		
LG 30 in. W 20 cu. ft. Top Freezer Refrigerator w/ Multi-Air Flow and Reversible Door in Stainless Steel, ENERGY STAR	1 each	\$1,197.36

Item	Quantity	Amount
 <p>SKU #: 1004945710</p>		
<b>GE 1.6 cu. ft. Over-the-Range Microwave in Stainless Steel</b>	<b>1 each</b>	<b>\$372.48</b>
 <p>SKU #: 1000017651</p>		
<b>Samsung 6.3 cu.ft. 5 Burner Element Smart Freestanding Electric Range with Rapid Boil and Self Clean in Stainless Steel</b>	<b>1 each</b>	<b>\$1,115.84</b>
 <p>SKU #: 1006227824</p>		
<b>Price</b>		<b>\$72,328.30</b>

## Terms

### REHAB TERMS AND CONDITIONS

Prepared by: Ebon Construction L.L.C.

Brian Young, Owner/Operator

121 S Washtenaw Ave

(312) 523-8431 | Briany182@ebonconstruction.com

Licensed and Insured

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#### 1. Scope of Work

Ebon Construction L.L.C. agrees to perform the following work at the project location:

- Partial Demolition and debris removal
- Framing and structural repairs
- Electrical and plumbing updates
- Drywall, flooring, and painting
- Exterior repairs (roof, siding, windows, etc.)
- Kitchen and bathroom renovation
- Any additional tasks as agreed upon in writing

A detailed scope of work will be attached.



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2. Project Timeline

- Start Date: June 13, 2025
- Estimated Completion Date: August 16, 2025
- Delays due to weather, material availability, or change orders may affect completion time.

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3. Payment Terms

{To ensure smooth progress and mutual accountability, payments for the remodeling project will be divided into phases as outlined below. The schedule is based on key milestones of project completion.}

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1. Deposit – 40%

Due Upon Contract Signing

This initial payment secures your project start date, covers planning, initial materials ordering, and mobilization.

Amount Due: \$28,931.32

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2. Rough-In Completion – 25%

Due Upon Completion of Demolition, Framing, Plumbing, and Electrical Rough-Ins

This phase includes structural work, rough mechanical installations, and city inspections (if applicable).

Amount Due: \$10,849.25

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3. Interior Finish – 25%

Due Upon Installation of Drywall, Flooring, Cabinets, and Trim

This phase covers visible finishes and surfaces, including wall treatments, cabinetry, doors, and flooring.

Amount Due: \$8,136.93

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4. Final Completion – 10%

Due Upon Final Walkthrough and Project Completion

This payment is due once all contracted work is completed, inspected, and signed off by the client.

Amount Due: \$24,411.20

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4. Change Orders

Any changes to the agreed-upon scope of work must be requested in writing and approved before work begins. Change orders may affect the total cost and timeline.

- All change orders will be billed separately and must be paid in accordance with agreed timelines.
  - Payments can be made via cash/Zelle/credit card.
  - Late payments may result in project delays or suspension of work.

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5. Site Access

The property owner (David Watkins) shall provide access to the job site during normal business hours. Utilities (electricity, water) must be available throughout the project.

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6. Warranties

Ebon Construction L.L.C. provides a [1-year] workmanship warranty on all labor performed. Manufacturer warranties apply to all installed products and materials.

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7. Permits and Inspections

Unless otherwise agreed, Ebon Construction L.L.C. will obtain all necessary permits and schedule inspections. The cost of permits will be included in the project estimate unless noted otherwise.

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8. Clean-Up

Job site will be kept reasonably clean and safe throughout the duration of the project. Final clean-up and debris removal are included in the project scope.

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9. Insurance

Ebon Construction L.L.C. is fully licensed and insured. Proof of insurance is available upon request.

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10. Termination

Either party may terminate the agreement with written notice. In the event of termination, the client shall pay for all completed work and materials purchased to

 \_\_\_\_\_ Date 6/12/25  
Brian Young  
Ebon Construction L.L.C.

\_\_\_\_\_ Date \_\_\_\_\_  
David Watkins