

Attic Finish with Shed Dormer

Sample Address

Sample City, State, Zip

**Project Description:**

Finishing 600sf of attic space and adding a shed dormer. Convert unfinished attic space to two 12-by-13 foot bedroom and a 5-by-7-foot bathroom with tile shower and fixtures from Castle's Classic Bathroom package. includes a 26-foot shed dormer, six new windows, and closet space under the eaves. Insulate and finish ceiling and walls. Carpet floor. Extend existing HVAC to new space; provide electrical wiring and lighting to code. Retain existing stairs, but add rail and baluster around stairwell.

	Qty.	Unit	Low Total	High Total
01. Permits				
Permit	1	EA	\$ 2,486.96	\$ 2,735.66
Interior Design -- See Design & Planning Agreement for Details.	1	EA	\$ 1,741.10	\$ 1,741.10
02. Site Prep & Demolition				
Site Prep (Includes floor protection, poly curtain walls, and delivery of tools/equipment and set up of job site). Place yard sign and order dumpster.	1	EA	\$ 228.60	\$ 251.46
Demolition of work area to EPA lead safe work practices: Assumes unfinished attic space. Demo of attic adds about \$1000.00-\$2000.00.	0	SF	\$ -	\$ -
Furnish & installing tarps in areas where roof(s) is/are being removed.	1	EA	\$ 146.05	\$ 160.66
Furnish active air filtration on the site for the duration of the project to minimize dust and particulate infiltration in non-construction areas.	1	EA	\$ 190.50	\$ 209.55
03. Landscaping & Fence				
04. Concrete and Foundation				
05. Masonry				
06. Framing				
2x2 Fur ceiling framing (Materials & labor)	150	SF	\$ 1,143.00	\$ 1,257.30
Interior wall framing (Materials & labor).	84	LF	\$ 1,532.99	\$ 1,686.29
Attic shed dormer wall and roof framing (labor & materials)	312	SF	\$ 10,302.24	\$ 11,332.46
09. Roofing, Flashing, Gutters				
Roofing Materials & Labor for flat rubber membrane EPDM .60 mil roof.	312	SF	\$ 1,981.20	\$ 2,179.32
10. Exterior Trim, Porches & Decks				
11. Siding, Soffit, and Fascia				
Install 1 layer of tyvek house wrap	350	SF	\$ 146.69	\$ 161.35
Siding - Hardie cement board siding.	350	SF	\$ 3,556.00	\$ 3,911.60
12. Exterior Doors & Trim				
13. Windows				
Provide and install full frame window (includes: demo of existing window). Allowance \$420.00 for custom Jeldwen window.	4	EA	\$ 2,870.20	\$ 3,157.22
Provide and install vinyl pocket window - Window specs TBD. Allowance \$270.00 for custom Jeldwen vinyl window.	2	EA	\$ 1,054.10	\$ 1,159.51
14. Plumbing				
Provide and install pedestal sink. Classic - Kohler, Memoirs, K-2345-8-0/K-2267-0, vitreous china, w/ 8" faucet drilling, white, 24 1/2w x 20 1/2d x 34 3/4h.	1	EA	\$ 726.19	\$ 798.80
Provide and install sink faucet. Classic - Kohler, Archer, K-11076-4-CP, 8" Widespread, polished chrome, 16w x 4d x 9h	1	EA	\$ 572.64	\$ 629.91
Provide and install 5' cast iron tub. Classic - Kohler, Villager, K-715, white, 60w x 30d x 15h (includes polished chrome waste & overflow).	1	EA	\$ 1,374.14	\$ 1,511.55
Provide and install shower faucet, diverter, controller. Classic - Kohler, Archer, K-T11077-4-CP, polished chrome.	1	EA	\$ 616.01	\$ 677.61
Provide and install toilet. Classic - Sterling, Karsten, S4020260/S4020230, white.	1	EA	\$ 622.43	\$ 684.67
New Bathroom Rough-In Base Price	1	EA	\$ 3,556.00	\$ 3,911.60

15. HVAC			\$	-	\$	-
Install new vent fan and vent to the the exterior (fan not included)	1 EA	\$	457.20	\$	502.92	
Attic remodel ducting - 2-bed rooms, hallway, and bathroom; 700 sq.ft.	1 EA	\$	2,984.50	\$	3,282.95	
16. Electrical						
Bathroom price for electrical (Includes GFI Outlet to code, new switches and wiring in bath).	1 EA	\$	571.50	\$	628.65	
Provide and install sconces on sides of mirror (2/ea). Classic - Kichler, Pocolona Wall Sconce, 5367, Polished Chrome, 5.5W x 7.5D x 9H.	1 EA	\$	350.77	\$	385.85	
Supply bath fan. Classic - Panasonic, WhisperValue Lite 80 CFM with light, FV08VSL1, white.	1 EA	\$	363.03	\$	399.33	
Finished attic price for electrical	350 EA	\$	1,111.25	\$	1,222.38	
Supply and install new electric sub-panel.	1 EA	\$	571.50	\$	628.65	
17. Insulation			\$	-	\$	-
R-19 Insulation batts with poly	875 SF	\$	755.65	\$	831.22	
Floors and overhangs 5" spray foam insulation. Add \$3,500.00	0 SF	\$	0.00	\$	0.00	
18. Drywall			\$	-	\$	-
1/2" Drywall on walls and ceilings with smooth or knock-down finish	2540 SF	\$	5,967.73	\$	6,564.50	
19. Tile & Stone						
Provide and install ceramic tile on floor. Classic - American Olean, Satinglo 1" Hex, OD251HEX35MSC1P, black and white.	35 SF	\$	872.81	\$	960.09	
Provide and install ceramic tile on 5'-0" tub/shower surround to ceiling. Classic - American Olean, Bright 3x6 subway, 002536MOD1P4, ice white.	64 SF	\$	1,656.18	\$	1,821.80	
Provide and install ceramic tile niche for tub/shower surround. Tile - TBD	1 EA	\$	139.70	\$	153.67	
Provide and install Corian corner shelves in shower.	1 EA	\$	50.80	\$	55.88	
Ceramic tile floor threshold.	1 EA	\$	57.15	\$	62.87	
Ceramic tile backer on floor	35 SF	\$	146.05	\$	160.66	
20. Millwork, Doors, Hardware						
Install bathroom millwork (base, shoe, one side of door and window casing). Classic = 1x4 backband casing with larger base. Add \$3/lf for additional base molding install. Includes standard profiles.	1 EA	\$	546.10	\$	600.71	
Moderate prehung doors (2-Panel primed mission stick, 1-panel mission stick, flush birch solid core) Based on 32" doors, Includes labor & material	2 EA	\$	548.64	\$	603.50	
Moderate bipass doors (Flush hollow core birch, flush solid core birch, 1-panel primed mission, 2-panel poplar mission, 2-panel primed mission, 2-panel primed ogee, 2-panel raised primed, 6-panel raised poplar) Based on 5'-0" doors, Includes labor & material	2 EA	\$	1,031.24	\$	1,134.36	
Moderate millwork (Base & casing) Per sq.ft., Includes labor & material	600 SF	\$	1,714.50	\$	1,885.95	
Maple post to post newel 48"	3 EA	\$	243.84	\$	268.22	
Maple post to post newel 2nd floor 58"	3 EA	\$	289.56	\$	318.52	
Maple square top baluster	1 EA	\$	10.48	\$	11.53	
Maple gooseneck assembly	1 EA	\$	185.10	\$	203.61	
Maple handrail plowed along the top of staircase 16'-0"	1 EA	\$	198.58	\$	218.43	
Wire closet organizational system	6 LF	\$	228.60	\$	251.46	
21. Cabinetry & Countertops						
Provide and install recessed medicine cabinet (includes mirror and all hardware). Classic - Bayer, custom size, white.	1 EA	\$	495.30	\$	544.83	
Knobs and pulls will be installed on all cabinet doors and drawers in the bathroom. Moderate/Classic - Amerock, Manor Collection Knob & Cup Pull, polished chrome.	4 EA	\$	45.72	\$	50.29	
Linen/pantry cabinet	2 LF	\$	762.00	\$	838.20	
22. Specialties						
Provide and install bathroom accessories - 24" towel bar, towel ring & toilet paper holder. Classic - Gatco, Franciscan, polished chrome/white. Add \$20.00 for install of each additional item.	1 EA	\$	122.56	\$	134.81	
23. Flooring						
Value Line Carpet and pad will be installed.	600 SF	\$	2,476.50	\$	2,724.15	
Floor transits	1 EA	\$	63.50	\$	69.85	
24. Painting & Decorating						
Prime and painting ceilings	635 SF	\$	1,814.51	\$	1,995.96	
Prime and paint walls	1240 SF	\$	2,834.64	\$	3,118.10	
Prime and enamel or stain one side of door, double-hung window, and baseboard / casing - Moderate & Classic	1 EA	\$	304.80	\$	335.28	

Basic stain, seal, sand, and varnish or enamel of casing up to 4"	600 SF	\$	530.35	\$	583.39
25. Clean Up & Debris Removal					
Disposal and clean-up - remove all site prep, wipe down and broom sweep area.	635 SF	\$	806.45	\$	887.10
26. Project Management		\$	4,961.76	\$	5,457.94
27. Administrative Fees		\$	1,653.92	\$	1,819.31
28. Designer Oversight		\$	992.35	\$	1,091.59
29. Overhead & Profit		\$	9,261.96	\$	10,188.15
Grand Total**		\$	83,025.82	\$	91,328.40

Credit Card Financing up to \$5,000

Project Size \$100 - \$10,000
 Credit Cards accepted for final payments up to 50% of project costs,
 \$5,000 max on credit card.



No Interest if Paid in Full within 12 months - Home Improvement Financing up to \$35,000*

Interest will be charged to your account from the purchase date if the purchase balance is not paid in full within the promotional.*

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0% APR with equal payments	Requires 70% cash / check down payment of: \$	61,023.98	12 Monthly Pmts.	\$	2,179.43
60 Months 9.90% Interest.	Requires 70% cash / check down payment of: \$	61,023.98	60 Monthly Pmts	\$	554.39

		Total Project Cost with All			
Cash Discount 2.5%	\$	2,179.43	Cash Discount	\$	89,148.98
				\$	80,846.39

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