

Date	Description	Cost
12/6/17	1148 Whittlesay Ln Rocky River, Ohio 44116	
<b>Phase 1</b>	Demo- Foyer, kitchen wall, all textured walls to studs, master bed and basement utility Permits/Plans Windows- Replace windows in addition and upstairs glass block 8 total Framing-Master suite and install support beam in kitchen and dining room Add closet in foyer with shelving and door with hardware Eliminate addition back door and add window, close off and install siding <b>Minus discount</b> <b>Total</b>	\$4000 \$3500 \$2700 \$3500 \$950 \$1000 <b>\$1,000</b> <b>\$14,650</b>
<b>Phase 2</b>	Rough plumbing- Run new water and drain lines for master suite Rough Electrical-Update meter service to 200 amp; switches/outlets and appliances HVAC- Install 3.5 ton A/C condenser Insulation-Exterior walls Drywall-Kitchen, foyer, master suite, hallways, rear addition and rec room Trim-Crown molding in kitchen and dining room, baseboard in baths and rec room Interior Doors- 18 doors with handles <b>Minus discount</b> <b>Total</b>	\$1150 \$1575 \$3000 \$750 \$3800 \$1250 \$1800 <b>\$1,000</b> <b>\$12,325</b>
<b>Phase 3</b>	Interior Paint -All rooms throughout walls ceiling and trim Tile-All bathrooms, shower surrounds and kitchen backsplash 4 Vanities with mirrors Cabinets/Countertops Electrical Finish-18 can lights and light package throughout Plumbing Finish- 4 toilets, 3 showers, tub, disposal, shower door, 5 sinks and kit sink Basement- Paint utility room with waterproof dry lock walls and floor <b>Minus discount</b> <b>Total</b>	\$3845 \$3750 \$1650 \$6575 \$3250 \$1835 \$1250 <b>\$1,000</b> <b>\$21,155</b>
<b>Phase 4</b>	Landscape- Remove and trim overgrown trees and add curb appeals Exterior Paint- Prep and paint vinyl siding and trim, garage and shed Garage Door- Replace 196in garage door Driveway- Replace driveway to extend to rear fence, front walkway and rear patio Exterior Doors- 3 doors and 2 storm doors Privacy Fence- Replace rotted privacy fence Custom Awning <b>Minus discount</b> <b>Total</b>	\$2000 \$4850 \$2000 \$10,075 \$2625 \$1350 \$1450 <b>\$1,000</b> <b>\$23,350</b>
<b>Phase 5</b>	Hardwoods- Refinish and dark stain all hardwood floors Carpet- Carpet rec room and basement stairs Appliances <b>Minus Discount</b> <b>Total</b>	\$4750 \$955 \$3000 <b>\$1,000</b> <b>\$7,705</b>
	Before discounts	\$84,185
	<b>Total</b>	<b>\$79,185</b>