

HOME RENOVATION PROJECT PROPOSAL | June 5, 2019

Project Overview

Home renovation, exterior at 1335 Sunset Cliffs Blvd., San Diego, 92107

Homeowner contact: Lilly (619) 884-8604; or, Mark (son) at (619) 987-5288

Project Description Option #1

A. Windows & Doors

- (i) Replace windows, 19 each, 1 slider and 1 door (to be supplied by customer)
- (ii) Dual pane with UV coating & Argon gas (title 24)
- (iii) New construction frames with 1-3/8" nail-fin setback
- (iv) Labor to include pulling old windows, cutting back interior
- (v) Drywall sills & setting new windows and doors
- (vi) All prep and finish
- (vii) Any necessary framing adjustments
- (viii) Windows style: Vinyl
- (ix) Slider: Vinyl
- (x) Colors: Inside white, outside dark brown (in vinyl).

Section A - SUB-TOTAL COST: \$18,261

B. Exterior Walls

- (i) Remove all shingles (take to dump)
- (ii) Check for insulation after removal of shingles (to meet Title 24)
- (iii) If necessary*: Replace with batting insulation (approx. 2000 sf.)
- (iv) If necessary*: Repair damaged wood (not known until removal of shingles)
- (v) Install Hardie board siding (approx. 1,600 sf)
- (vi) Paint siding, fascia and soffits
- (vii) Paint color a lighter shade of brown (customer choice)
** Additional cost if necessary.*

C. Entryway

- (i) Paint railings to match exterior Hardie siding
- (ii) Paint stairs and adjacent wood areas

Section B & C - SUB-TOTAL COST: \$43,377

D. Deck

- (i) Demo existing deck
- (ii) Replace with new deck with redwood
- (iii) Do not replace upper half of existing deck above railings
- (iv) Use Trex flooring for deck
- (iv) Add shelf to top of railings (6" wide)
- (v) Paint to match window frames (dark brown)
- (vi) Permits, Engineering and Drafting (about \$6,800)

Section D - SUB-TOTAL COST: \$16,247

E. Gutters

- (i) Install new gutters (approx. 80')
- (ii) Paint gutters to match window frames

Section E - SUB-TOTAL COST: \$1,400

OPTION #1, TOTAL JOB COST (A-E): \$79,797

Project Description Option #2

A. Windows & Doors

- (i) Replace windows, 19 each, 1 slider and 1 door (to be supplied by customer)
- (ii) Dual pane with UV coating & Argon gas (title 24)
- (iii) New construction frames with 1-3/8" nail-fin setback
- (iv) Labor to include pulling old windows, cutting back interior
- (v) Drywall sills & setting new windows and doors
- (vi) All prep and finish
- (vii) Any necessary framing adjustments
- (viii) Windows style: Vinyl
- (ix) Slider: Vinyl
- (x) Colors: Inside white, outside dark brown (in vinyl).

Section A - SUB-TOTAL COST: \$18,445

B. Exterior Walls

- (i) Paint all singles with Texcote coating (Coolwall)
- (ii) Paint siding, fascia and soffits
- (iii) Paint color a lighter shade of brown (customer choice)

C. Entryway

- (i) Paint railings to match exterior shingles
- (ii) Paint stairs and adjacent wood areas

Section B & C - SUB-TOTAL COST: \$10,879

D. Deck

- (i) Demo existing deck
- (ii) Replace with new deck with redwood
- (iii) Do not replace upper half of existing deck above railings
- (iv) Use Trex flooring for deck
- (iv) Add shelf to top of railings (6" wide)
- (v) Paint to match window frames (dark brown)
- (vi) Permits, Engineering and Drafting (\$6,800)

Section D - SUB-TOTAL COST: \$15,247

E. Gutters

- (i) Install new gutters (approx. 80')
- (ii) Paint gutters to match window frames

Section E - SUB-TOTAL COST: \$950.

OPTION #2, TOTAL JOB COST (A-E): \$44,521

Project Description Option #3

A. Windows & Doors

- (i) Replace windows, 19 each, 1 slider and 1 door (to be supplied by customer)
- (ii) Dual pane with UV coating & Argon gas (title 24)
- (iii) New construction frames with 1-3/8" nail-fin setback
- (iv) Labor to include pulling old windows, cutting back interior
- (v) Drywall sills & setting new windows and doors
- (vi) All prep and finish
- (vii) Any necessary framing adjustments

- (viii) Windows style: Vinyl
- (ix) Slider: Vinyl
- (x) Colors: Inside white, outside dark brown (in vinyl).

Section A - SUB-TOTAL COST: \$18,445

B. Exterior Walls

- (i) Paint all shingles with Texcote coating (Coolwall)
- (ii) Paint siding, fascia and soffits
- (iii) Paint color a lighter shade of brown (customer choice)

C. Entryway

- (i) Paint railings to match exterior shingles
- (ii) Paint stairs and adjacent wood areas

Section B & C - SUB-TOTAL COST: \$9,879

D. Deck

- (i) Remove upper portion of deck above railings
- (iv) Add shelf to top of railings (6" wide)
- (v) Paint to match window frames (dark brown)
- (vi) Repair damage to deck
- (v) Remove and install new posts (3)

Section D - SUB-TOTAL COST: \$4,591

E. Gutters

- (i) Install new gutters (approx. 80')
- (ii) Paint gutters to match window frames

Section E - SUB-TOTAL COST: \$950

OPTION #3, TOTAL JOB COST (A-E): \$33,865

Project Description Option #4

A. Windows & Doors

- (i) Replace windows, 19 each, 1 slider and 1 door (to be supplied by customer)
- (ii) Dual pane with UV coating & Argon gas (title 24)
- (iii) New construction frames with 1-3/8" nail-fin setback
- (iv) Labor to include pulling old windows, cutting back interior
- (v) Drywall sills & setting new windows and doors
- (vi) All prep and finish
- (vii) Any necessary framing adjustments
- (viii) Windows style: Vinyl
- (ix) Slider: Vinyl
- (x) Colors: Inside white, outside white (in vinyl).

Section A - SUB-TOTAL COST: \$15,521

B. Exterior Walls

- (i) Paint all singles with Texcote coating (Coolwall)
- (ii) Paint siding, fascia and soffits
- (iii) Paint color a lighter shade of brown (customer choice)

C. Entryway

- (i) Paint railings to match exterior shingles
- (ii) Paint stairs and adjacent wood areas

Section B & C - SUB-TOTAL COST: \$9,879

D. Deck

- (i) Remove upper portion of deck above railings
- (iv) Add shelf to top of railings (6" wide)
- (v) Paint to match window frames (dark brown)
- (vi) Repair damage to deck
- (v) Remove and install new posts (3)

Section D - SUB-TOTAL COST: \$6,724

E. Gutters

- (i) Install new gutters (approx. 80')
- (ii) Paint gutters to match window frames

Section E - SUB-TOTAL COST: \$950

OPTION #4, TOTAL JOB COST (A-E): \$30,665

Project Summary

	Option #1	Option #2	Option #3	Option #4
Price	\$79,797	\$44,521	\$33,865	\$30,665
INSTALL WINDOWS, SLIDER, FRONT DOOR	\$18,445	\$18,445	\$18,445	\$15,245
WHITE WINDOWS OUTSIDE	Dk Brown	Dk Brown	Dk Brown	WHITE
HARDIE SIDING and/or COOLWALL* (14 SQ)	\$42,000	NO	NO	NO
COOLWALL* SHINGLES (14 SQ)	NO	\$6,724	\$6,724	\$6,724
COOLWALL* ENTRYWAY, FASCIA (9 SQ)	\$3,155	\$3,155	\$3,155	\$3,155
BUILD NEW DECK AND COOLWALL* (10 SQ)	\$15,247	\$15,247	NO	NO
COATING* ON EXISTING DECK, NEW POSTS (10 SQ)	NO	NO	\$4,591	\$4,591
INSTALL GUTTERS & PAINT	\$950	\$950	\$950	\$950

** Deduct: \$65/square (per 100 sf) for paint.
Additional cost could be incurred if we find rotten wood needs replacing or no insulation behind shingles.*

