

ProCoast Coastal Home Services

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BILL TO

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DATE
05/13/2023

DUE
On Receipt

BALANCE DUE
USD \$0.00

INVOICE
INV0200

DESCRIPTION	RATE	QTY	AMOUNT
Electrical Inspect all electric. Disconnect and reconnect all switches and receptacles. Replacement of all ceiling fans. Install under cabinet lighting. Install All electrical trims to be white decor. Inspect existing Dimmer's	\$4,660.00	1	\$4,660.00
Plumbing Inspect plumbing throughout. Pressure test. Supply new master bathroom vanity faucets (unusable) INSTALL Existing- Shower drains-2 Shower fixtures-2 toilets-2 Kitchen faucet-1 Bathroom sinks-3-kohler Utility sink-1 Reinstall reverse osmosis system. Reinstall dishwasher-1 Reinstall garbage disposal-1 Reinstall icemaker water line-1 Washing Machine-1 Kevin 8 hour rough in	\$7,400.00	1	\$7,400.00
Masonry Patch kitchen floor aprx 4x4 area Fill holes in bathrooms	\$1,150.00	1	\$1,150.00

Remove existing hurth at fireplace. Damaged from flood
Grind concrete from floor so LVP would lay flat 3 hours

<p>Insulation Install insulation throughout per Delaware code. Batton insulation throughout paper faced. Foil faced and bare to match existing.</p>	\$2,450.82	1	\$2,450.82
<p>Drywall repairs throughout Wall texture can not be restored to original finish/texture. All wall areas with texture are to be skim coated to a flat finish. Repair and patch all drywall: 1/2 drywall throughout. Repair damage from deconstruction. Walls had to be cut up to 4ft mark. Existing water damage was not fully removed</p>	\$9,270.00	1	\$9,270.00
<p>Painting Remove and reinstall vinyl coated closet shelving. Repair damages from deconstruction. Primer as needed . Paint all ceilings flat white ceiling paint. Paint all baseboards/trim semi gloss color to match existing. Paint all walls color to match existing.</p>	\$2,155.00	8	\$17,240.00
<p>Flooring install labor Installation of new vinyl plank flooring. Includes installation of vapor barrier. Thresholds-2</p>	\$5.50	2,030	\$11,165.00
<p>Trim package materials to match existing. Colonial window/door casing 2-1/4. Missing or damaged Window sills. Colonial base 3-1/4 trim. quarter round.</p>	\$3,440.52	1	\$3,440.52
<p>Trim package labor Install colonial trim around doors and windows throughout. Install colonial base trim and shoe molding throughout. Additional trim not included in estimate that needed replacement</p>	\$4,870.00	1	\$4,870.00
<p>Demo Remove cabinets at entry (Damaged during remediation) remove kitchen backsplash.(Incomplete demo from remediation.)Remove remaining household items not removed during remediation. Finish all misc incomplete demolition. Dispose of all items placed in garage during remediation. Cut additional drywall at 4 foot seam and dispose. Remove additional trim</p>	\$55.50	48	\$2,664.00

<p>Hardware to match existing. Door knobs. Bathroom hardware accessories. Towel rings-3. Towel bars-3. Toilet paper holders-2. Robe hooks-2. Kitchen cabinet hardware. Closet hardware. 2400 to install in original quote total \$3140 install Selections \$5989 add on. Existing hardware and plumbing fixtures we unusable 1 additional 12 inch handle \$70</p>	\$8,459.00	1	\$8,459.00
<p>Register cover material and labor Install all interior supply and return vent covers. \$14 allowance each</p>	\$640.00	1	\$640.00
<p>Tile waterproofing membranes 1100 master bathroom. 1300 2nd bathroom</p>	\$2,328.00	1	\$2,328.00
<p>Tile allowance Equivalent value of existing tile. Kitchen backsplash. Bathroom floors Shower walls. Shower floors. Grout Setting material Schluter strips Tile 6400 Tile 1350</p>	\$8,232.00	1	\$8,232.00
<p>Tile install labor Includes kurdi/Schluter waterproofing membranes. Shower walls, shower floor, guest bathroom floors, kitchen backsplash. Shower floors \$670 Shower walls \$6525 Kitchen backsplash \$1400</p>	\$8,795.00	1	\$8,795.00
<p>Kitchen cabinet installation Pre designed kitchen. Installed by Atlantic Millwork and Co.</p>	\$3,740.00	1	\$3,740.00

Kitchen cabinet package supplied by Atlantic millwork	\$22,452.00	1	\$22,452.00
Countertop install labor Attempt to reinstall existing countertops. Countertop broke during install. Change order was created for repairs. Long wall countertop does not fit cabinets correctly	\$850.00	1	\$850.00
fireplace insert Electric \$588 Install 2 men 1 hour	\$708.00	1	\$708.00
Vanity install labor Install 2 vanities	\$80.00	2	\$160.00
Vanity top install labor Vanity tops came with vanities. Mounting required to be done on site.	\$50.00	2	\$100.00
Mud room cabinet installation Cost includes setting sink, cabinet and connecting trim Home depot shaker cabinets and filler	\$1,352.00	1	\$1,352.00
Post construction cleaning	\$0.65	2,100	\$1,365.00
Appliance install labor Reinstall all appliances. Fridge.-mold found during install Dishwasher. Garage Disposal.	\$950.00	1	\$950.00
Mantel Material and installation of mantle to match existing	\$860.00	1	\$860.00
Management	\$68.50	36	\$2,466.00
Protection Materials to protect newly installed cabinets, countertops, flooring, tile, etc. Ram Board. Tape. Plastic. Adhesive Plastic. Mesh vent covers. Hvac filters-2 To be monitored during construction.	\$400.00	1	\$400.00

Shower doors Tempered glass shower doors. Hardware finish to be determined by homeowner.	\$3,300.00	1	\$3,300.00
Flooring material High grade vinyl plank flooring. Vapor barrier. Threshold-2 8210 7500	\$8.00	2,030	\$16,240.00
Dumpster Remove all construction debris. Neighborhood would not allow dumpster. Dump runs to Saulsberry dump	\$1,170.00	1	\$1,170.00
Porta John \$98 each. Est 3 Months Bathrooms were none functional. Crew had to go to wawa for bathroom breaks, community would not allow john. cost is for labor cust.	\$98.00	3	\$294.00
range hood. Install existing range hood Trim with nickel gap to hide damage caused by deconstruction	\$1,100.00	1	\$1,100.00
Installation of interior barn doors Install existing barn doors level and balance	\$370.00	2	\$740.00
Install closet systems throughout Materials included approximately-46 Lf 1x10 110 Lf 1x4 Rods-16 Lf 3 men 1 day plus material Add shelving extensions	\$2,234.00	1	\$2,234.00
Tab (kohler) selected by homeowner	\$1,146.00	1	\$1,146.00
Master bathroom under cabinet kickspace heater Installation	\$550.00	1	\$550.00

Bathroom vanity(Guest) 30" Selected by homeowner	\$991.60	1	\$991.60
Master bathroom vanity 72" Selected by homeowners	\$2,527.00	1	\$2,527.00
Mud room cabinets Utility sink, \$369 P-trap and stainless braided lines \$78	\$730.00	1	\$730.00
Tub install	\$720.00	1	\$720.00
Doors damaged during deconstruction/remediation cost includes Fixing frames and door replacement	\$450.00	1	\$450.00
Interior door removal and installation. Fix door framing damaged during deconstruction. Door frames damaged during deconstruction. All doors were removed and frames were re-leveled and secured.	\$72.00	24	\$1,728.00
Change Order # 007 Electrical extras Move vanity light location to center with vanity .x 3 Move closet switches (Fix all faulty wiring in kitchen. 1 master electrician 9 hours @140 each) Bring house up to code Install 1 receptacle in guest closet Install 3 receptacles in living room closet Install 1 receptacle in master closet Switch living room and master fan Delete living room fan location and center Bring breakers up to code(arc fault) kitchen Remove and reset all receptacles damaged during deconstruction Replace master lighting with led Replace master bath lights with led Install new exhaust fan in master bath Replace 27 plate covers Replace toe kick control Replace 9 receptacles damaged during flood	\$5,160.00	1	\$5,160.00
Change order 001 Electrical trims were damaged during the construction. All trims must be removed, cleaned and reinstalled.	\$1,056.00	1	\$1,056.00
Change order 002 Master bathroom estimate was based on freestanding tub. Change order includes the cost to restore tub area to existing	\$5,610.00	1	\$5,610.00

conditions.
 Framing to except deck mount tub \$820 Niche \$190
 a
 Additional waterproofing membrane\$400
 Additional tile labor \$2700
 Additional glass \$600
 Additional tile and schluter \$590
 Extension of shower, including Tile, framing and labor \$120.
 Extra sluter strips and install

Change Order #005 Replacement door knobs and install 3 damaged during deconstruction	\$148.80	1	\$148.80
Change order #003 Hvac service	\$680.50	1	\$680.50
Change order 004 Additional plumbing parts needed for vanitie drains, tub deain kit, mud room sink drain, sink air switch, broken air switch, drop Ell for hand helds	\$1,234.57	1	\$1,234.57
Change order # 006 Thresholds Door transitions, not included in original quote supply and install	\$503.96	1	\$503.96
Fireplace Change order #008 Framing of fireplace. Framing material. Bead board panels. Trim. Inside and outside corners. Installation of panels and Trim. Blocking for fireplace Recess outlet	\$1,765.00	1	\$1,765.00
Change order 009 Tile trim boarder both bathrooms and sluhter strips Tile \$110 each @ 5 Sluhter \$131 Labor \$420	\$1,101.00	1	\$1,101.00
Change order #10 Original Kitchen faucet unusable parts missing from deconstruction	\$360.00	1	\$360.00
Change order #11 Countertop repair	\$425.00	1	\$425.00

Change order #13 Garage weather stripping damaged during deconstruction	\$110.00	1	\$110.00
Change order #14 Non-overflow sink drains -3 Oil rubbed bronze air switch cover. Oil rubbed bronze soap dispenser .	\$375.00	1	\$375.00
Change order # 15 Assemble closet furniture 4 dressers 2- bed frames	\$62.50	29	\$1,812.50
Change order #16 Price adjustment for shower door glass original estimate did not include correct existing measurements	\$1,100.00	1	\$1,100.00
Change order #18 Tile backsplash additional tile and labor. Existing backsplash carried all the way to the ceiling. Estimate was based of off stopping the tile at upper cabinet height	\$870.00	1	\$870.00
Change order #19 Toilet seat cover Damaged during deconstruction	\$48.00	1	\$48.00
Change order #20 Mount tv	\$375.00	1	\$375.00
Change order #21 Cabinet filler piece for wall oven. \$59 and install Countertops do not fit correctly. Trim, both sides of longwall.	\$240.00	1	\$240.00
Change Order #22 Dishwasher drain hose. Damaged during the construction.	\$72.00	1	\$72.00
Change Order #23 Dump run Add on trash not an original estimate	\$370.00	1	\$370.00
Change Order #24 Painting extras Paint fireplace semi gloss Fireplace surround Range hood nickle gape Closet shelves Front door inside and out, trim boxes	\$3,270.00	1	\$3,270.00

Master bedroom crown molding x3
Patches from electricians and Lv wired Rough in

Change order #25 New Dryer duct, connecting clamps	\$31.33	1	\$31.33
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Change order #26 Stove hook up Shut of valve installed 2lb regulator	\$567.10	1	\$567.10
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Change order #27 Vanity faucet 10 inch spread plate	\$150.00	1	\$150.00
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Change order # 29 Stainless steel backsplash for mud room Cost includes metal and fabrication as well as installation	\$132.00	1	\$132.00
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SUBTOTAL	\$189,655.70
PROFIT AND OVERHEAD (18%)	\$34,138.03
TOTAL	\$223,793.73
PAID	-\$223,793.73
	08/18/2023
BALANCE DUE	USD \$0.00

All selection time spent between homeowners and Behrens design(Stewart Ortell) will be billed at the hourly rates attached.

Estimate is based off information provided by homeowners. Prices are subject to change due to market fluctuations, Design changes and unforeseen challenges. All Change orders and unforeseen work will be approved by the homeowner prior to any price adjustments.

Draw Schedule

- 15% Due at Contract signing.
- 30% Due at Drywall completion.
- 30% Due at Kitchen cabinet install.
- 20% Due at trim completion
- 5% Due at completion of punch list.