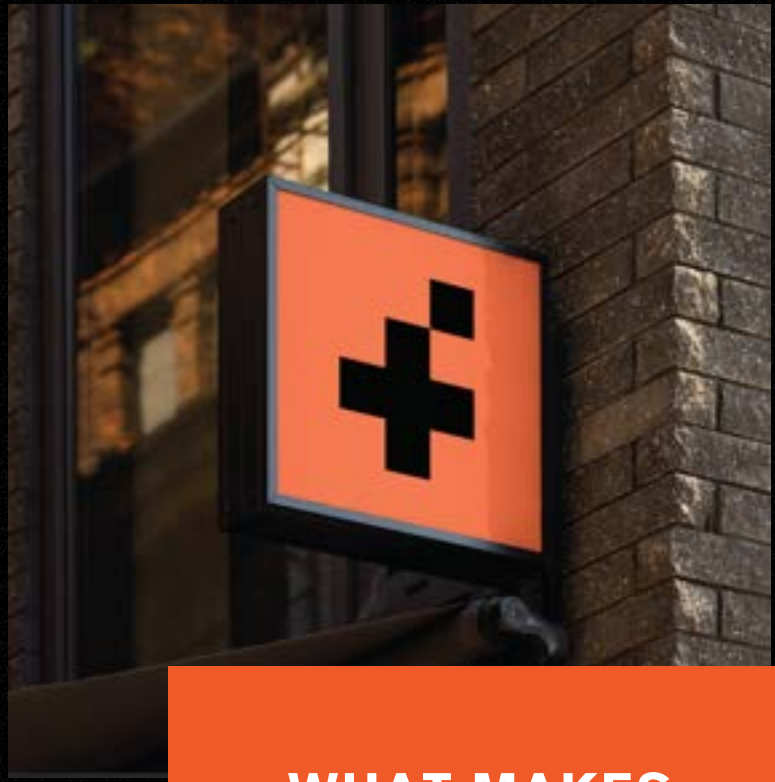




FABRICK

ADUs BUILT WITH INTEGRITY

ADU ESTIMATE



WHAT MAKES US FABRICK

OUR FOUNDERS

JC and Dylan share a brotherly bond and a deep partnership, built on years of collaboration. Together, they've successfully renovated and flipped over 400 homes, along with building more than 100 ADUs.

With each project, their unwavering focus is on client satisfaction, achieved through clear communication and exceptional craftsmanship. As local, highly responsive professionals, they are dedicated to guiding you through every step of the ADU building process, ensuring a seamless experience from start to finish. When you partner with us, you can count on meticulous attention to detail and a commitment to delivering with care and precision.

THE FABRICK OF OUR COMPANY

Founded in early 2023, Fabrick is backed by a leadership team with over 40 years of collective experience in building homes and ADUs. Even before launching Fabrick, JC and Dylan had a clear vision for addressing long-standing issues in the construction industry by applying principles that are standard in other thriving sectors: stellar communication, refreshing transparency, and leveraging modern technology to drive efficiency.

As business school graduates and seasoned entrepreneurs, JC and Dylan have founded six companies, collectively generating over a billion dollars in revenue. Their true competitive edge lies in their business-first approach. Unlike many who enter construction from the trades, they honed their skills in operations, business development, and finance before earning their construction licenses.

Today, JC and Dylan have assembled an exceptional team to build your ADU. This includes not only behind-the-scenes experts who champion their core principles, but also great subcontractors with decades of experience in their respective trades. Most importantly, every member of the team embodies Fabrick's core values, starting with their #1 principle: Lead with integrity.

FABRICK

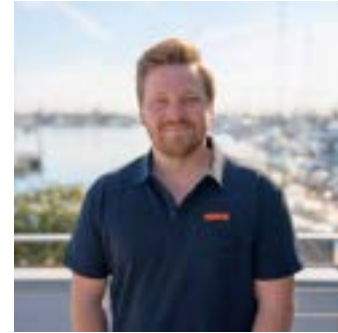


LEADERSHIP TEAM



J.C. Mejia
Partner

J.C. is the co-founder of Fabrick, dedicated to making ADU construction seamless for homeowners. With years of experience in real estate development and construction, he has led hundreds of successful projects, ensuring efficiency and quality. Having co-founded a firm managing over \$750M in developments, he knows how to simplify complex builds and deliver exceptional results. Clients working with Fabrick can expect a seamless, stress-free experience backed by proven industry expertise.



Dylan Duimovich
Partner

Dylan is the co-founder of Fabrick, bringing a decade of experience in optimizing operations and enhancing customer experiences. After building and scaling early-stage tech startups, he applied his expertise to real estate—growing a short-term rental portfolio and designing his own ADU from the ground up. At Fabrick, he's committed to making ADU construction smooth and stress-free, ensuring homeowners get a high-quality space with a seamless process from start to finish.



Jacqui Schreiber
Interior Design Lead

Jacqui's design philosophy is rooted in her deep appreciation for architecture and history. Growing up in a historic Spanish home on the San Diego coast, she developed a passion for design that she refined through architecture school and hands-on experience in interior design and historic preservation. She loves collaborating with homeowners to bring their vision to life, blending timeless design principles with modern functionality to create spaces that are both beautiful and practical.



Steve Doyle
Construction Operations & Growth Advisor

Steve brings extensive experience in the construction industry and plays a key role in Fabrick's growth. He collaborates closely with the team to drive strategic initiatives, ensuring projects run smoothly and the company stays ahead of industry trends. An SDSU alumnus, he also chairs the board of directors for the Campanile Foundation, bringing leadership and community-driven insight to Fabrick. His expertise gives homeowners confidence that their ADU project is built on a foundation of strategic planning, efficiency, and a commitment to excellence.



TESTIMONIALS



Fabrick's expertise and professionalism were evident throughout the process. Their team provided clear communication and efficient project management at every stage.

Justin Tarcani



Building our ADU with Fabrick was an exceptional experience. Their team's deep expertise and comprehensive understanding of ADU regulations made the entire process smooth and enjoyable. The final result exceeded our expectations in every way.

Nicole Hall



Working with Fabrick was a breeze. The team was incredibly friendly and made the entire process enjoyable. I will definitely use them again on my next ADU.

Mario Barrozo



I couldn't be happier with my decision to work with Fabrick! The team was professional, communicative, and made the entire process smooth from start to finish. I almost went with a cheaper GC my brother-in-law recommended, but I'm so glad I didn't. Fabrick's quality and expertise made all the difference!

Diane Hater

SCAN ME



TO WATCH CLIENT
TESTIMONIAL VIDEO



PHOTOS

Cape May Ave



Chelsea Lane



Maisel Drive



Albatross St



Wilbur Ave



Maryland St





Fabrick

info@fabrickgroup.com

(619) 586-6100

2811 Dickens St, Ste B203, San Diego, CA 92106

Status

No response yet

Project ID

PR-062

Total

\$ 477,393.92

Proposal Information

Proposal Name	Client Name	Client Number	Client Email
San Diego St - Estimate Package	Christa Lim, Halei Young	818-481-4021	lim.christa@gmail.com, halei.young@gmail.com
Project Type	Project Address		
ADU	307 San Diego St, Oceanside, CA 92058, USA		

Hello Christa Lim and Halei Young,

At Fabrick, we specialize exclusively in ADUs, making us one of San Diego County's most trusted and experienced builders in this space.

Our deep understanding of local regulations and design trends allows us to deliver tailored, efficient solutions. We use advanced estimating software to ensure accuracy and transparency—no surprises along the way. From communication and scheduling to invoicing and project tracking, our streamlined systems make the entire process smooth and stress-free.

Led by owners with business backgrounds and a commitment to integrity, we've built a team of highly skilled tradesmen who take pride in their craft. Our goal isn't just to build great ADUs—it's to deliver a truly exceptional experience from start to finish.

We're genuinely excited about the opportunity to bring your project to life and would be honored to be part of your journey.

Thank you for considering us —

The Fabrick Team

Estimate

Name	Amount
1.0 - PRELIMINARY WORKS	
Portable Toilet	\$ 2,283.75
Provide and maintain a portable restroom for the project duration, including weekly cleaning and servicing. Ensures sanitation, crew convenience, and compliance with local health regulations.	
Construction Security Fence	\$ 1,525.76
Includes delivery, installation, and removal of fencing, ensuring proper placement and secure installation.	
Subtotal	\$ 3,809.51

2.0 - BUSINESS OPERATIONS

Special Inspection	\$ 1,305.00
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Special inspections required for structural integrity, soil compliance, and Title 24 energy compliance, ensuring adherence to regulatory standards.

Interior Design	\$ 1,500.00
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Our licensed interior designer will guide you through the design process and tailor your finish package to your vision.

Subtotal	\$ 2,805.00
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3.0 - LAND & SITE IMPROVEMENT

Lot Clearing	\$ 1,740.00
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Lot clearing includes the removal of all vegetation, brush, trees, and trash within the disturbance limits as specified in the plans.

Trenching & Surface Repair	\$ 5,714.96
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Excavate and trench for all utility lines, including sewer, water, and electrical connections, ensuring proper depth, slope, and code compliance per project requirements.

Demolition & Concrete Removal	\$ 8,120.00
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Demolish of existing driveway as specified in the plans, ensuring safe debris disposal and full compliance with safety and environmental regulations.

Subtotal	\$ 15,574.96
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4.0 - FOUNDATION

Foundation - Labor & Material	\$ 79,579.10
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Construct new continuous footings and a 4-inch slab foundation, ensuring proper excavation, reinforcement, and compliance with structural and building codes.

Subtotal	\$ 79,579.10
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5.0 - FRAMING

Framing - Labor & Materials	\$ 76,119.14
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Provide all necessary lumber, wood members, and related materials, and perform all required framing labor. This includes constructing walls, ceilings, structural components, and roof systems. All framing will be completed with precision and high craftsmanship, ensuring structural integrity, full compliance with project plans, and adherence to all applicable building codes.

Subtotal	\$ 76,119.14
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6.0 - ROUGH PLUMBING

Sewer Connection - Labor & Material	\$ 2,213.28
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Install and connect new PVC sewer line to existing sewer lateral, ensuring proper alignment, secure integration, and code compliance.

Water Connection - Labor & Materials	\$ 2,410.63
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Install and connect the new water line to the existing main supply, ensuring proper alignment, secure integration, and compliance with plumbing codes.

Rough Plumbing - Labor & Materials \$ 31,139.65

Install underground and rough-in plumbing, including PEX for water supply, PVC for drainage, and all necessary fittings. Scope includes labor for rough-in and fixture installation.

Shower Valve \$ 203.00

Install Delta MultiChoice shower valve body, ensuring proper alignment, secure connections, and compliance with plumbing standards.

Electric Water Heater \$ 2,610.00

Supply and install a new electric tankless water heater for on-demand hot water, ensuring proper connections and code compliance.

Subtotal **\$ 38,576.56**

7.0 - FINISH PLUMBING

Plumbing Fixture Installation \$ 3,027.47

Install all plumbing fixtures as specified in the plans, ensuring proper placement, secure connections, and compliance with plumbing codes and standards for optimal functionality.

Allowance
Bathroom Faucet \$ 600.00

Client to collaborate with our interior designer and approve the bathroom faucet and design package.

Brand: Kohler

Allowance
Bathroom Sink \$ 680.00

Client to collaborate with our interior designer and approve the bathroom sink and design package.

Allowance
Kitchen Faucet \$ 285.00

Client to collaborate with our interior designer and approve the kitchen faucet and design package.

Brand: Kohler

Allowance
Kitchen Sink \$ 250.00

Client to collaborate with our interior designer and approve the kitchen sink and design package.

Allowance
Shower Trim Kit \$ 1,000.00

Client to collaborate with our interior designer and approve the shower trim kit and design package.

Brand: Kohler

Allowance
Toilet \$ 750.00

Client to collaborate with our interior designer and approve the toilet and design package.

Allowance

Bathtub \$ 800.00

Client to collaborate with our interior designer and approve the bathtub and design package.

Brand: Kohler

Allowance
Drain Kit \$ 130.00

Installation of the drain kit, ensuring proper alignment, secure connections, and compliance with plumbing standards for optimal performance.

Allowance
Garbage Disposal \$ 225.00

Source and install garbage disposal, ensuring proper fitting, wiring, and plumbing connections.

Brand: InSinkErator

Subtotal **\$ 7,747.47**

8.0 - ROUGH ELECTRICAL

Electrical Connection - Labor & Material \$ 2,834.75

Install and connect new service, ensuring secure connections and compliance with electrical codes and standards.

Rough Electrical - Labor & Materials \$ 29,409.67

Install all electrical rough-in, wiring, and dedicated circuits in accordance with electrical and mechanical specifications. Ensures all necessary connections for a fully functional and code-compliant electrical system.

Electrical Sub Panel - Labor & Material \$ 2,175.00

Supply and install sub-panel with associated breakers to distribute power across the ADU. Includes wiring, installation, and connection of standard and GFCI/AFCI breakers as required.

Subtotal **\$ 34,419.42**

9.0 - FINISH ELECTRICAL

Electrical Fixture Installation \$ 3,459.96

Install all light fixtures as specified in the plans, ensuring proper alignment, secure mounting, and compliance with electrical codes and standards.

Allowance
Exterior Lights \$ 340.00

Client to collaborate with our interior designer and approve the exterior lights and design package.

Allowance
LED Can Lights \$ 840.00

Install recessed LED can lights, ensuring proper placement, wiring, and code compliance.

Allowance
Pendant Lights \$ 250.00

Client to collaborate with our interior designer and approve pendant lights and design package.

Allowance

Vanity Lights \$ 420.00

Client to collaborate with our interior designer and approve the vanity lights and design package.

Allowance
Dimmers \$ 935.00

Client to collaborate with our interior designer and approve the dimmers and design package.

Subtotal \$ 6,244.96

10.0 - ROOFING

Shingles \$ 14,790.00

Install Class A shingles as specified, ensuring proper alignment, secure fastening, and adherence to manufacturer guidelines and building codes for optimal durability and fire resistance.

Roof Sheathing \$ 3,016.00

Install roof sheathing as per project specifications, ensuring proper alignment, secure fastening, and compliance with building codes to provide a solid substrate for roofing materials.

Allowance
Skylights \$ 2,600.00

Client to collaborate with our interior designer and approve skylights and design package.

Subtotal \$ 20,406.00

11.0 - HVAC

Mini-Split \$ 11,890.00

Install mini-split HVAC system, connecting each indoor unit to a single outdoor compressor via refrigerant lines. Includes securing units, running insulated lines through walls, wiring for power and control, and ensuring proper drainage.

Type: Three zone system

Allowance
Bathroom Exhaust Fan \$ 450.00

Client to collaborate with our interior designer and approve the bathroom exhaust fan and design package.

Subtotal \$ 12,340.00

12.0 - INSULATION

Insulation - Labor & Material \$ 5,189.94

Install insulation in all walls, ceilings, and per plans, ensuring full coverage to meet energy and code requirements.

Subtotal \$ 5,189.94

13.0 - DRYWALL

Drywall & Texture - Labor & Material \$ 22,489.75

Install drywall sheets, ensuring proper hanging and secure fastening to the framing. Complete finishing with taping, mudding, sanding for a smooth surface, and applying a light skip trowel texture for a professional finish.

Subtotal \$ 22,489.75

14.0 - CARPENTRY

Trim Carpentry - Labor & Materials \$ 3,459.96

Measure, cut, and install trim, including baseboards and casing, ensuring precise fit, clean edges, and accurate alignment for a polished, professional finish.

Subtotal \$ 3,459.96

15.0 - GLASS

Allowance
Bathroom Vanity Mirror \$ 600.00

Client to collaborate with our interior designer and approve the vanity mirror and design package.

Subtotal \$ 600.00

16.0 - WINDOWS

Allowance
Windows \$ 7,292.00

Install new construction windows as specified in the plans, ensuring proper alignment, secure fastening, and compliance with building codes for optimal performance and energy efficiency.

Color: White (interior and exterior)

Brand: Jeld Wen

Total: \$7,292

Window Installation \$ 4,930.00

Install new construction windows per plan specifications, ensuring proper alignment, secure fastening, and code compliance for optimal performance and energy efficiency.

Subtotal \$ 12,222.00

17.0 - DOORS

Allowance
Interior Doors \$ 1,750.00

Client to collaborate with our interior designer and approve the interior doors and design package.

Allowance
Front Door \$ 600.00

Client to collaborate with our interior designer and approve the front door and design package.

Allowance
Exterior Door \$ 300.00

Client to collaborate with our interior designer and approve the exterior doors and design package.

Allowance
Pocket Door \$ 700.00

Client to collaborate with our interior designer and approve the pocket door and design package.

Allowance
Pocket Door Frame \$ 750.00

Supply and install a heavy-duty metal pocket door frame with integrated hardware for smooth, reliable operation and long-lasting durability.

Allowance
Bi-Fold Closet Door \$ 250.00

Client to collaborate with our interior designer and approve bi-fold closet doors and design package.

Allowance
Closet Door \$ 800.00

Client to collaborate with our interior designer and approve closet doors and design package.

Allowance
French Doors \$ 1,600.00

Client to collaborate with our interior designer and approve french doors and design package.

Color: White (interior and exterior)

Allowance
Front Door Hardware \$ 150.00

Client to collaborate with our interior designer and approve the front door hardware and design package.

Allowance
Interior Door Hardware \$ 375.00

Client to collaborate with our interior designer and approve interior door hardware and design package.

Allowance
Exterior Door Hardware \$ 60.00

Client to collaborate with our interior designer and approve exterior door hardware and design package.

Doors Installation \$ 3,480.00

Install all interior and exterior doors, ensuring proper alignment, secure fastening, and smooth operation in compliance with project specifications and building codes.

Subtotal \$ 10,815.00

18.0 - PAINT

Paint - Labor \$ 15,569.82

Prepare all surfaces by sanding and cleaning, apply primer to walls, ceilings, trim, and doors, and finish with multiple coats of paint for a smooth, durable, and professional finish.

Paint - Materials \$ 5,189.94

Supply premium-quality Behr interior and exterior paint materials, including primers, sealers, and finish coats. All products will be selected based on their durability, coverage, and long-term performance, and will be applied in accordance with manufacturer specifications and project requirements.

Subtotal **\$ 20,759.76**

19.0 - FLOORING & TILE

Allowance
Vinyl Material **\$ 3,489.08**

Client to collaborate with our interior designer and approve vinyl material and design package.

The materials for the LVP flooring scope of work include Luxury Vinyl Plank (LVP) flooring, underlayment, transition strips, and necessary adhesives or fasteners for installation.

Vinyl (LVP) Installation **\$ 3,975.06**

Includes labor for installing Luxury Vinyl Plank (LVP) flooring, ensuring proper underlayment placement, precise alignment, accurate cutting, and seamless fitting for a smooth, professional finish.

Allowance
Bathroom Floor Tile **\$ 1,498.56**

Client to collaborate with our interior designer and approve bathroom floor tile and design package.

Allowance
Shower Walls Tile **\$ 762.15**

Client to collaborate with our interior designer and approve the shower wall tile and design package.

Bathroom Tile - Labor **\$ 15,225.00**

Perform professional bathroom tile installation, ensuring precise alignment, secure adhesion, and a high-quality finish for durability and aesthetic appeal.

Allowance
Backsplash Tile **\$ 155.88**

Client to collaborate with our interior designer and approve the backsplash tile and design package.

Backsplash Tile - Labor **\$ 1,412.66**

Perform professional backsplash tile installation with precise alignment, secure adhesion, and a high-quality finish for durability and aesthetic appeal.

Subtotal **\$ 26,518.39**

20.0 - APPLIANCES

Appliances Installation **\$ 725.00**

Includes installation of washer/dryer, garbage disposal, range, over-the-range microwave, dishwasher, and refrigerator, ensuring all necessary connections, fittings, and adjustments for proper operation.

Subtotal **\$ 725.00**

21.0 - CABINETS

Cabinets - Uppers & Lower	\$ 7,986.02
Supply and install pre-fabricated white shaker-style cabinets from KD Stone & Cabinets, ensuring precise alignment, secure installation, and a high-quality finish per project specifications.	
Pantry Cabinets	\$ 990.50
Supply and install pre-fabricated white shaker-style pantry cabinets from KD Stone & Cabinets, ensuring precise alignment, secure installation, and a high-quality finish per project specifications.	
Linen Cabinets	\$ 1,096.20
Supply and install pre-fabricated white shaker-style pantry cabinets from KD Stone & Cabinets, ensuring precise alignment, secure installation, and a high-quality finish per project specifications.	
Cabinets Installation	\$ 5,181.72
Install cabinets with careful assembly, precise alignment, and secure fastening, ensuring a clean, functional, and professional finish.	
Cabinets Hardware	\$ 362.50
Client to collaborate with our interior designer and approve the cabinets hardware and design package.	
Subtotal	\$ 15,616.94

22.0 - COUNTERTOPS

Countertops	\$ 3,480.00
Client to collaborate with our interior designer and approve quartz countertop and design package.	
Island Countertop	\$ 1,450.00
Client to collaborate with our interior designer and approve quartz island countertop and design package.	
Countertops Installation	\$ 2,030.00
Includes labor and installation of countertops, ensuring precise measurements, secure fitting, and a polished, high-quality finish per project specifications.	
Subtotal	\$ 6,960.00

23.0 - EXTERIOR SIDING

Stucco	\$ 27,550.00
Install standard textured cement plaster stucco over metal lath on the ADU's exterior walls, ensuring proper surface preparation, precise application, and a high-quality finish that meets industry standards.	
Subtotal	\$ 27,550.00

24.0 - FINISHES

Allowance	
Bathroom Accesory Kit	\$ 360.00

Install bathroom accessories, including towel bars and toilet paper holders, ensuring proper placement, secure fastening, and a clean, professional finish.

Base Material \$ 14,065.00

This estimate includes miscellaneous materials necessary for the successful completion of the project. These may include fasteners, adhesives, sealants, protective coverings, patching supplies, basic hardware, and utility items. These items ensure quality and proper execution of the renovation work.

Subtotal **\$ 14,425.00**

25.0 - INTERIOR WORKS

Metal Guardrail & Handrail \$ 784.09

Install a custom metal guardrail with handrail, ensuring secure fastening, proper alignment, and a high-quality finish in compliance with safety and building standards.

Metal Handrail \$ 766.18

Install a metal handrail, ensuring secure fastening, proper alignment, and a high-quality finish in compliance with safety and building standards.

Allowance
Electric Fire Place \$ 725.00

Procure and install Ember Uptown 36" fireplace per approved plans and manufacturer specifications, including delivery, setting/secure mounting, required venting and clearances, gas/electrical connections as applicable, and testing/commissioning for safe operation per code.

Subtotal **\$ 2,275.27**

26.0 - EXTERIOR WORKS

Concrete Landing \$ 1,537.29

Construct a new concrete landing outside each entry doorway, ensuring proper grading, reinforcement, and a durable finish in compliance with building codes.

Subtotal **\$ 1,537.29**

27.0 - CLEAN UP

Trash \$ 8,120.00

Manage and remove construction debris and waste throughout the project, ensuring a clean, organized, and compliant worksite.

ADU Cleanup \$ 507.50

Conduct a thorough final cleaning of the ADU before handover, ensuring all areas are spotless and move-in ready for client occupancy.

Subtotal **\$ 8,627.50**

Name	Quantity	Unit price	Amount
Bathroom Faucet	4 each	\$ 150.00	\$ 600.00
Client to collaborate with our interior designer and approve the bathroom faucet and design package. Brand: Kohler			
Bathroom Sink	4 each	\$ 170.00	\$ 680.00
Client to collaborate with our interior designer and approve the bathroom sink and design package.			
Kitchen Faucet	1 each	\$ 285.00	\$ 285.00
Client to collaborate with our interior designer and approve the kitchen faucet and design package. Brand: Kohler			
Kitchen Sink	1 each	\$ 250.00	\$ 250.00
Client to collaborate with our interior designer and approve the kitchen sink and design package.			
Shower Trim Kit	2 each	\$ 500.00	\$ 1,000.00
Client to collaborate with our interior designer and approve the shower trim kit and design package. Brand: Kohler			
Toilet	3 each	\$ 250.00	\$ 750.00
Client to collaborate with our interior designer and approve the toilet and design package.			
Bathtub	2 each	\$ 400.00	\$ 800.00
Client to collaborate with our interior designer and approve the bathtub and design package. Brand: Kohler			
Drain Kit	2 each	\$ 65.00	\$ 130.00
Installation of the drain kit, ensuring proper alignment, secure connections, and compliance with plumbing standards for optimal performance.			
Garbage Disposal	1 each	\$ 225.00	\$ 225.00
Source and install garbage disposal, ensuring proper fitting, wiring, and plumbing connections. Brand: InSinkErator			
Exterior Lights	4 each	\$ 85.00	\$ 340.00
Client to collaborate with our interior designer and approve the exterior lights and design package.			
LED Can Lights	28 each	\$ 30.00	\$ 840.00
Install recessed LED can lights, ensuring proper placement, wiring, and code compliance.			
Pendant Lights	2 each	\$ 125.00	\$ 250.00
Client to collaborate with our interior designer and approve pendant lights and design package.			
Vanity Lights	4 each	\$ 105.00	\$ 420.00
Client to collaborate with our interior designer and approve the vanity lights and design package.			
Dimmers	17 each	\$ 55.00	\$ 935.00

Client to collaborate with our interior designer and approve the dimmers and design package.

Skylights	4 each	\$ 650.00	\$ 2,600.00
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Client to collaborate with our interior designer and approve skylights and design package.

Bathroom Exhaust Fan	3 each	\$ 150.00	\$ 450.00
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Client to collaborate with our interior designer and approve the bathroom exhaust fan and design package.

Bathroom Vanity Mirror	4 each	\$ 150.00	\$ 600.00
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Client to collaborate with our interior designer and approve the vanity mirror and design package.

Windows	1 each	\$ 7,292.00	\$ 7,292.00
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Install new construction windows as specified in the plans, ensuring proper alignment, secure fastening, and compliance with building codes for optimal performance and energy efficiency.

Color: White (interior and exterior)

Brand: Jeld Wen

Total: \$7,292

Interior Doors	5 each	\$ 350.00	\$ 1,750.00
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Client to collaborate with our interior designer and approve the interior doors and design package.

Front Door	1 each	\$ 600.00	\$ 600.00
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Client to collaborate with our interior designer and approve the front door and design package.

Exterior Door	1 each	\$ 300.00	\$ 300.00
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Client to collaborate with our interior designer and approve the exterior doors and design package.

Pocket Door	2 each	\$ 350.00	\$ 700.00
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Client to collaborate with our interior designer and approve the pocket door and design package.

Pocket Door Frame	2 each	\$ 375.00	\$ 750.00
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Supply and install a heavy-duty metal pocket door frame with integrated hardware for smooth, reliable operation and long-lasting durability.

Bi-Fold Closet Door	1 each	\$ 250.00	\$ 250.00
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Client to collaborate with our interior designer and approve bi-fold closet doors and design package.

Closet Door	2 each	\$ 400.00	\$ 800.00
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Client to collaborate with our interior designer and approve closet doors and design package.

French Doors	1 each	\$ 1,600.00	\$ 1,600.00
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Client to collaborate with our interior designer and approve french doors and design package.

Color: White (interior and exterior)

Front Door Hardware	1 each	\$ 150.00	\$ 150.00
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Client to collaborate with our interior designer and approve the front door hardware and design package.

Interior Door Hardware	5 each	\$ 75.00	\$ 375.00
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Client to collaborate with our interior designer and approve interior door hardware and design package.

Exterior Door Hardware	1 each	\$ 60.00	\$ 60.00
Client to collaborate with our interior designer and approve exterior door hardware and design package.			
Vinyl Material	996.88 s.f.	\$ 3.50	\$ 3,489.08
Client to collaborate with our interior designer and approve vinyl material and design package.			
The materials for the LVP flooring scope of work include Luxury Vinyl Plank (LVP) flooring, underlayment, transition strips, and necessary adhesives or fasteners for installation.			
Bathroom Floor Tile	187.32 s.f.	\$ 8.00	\$ 1,498.56
Client to collaborate with our interior designer and approve bathroom floor tile and design package.			
Shower Walls Tile	152.43 s.f.	\$ 5.00	\$ 762.15
Client to collaborate with our interior designer and approve the shower wall tile and design package.			
Backsplash Tile	38.97 s.f.	\$ 4.00	\$ 155.88
Client to collaborate with our interior designer and approve the backsplash tile and design package.			
Bathroom Accesory Kit	3 each	\$ 120.00	\$ 360.00
Install bathroom accessories, including towel bars and toilet paper holders, ensuring proper placement, secure fastening, and a clean, professional finish.			
Electric Fire Place	1 unit	\$ 725.00	\$ 725.00
Procure and install Ember Uptown 36" fireplace per approved plans and manufacturer specifications, including delivery, setting/secure mounting, required venting and clearances, gas/electrical connections as applicable, and testing/commissioning for safe operation per code.			
Subtotal			\$ 32,772.67

Summary

Total	\$ 477,393.92
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Exclusions & Assumptions:

- Survey and form certification is not included.
- Landscape work is not included but can be added upon client request.
- Appliances are not included but can be added upon client request.
- Utility meters are not included.
- Any potential changes or upgrades required by SDG&E are not included.
- Right-of-Way (ROW) work is not included.
- Soils report is not included but may be needed depending on soil condition.
- Electric temporary power pole is not included.

Please review the proposal and let us know your thoughts. At Fabrick, we take pride in our attention to detail and our commitment to delivering projects on time. If you have any questions, please feel free to reach out using the contact information above.