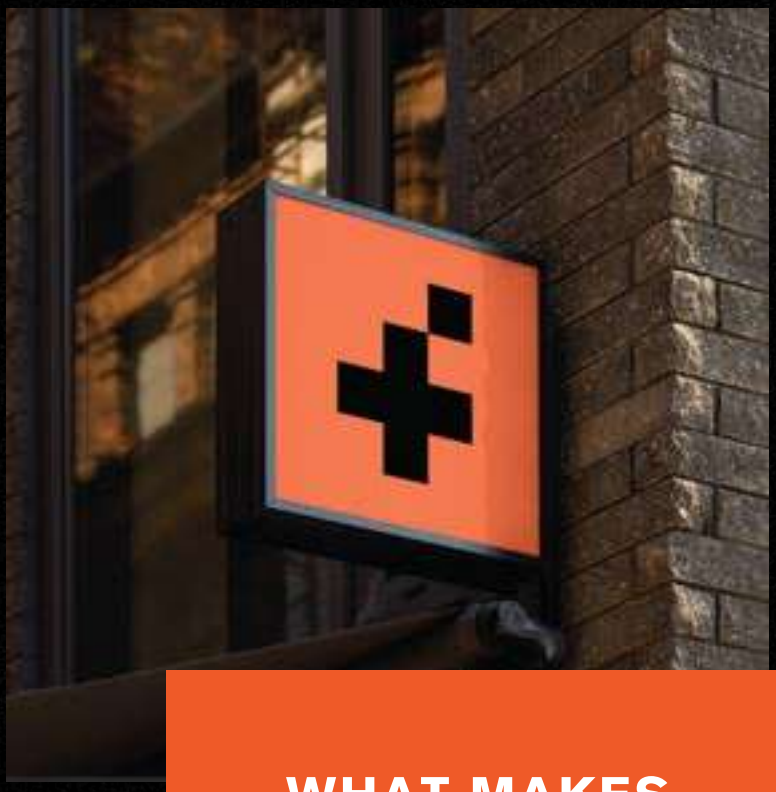
FABRICK

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.

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

FABRICK

PHOTOS

Cape May Ave






Chelsea Lane






Maisel Drive






Albatross St






Wilbur Ave






Maryland St






FABRICK

Fabrick

info@fabrickgroup.com

(619) 586-6100

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

Status
No response yet

Project ID
PR-084

Total
$ 993,240.17

Proposal Information

Proposal Name	Client Name	Client Email	Project Type
Appleton St Estimate	Simon Wong	swx9968@gmail.com	ADU

Hello Simon Wong,

At Fabrick, we focus exclusively on new construction, specializing in ADUs and new homes, 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 or home—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 - SITE WORK	
1.1 - PRELIMINARY WORKS	**$ 4,782.17**
Portable Toilet	**$ 2,610.00**
Provide and maintain a portable restroom for the duration of the project. Scope includes delivery, placement, weekly cleaning, servicing, and removal at project completion to support jobsite sanitation, crew convenience, and applicable health and safety requirements.	
Construction Security Fence	**$ 2,172.17**
Provide temporary construction security fencing for the duration of the project as needed. Scope includes delivery, installation, secure placement, and removal at project completion.	
1.2 - BUSINESS OPERATIONS	**$ 3,990.00**
Special Inspection	**$ 1,740.00**

Provide required special inspections related to structural, soils, and Title 24 energy compliance as applicable to the project. Scope includes coordination with qualified inspectors to support compliance with approved plans and regulatory requirements.

Interior Design $ 2,250.00

Work with Fabrick's licensed interior designer, who will guide the client through the finish selection process and help tailor the finish package to align with the client's unique vision, style, and project goals. All work to be completed in accordance with approved plans, applicable code requirements, and standard construction practices.

1.3 - LAND & SITE IMPROVEMENT **$ 47,086.14**

Trenching & Surface Repair $ 5,616.14

Excavate and trench for required utility lines in accordance with the approved plans and project requirements. Scope includes proper trench depth, slope, utility placement, backfill, compaction as needed, and surface repair where applicable. All work to be completed in compliance with applicable code requirements and standard construction practices.

Grading & Over-Excavation $ 36,250.00

Perform over-excavation as required by the soils report and approved plans. Scope includes excavation beyond standard footing or pad preparation depths where needed, removal of unsuitable soil, and preparation for proper backfill, compaction, and construction support. All work to be completed in accordance with the soils report, project requirements, and standard construction practices.

Soil Haul Away $ 5,220.00

Export excess soil generated from footing excavation. Scope includes loading, hauling, and proper disposal of excavated soil from the project site in accordance with standard construction practices and applicable disposal requirements.

1.4 - ROUGH PLUMBING **$ 16,812.54**

Sewer Connection - Labor & Material $ 6,023.52

Connect new sewer line to the existing sewer main lateral at the front of the home as specified in the approved plans. Scope includes required excavation, pipe connection, fittings, proper slope, backfill, and testing as needed for a complete and functional sewer connection. All work to be completed in compliance with applicable plumbing code requirements and standard construction practices.

Water Connection - Labor & Materials $ 5,206.52

Connect new water line to the existing main line at the front of the home as specified in the approved plans. Scope includes required excavation, pipe connection, fittings, backfill, and testing as needed for a complete and functional water service connection. All work to be completed in compliance with applicable plumbing code requirements and standard construction practices.

Water Sub Meter $ 2,392.50

Furnish and install **3** water sub-meter as specified in the approved plans. Scope includes secure mounting, proper water line connections, fittings, and testing for proper operation. All work to be completed in compliance with applicable utility requirements, plumbing code requirements, and standard construction practices.

Assembly Backflow Preventer $ 3,190.00

Furnish and install backflow preventer assembly as specified in the approved plans. Scope includes proper placement, secure mounting, required fittings, water line connections, and testing for proper operation. All work to be completed in compliance with applicable plumbing code requirements, utility requirements, and standard construction practices.

1.5 - ROUGH ELECTRICAL **$ 21,259.75**

Electrical Connection - Labor & Material	$ 8,934.75

Install and connect new electrical service as specified in the approved plans. Scope includes secure connections, coordination with the existing electrical system, and testing for proper operation. All work to be completed in compliance with applicable electrical code requirements and standard construction practices.

Main Electrical Service	$ 12,325.00

Furnish and install new electrical meter in accordance with approved plans and utility requirements. Scope includes secure mounting, proper service connections, and coordination with the existing electrical system as needed. All work to be completed in compliance with utility requirements, applicable electrical codes, and standard construction practices.

1.6 - LANDSCAPING	**$ 1,631.25**
Tree Removal	$ 1,450.00

Remove trees located at the northwest portion of the property. Scope includes safe removal, cleanup, debris hauling, and proper disposal in compliance with applicable environmental and safety requirements.

Cap Irrigation	$ 181.25

Cap existing irrigation system as specified in the approved plans or project requirements. Scope includes locating affected irrigation lines, secure capping, and verification of remaining system functionality where applicable.

1.7 - CLEAN UP	**$ 13,122.50**
Trash	$ 11,600.00

Manage and remove construction debris and waste throughout the project. Scope includes jobsite cleanup, debris hauling, and proper disposal to help maintain a clean, organized, and compliant worksite.

ADU Cleanup	$ 1,522.50

Perform final cleaning of all three ADUs prior to handover. Scope includes general cleaning of interior areas to help ensure the space is clean, presentable, and ready for client occupancy.

	Subtotal	**$ 108,684.35**

2.0 - UNIT 1

2.1 - FOUNDATION	**$ 23,345.00**
Foundation - Labor & Material	$ 23,345.00

Construct continuous footings and slab foundation in accordance with the approved architectural and structural plans. Scope includes required excavation, forming, reinforcement as needed, concrete placement, and proper curing. All work to be completed in compliance with approved plans, structural requirements, applicable building codes, and standard construction practices.

2.2 - FRAMING	**$ 47,104.00**
Framing - Labor & Materials	$ 47,104.00

Provide all required framing labor and materials for the home addition in accordance with the approved plans. Scope includes framing walls, ceilings, structural components, and roof systems, ensuring proper alignment, structural integrity, and compliance with approved plans, applicable building codes, and standard construction practices. All work to be completed in accordance with approved plans, applicable code requirements, and standard construction practices.

2.3 - ROUGH PLUMBING	**$ 16,994.00**

Rough Plumbing - Labor & Materials $ 14,282.50

Furnish and install rough-in plumbing in accordance with the approved plans. Scope includes PEX water supply lines, PVC drain lines, required fittings, connections, and related plumbing components. Labor includes rough-in plumbing and final fixture installation.

Shower/Bathtub Valve $ 101.50

Install Delta MultiChoice shower valve body as specified in the approved plans and plumbing selections. Scope includes proper placement, alignment, secure plumbing connections, and testing for proper operation. All work to be completed in compliance with applicable plumbing standards and standard construction practices.

Electric Water Heater $ 2,610.00

Supply and install new electric water heater for hot water. Scope includes proper placement, secure installation, electrical and plumbing connections, and testing for proper operation. All work to be completed in compliance with manufacturer specifications, applicable code requirements, and standard construction practices.

2.4 - FINISH PLUMBING **$ 4,970.00**

Plumbing Fixture Installation $ 2,175.00

Furnish and install all plumbing fixtures as specified in the approved plans and design selections. Scope includes setting fixtures, making required plumbing connections, adjustments, and testing for proper operation. All work to be completed in compliance with applicable plumbing code requirements and standard construction practices.

Allowance

Bathroom Faucet $ 364.00

Client to review and approve the Kohler bathroom faucet selection with Fabrick's interior designer as part of the project design package.

Allowance

Bathroom Sink $ 340.00

Client to review and approve bathroom sink selection with Fabrick's interior designer as part of the project design package.

Allowance

Kitchen Faucet $ 375.00

Client to review and approve the Kohler kitchen faucet selection with Fabrick's interior designer as part of the project design package.

Allowance

Kitchen Sink $ 321.00

Client to review and approve kitchen sink selection with Fabrick's interior designer as part of the project design package.

Allowance

Shower/Bathtub Trim Kit $ 500.00

Client to review and approve the Kohler shower trim kit selection with Fabrick's interior designer as part of the project design package.

Allowance

Toilet $ 580.00

Client to review and approve toilet selection with Fabrick's interior designer as part of the project design package.

Allowance

Drain Kit $ 65.00

Install drain kit with proper alignment and secure connections for a complete and functional drainage system. All work to be completed in compliance with applicable plumbing standards and standard construction practices.

Allowance

Garbage Disposal $ 250.00

Source and install InSinkErator garbage disposal. Scope includes proper mounting, fitting, electrical connection, plumbing connections, and testing for proper operation. All work to be completed in compliance with applicable plumbing and electrical standards.

2.5 - ROUGH ELECTRICAL **$ 22,837.50**

Rough Electrical - Labor & Materials $ 20,662.50

Furnish and install electrical rough-in, wiring, boxes, and dedicated circuits in accordance with the approved plans and electrical specifications. Scope includes required wiring, connections, and coordination with mechanical equipment as needed for a complete and code-compliant electrical system. All work to be completed in compliance with applicable electrical code requirements and standard construction practices.

Electrical Sub Panel - Labor & Material $ 2,175.00

Furnish and install electrical subpanel as specified in the approved plans. Scope includes proper mounting, wiring connections, breakers as required, labeling, and testing for proper operation. All work to be completed in compliance with applicable electrical code requirements and standard construction practices.

2.6 - FINISH ELECTRICAL **$ 5,104.64**

Electrical Fixture Installation $ 2,009.64

Install all electrical fixtures as specified in the approved plans and design selections. Scope includes placement, secure mounting, wiring connections, adjustments, and testing for proper operation. All work to be completed in compliance with applicable electrical code requirements and standard construction practices.

Allowance

Ceiling Fans $ 1,125.00

Client to review and approve ceiling fan selections with Fabrick’s interior designer as part of the project design package.

Allowance

Exterior Lights $ 220.00

Client to review and approve exterior light selections with Fabrick’s interior designer as part of the project design package.

Allowance

Flush Mount Lights $ 260.00

Client to review and approve flush mount light selections with Fabrick’s interior designer as part of the project design package.

Allowance

LED Can Lights $ 360.00

Furnish and install recessed LED can lights in accordance with the approved plans. Scope includes layout, placement, wiring, secure installation, and testing for proper operation. All work to be completed in compliance with applicable electrical code requirements and standard construction practices.

Allowance

Vanity Lights $ 230.00

Client to review and approve vanity light selections with Fabrick’s interior designer as part of the project design package.

Allowance

Dimmers/Switches $ 770.00

Client to review and approve dimmer selections with Fabrick's interior designer as part of the project design package.

Allowance

Vacancy Sensor $ 130.00

Client to review and approve vacancy sensor selections with Fabrick's interior designer as part of the project design package.

2.7 - ROOFING **$ 11,969.75**

Shingles $ 6,090.00

Furnish and 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. All work to be completed in accordance with approved plans, applicable code requirements, and standard construction practices.

Roof Sheathing $ 1,276.00

Furnish and install roof sheathing as in accordance with project specifications, ensuring proper alignment, secure fastening, and compliance with building codes to provide a solid substrate for roofing materials. All work to be completed in accordance with approved plans, applicable code requirements, and standard construction practices.

Ridge Vent $ 159.50

Furnish and install a rigid roof ridge vent, ensuring proper alignment, secure fastening, and effective ventilation to enhance airflow and comply with building standards. All work to be completed in accordance with approved plans, applicable code requirements, and standard construction practices.

Roof Vents $ 870.00

Furnish and install intake vents on the roof, ensuring proper placement and secure installation to promote adequate attic ventilation and airflow in compliance with building codes. All work to be completed in accordance with approved plans, applicable code requirements, and standard construction practices.

Gutter and Downspouts $ 1,834.25

Furnish and install aluminum gutters and downspouts as specified in the approved plans, ensuring proper alignment, secure fastening, and efficient water drainage. All work to be completed in accordance with approved plans, applicable code requirements, and standard construction practices.

Metal Roof $ 1,740.00

Supply and install a new Class A standing seam metal roof accent over the front entryway, including underlayment, custom perimeter flashing, and color-matched fasteners.

2.8 - HVAC **$ 16,312.50**

Mini-Split $ 11,890.00

Furnish and install mini-split HVAC system as specified in the approved plans. Scope includes mounting indoor and outdoor units, running insulated refrigerant lines through walls as needed, electrical and control wiring connections, condensate drainage, system startup, and testing for proper operation. All work to be completed in compliance with manufacturer specifications, applicable code requirements, and standard construction practices.

Allowance

Bathroom Exhaust Fan $ 435.00

Client to review and approve bathroom exhaust fan selection with Fabrick's interior designer as part of the project design package.

Exhaust Ventilation Ductwork $ 3,987.50

Provide and install ventilation ductwork for bathroom exhaust fans, clothes dryer, and range hood as specified in the approved plans. Scope includes required ducting, fittings, roof or wall terminations, dampers, supports, and related accessories for a complete ventilation system. All work to be completed in compliance with applicable mechanical code requirements and standard construction practices.

2.9 - INSULATION **$ 2,813.49**

Insulation - Labor & Material $ 2,813.49

Furnish and install insulation at walls, ceilings, and other required areas as specified in the approved plans. Scope includes proper placement and full coverage to meet applicable energy requirements, code requirements, and standard construction practices.

2.10 - DRYWALL **$ 17,416.83**

Drywall & Texture - Labor & Material $ 17,416.83

Furnish and install drywall in accordance with the approved plans. Scope includes hanging drywall sheets, secure fastening to framing, taping, mudding, sanding, and applying a light skip trowel texture for a clean finished surface ready for paint.

2.11 - CARPENTRY **$ 4,712.25**

Trim Carpentry - Labor & Materials $ 4,712.25

Furnish and install interior trim, including baseboards and casing, as specified in the approved plans and design selections. Scope includes measuring, cutting, fitting, fastening, and finishing for a clean, aligned, and polished appearance.

2.12 - GLASS **$ 1,600.00**

Allowance

Shower Glass Door $ 1,300.00

Client to review and approve shower glass door selection with Fabrick's interior designer as part of the project design package.

Allowance

Bathroom Vanity Mirror $ 300.00

Client to review and approve vanity mirror selection with Fabrick's interior designer as part of the project design package.

2.13 - WINDOWS **$ 8,526.00**

Allowance

Windows $ 3,936.00

Furnish and install new construction windows as specified in the approved 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

Window Installation $ 4,590.00

Install new construction windows as specified in the approved plans. Scope includes proper placement, alignment, flashing, secure fastening, sealing, and installation for proper performance and energy efficiency. All work to be completed in compliance with manufacturer specifications, applicable building codes, and standard construction practices.

2.14 - DOORS	**$ 9,330.00**
Allowance Interior Doors	$ 2,250.00
Client to review and approve interior door selections with Fabrick's interior designer as part of the project design package.	
Allowance Front Door	$ 1,000.00
Client to review and approve front door selection with Fabrick's interior designer as part of the project design package.	
Allowance Bi-Fold Closet Door	$ 250.00
Client to review and approve bi-fold closet door selections with Fabrick's interior designer as part of the project design package.	
Allowance Closet Door	$ 800.00
Client to review and approve closet door selections with Fabrick's interior designer as part of the project design package.	
Allowance Front Door Hardware	$ 700.00
Client to review and approve front door hardware selection with Fabrick's interior designer as part of the project design package.	
Allowance Interior Door Hardware	$ 480.00
Client to review and approve interior door hardware selection with Fabrick's interior designer as part of the project design package.	
Allowance Bi-Fold Door System	$ 110.00
Supply and install bifold door system, ensuring proper alignment, secure installation, and smooth operation in compliance with manufacturer guidelines and building codes.	
Doors Installation	$ 3,740.00
Install all interior and exterior doors as specified in the approved plans and design selections. Scope includes proper placement, alignment, fastening, hardware preparation, adjustments, and verification of smooth operation. All work to be completed in compliance with applicable building codes and standard construction practices.	
2.15 - PAINT	**$ 20,096.35**
Paint - Labor	$ 16,077.08
Supply interior and exterior paint materials as required for the project. Materials may include primers, sealers, and finish coats selected for durability, coverage, and compatibility with the project requirements.	
Paint - Materials	$ 4,019.27
Supply interior and exterior paint materials as required for the project. Materials may include primers, sealers, and finish coats selected for durability, coverage, and compatibility with the project requirements.	
2.16 - FLOORING & TILE	**$ 21,116.67**

Allowance

Vinyl Material $ 3,384.41

Client to review and approve the Luxury Vinyl Plank (LVP) flooring material with Fabrick's interior designer as part of the project design package. Materials include LVP flooring, underlayment, transition strips, and necessary adhesives or fasteners required for installation.

Vinyl (LVP) Installation $ 3,925.92

Install Luxury Vinyl Plank (LVP) flooring as specified in the approved plans and design selections. Scope includes underlayment placement, layout, cutting, fitting, transition strips, and installation for a clean, durable finished floor.

Allowance

Bathroom Floor Tile $ 656.27

Client to review and approve bathroom floor tile selection with Fabrick's interior designer as part of the project design package.

Allowance

Pan & Niche Tile $ 114.98

Client to review and approve shower pan and niche tile selection with Fabrick's interior designer as part of the project design package.

Allowance

Shower Walls Tile $ 828.18

Client to review and approve shower wall tile selection with Fabrick's interior designer as part of the project design package.

Bathroom Tile - Labor $ 10,150.00

Perform bathroom tile installation as specified in the approved plans and design selections. Scope includes surface preparation, layout, setting tile, grout, and finish detailing for a clean and durable finished surface.

Allowance

Backsplash Tile $ 191.48

Client to review and approve backsplash tile selection with Fabrick's interior designer as part of the project design package.

Backsplash Tile - Labor $ 1,285.43

Perform backsplash tile installation as specified in the approved plans and design selections. Scope includes surface preparation, layout, setting tile, grout, and finish detailing for a clean and durable finished surface.

Waterproofing - Shower $ 580.00

Apply hot mop system at the shower area to create a durable, watertight moisture barrier for long-lasting protection. Scope includes surface preparation, hot mop application, and coordination for proper shower pan protection prior to tile installation. All work to be completed in accordance with standard construction practices and applicable code requirements.

2.17 - APPLIANCES **$ 725.00**

Appliances Installation $ 725.00

Install washer/dryer, garbage disposal, range, over-the-range microwave, dishwasher, and refrigerator. Scope includes placement, necessary fittings, plumbing and electrical connections, adjustments, and testing for proper operation. All work to be completed in accordance with manufacturer specifications, applicable code requirements, and standard construction practices.

2.18 - CABINETS	**$ 13,702.50**
Cabinets - Uppers & Lowers	**$ 8,120.00**

Supply and install pre-fabricated white shaker-style cabinets from KD Stone & Cabinets in accordance with the project specifications. Scope includes cabinet delivery, layout, assembly, alignment, secure installation, and adjustments for a clean finished appearance.

Cabinets Installation	**$ 5,220.00**

Install cabinets in accordance with the approved plans and design selections. Scope includes assembly, layout, alignment, secure fastening, adjustments, and finish detailing for a clean and functional cabinet installation.

Cabinets Hardware	**$ 362.50**

Client to review and approve cabinet hardware selection with Fabrick's interior designer as part of the project design package.

2.19 - COUNTERTOPS	**$ 5,002.50**
Countertops	**$ 3,480.00**

Client to review and approve quartz countertop selection with Fabrick's interior designer as part of the project design package.

Countertops Installation	**$ 1,522.50**

Install countertops in accordance with approved selections and project specifications. Scope includes field verification as needed, precise fitting, secure installation, seams as applicable, and finish detailing for a polished final appearance.

2.20 - FINISHES	**$ 8,275.00**

Allowance

Bathroom Accesory Kit	**$ 300.00**

Furnish and install bathroom accessories, including towel bars and toilet paper holders, as specified in the approved plans or client selections. Scope includes proper placement, secure fastening, and installation for a clean, functional finished bathroom.

Base Material	**$ 7,975.00**

Provide miscellaneous base materials necessary for project completion. Items may include fasteners, adhesives, sealants, protective coverings, patching supplies, basic hardware, and related materials needed to support proper installation and finish work.

2.21 - EXTERIOR SIDING	**$ 32,552.50**
Stucco	**$ 28,927.50**

Furnish and install standard textured cement plaster stucco over metal lath at exterior wall areas as specified in the approved plans. Scope includes surface preparation, lath installation, stucco application, and standard texture finish for a clean, durable exterior. All work to be completed in accordance with applicable code requirements and standard industry practices.

Scaffolding	**$ 3,625.00**

Provide and install temporary scaffolding systems as required for safe access and execution of stucco or Hardie board siding installation at higher elevations, including setup, bracing, safety rails, maintenance, and removal in compliance with applicable building and safety requirements.

2.22 - EXTERIOR WORKS	**$ 638.00**

Concrete Landing	$ 638.00

Construct new concrete landing outside entry doorways as specified in the approved plans. Scope includes required grading, forming, reinforcement as needed, concrete placement, and finishing to provide a durable and functional surface. All work to be completed in compliance with applicable building codes and standard construction practices.

2.23 - INTERIOR WORKS	**$ 168.08**
Wood Handrail - Interior	$ 168.08

Furnish and install wood handrail as specified in the approved plans. Scope includes proper layout, secure fastening, alignment, and finishing for a clean, durable appearance. All work to be completed in compliance with applicable safety requirements, building codes, and standard construction practices.

	Subtotal	**$ 295,312.56**

3.0 - UNIT 2

3.1 - FOUNDATION	**$ 23,345.00**
Foundation - Labor & Material	$ 23,345.00

Construct continuous footings and slab foundation in accordance with the approved architectural and structural plans. Scope includes required excavation, forming, reinforcement as needed, concrete placement, and proper curing. All work to be completed in compliance with approved plans, structural requirements, applicable building codes, and standard construction practices.

3.2 - FRAMING	**$ 47,104.00**
Framing - Labor & Materials	$ 47,104.00

Provide all required framing labor and materials for the home addition in accordance with the approved plans. Scope includes framing walls, ceilings, structural components, and roof systems, ensuring proper alignment, structural integrity, and compliance with approved plans, applicable building codes, and standard construction practices. All work to be completed in accordance with approved plans, applicable code requirements, and standard construction practices.

3.3 - ROUGH PLUMBING	**$ 16,994.00**
Rough Plumbing - Labor & Materials	$ 14,282.50

Furnish and install rough-in plumbing in accordance with the approved plans. Scope includes PEX water supply lines, PVC drain lines, required fittings, connections, and related plumbing components. Labor includes rough-in plumbing and final fixture installation.

Shower/Bathtub Valve	$ 101.50

Install Delta MultiChoice shower valve body as specified in the approved plans and plumbing selections. Scope includes proper placement, alignment, secure plumbing connections, and testing for proper operation. All work to be completed in compliance with applicable plumbing standards and standard construction practices.

Electric Water Heater	$ 2,610.00

Supply and install new electric water heater for
hot water. Scope includes proper placement, secure installation, electrical and plumbing connections, and testing for proper operation. All work to be completed in compliance with manufacturer specifications, applicable code requirements, and standard construction practices.

3.4 - FINISH PLUMBING	**$ 4,970.00**

Plumbing Fixture Installation $ 2,175.00

Furnish and install all plumbing fixtures as specified in the approved plans and design selections. Scope includes setting fixtures, making required plumbing connections, adjustments, and testing for proper operation. All work to be completed in compliance with applicable plumbing code requirements and standard construction practices.

Allowance

Bathroom Faucet $ 364.00

Client to review and approve the Kohler bathroom faucet selection with Fabrick's interior designer as part of the project design package.

Allowance

Bathroom Sink $ 340.00

Client to review and approve bathroom sink selection with Fabrick's interior designer as part of the project design package.

Allowance

Kitchen Faucet $ 375.00

Client to review and approve the Kohler kitchen faucet selection with Fabrick's interior designer as part of the project design package.

Allowance

Kitchen Sink $ 321.00

Client to review and approve kitchen sink selection with Fabrick's interior designer as part of the project design package.

Allowance

Shower/Bathtub Trim Kit $ 500.00

Client to review and approve the Kohler shower trim kit selection with Fabrick's interior designer as part of the project design package.

Allowance

Toilet $ 580.00

Client to review and approve toilet selection with Fabrick's interior designer as part of the project design package.

Allowance

Drain Kit $ 65.00

Install drain kit with proper alignment and secure connections for a complete and functional drainage system. All work to be completed in compliance with applicable plumbing standards and standard construction practices.

Allowance

Garbage Disposal $ 250.00

Source and install InSinkErator garbage disposal. Scope includes proper mounting, fitting, electrical connection, plumbing connections, and testing for proper operation. All work to be completed in compliance with applicable plumbing and electrical standards.

3.5 - ROUGH ELECTRICAL **$ 22,837.50**

Rough Electrical - Labor & Materials $ 20,662.50

Furnish and install electrical rough-in, wiring, boxes, and dedicated circuits in accordance with the approved plans and electrical specifications. Scope includes required wiring, connections, and coordination with mechanical equipment as needed for a complete and code-compliant electrical system. All work to be completed in compliance with applicable electrical code requirements and standard construction practices.

Electrical Sub Panel - Labor & Material $ 2,175.00

Furnish and install electrical subpanel as specified in the approved plans. Scope includes proper mounting, wiring connections, breakers as required, labeling, and testing for proper operation. All work to be completed in compliance with applicable electrical code requirements and standard construction practices.

3.6 - FINISH ELECTRICAL **$ 5,159.64**

Electrical Fixture Installation $ 2,009.64

Install all electrical fixtures as specified in the approved plans and design selections. Scope includes placement, secure mounting, wiring connections, adjustments, and testing for proper operation. All work to be completed in compliance with applicable electrical code requirements and standard construction practices.

Allowance

Ceiling Fans $ 1,125.00

Client to review and approve ceiling fan selections with Fabrick's interior designer as part of the project design package.

Allowance

Exterior Lights $ 220.00

Client to review and approve exterior light selections with Fabrick's interior designer as part of the project design package.

Allowance

Flush Mount Lights $ 260.00

Client to review and approve flush mount light selections with Fabrick's interior designer as part of the project design package.

Allowance

LED Can Lights $ 360.00

Furnish and install recessed LED can lights in accordance with the approved plans. Scope includes layout, placement, wiring, secure installation, and testing for proper operation. All work to be completed in compliance with applicable electrical code requirements and standard construction practices.

Allowance

Vanity Lights $ 230.00

Client to review and approve vanity light selections with Fabrick's interior designer as part of the project design package.

Allowance

Dimmers/Switches $ 825.00

Client to review and approve dimmer selections with Fabrick's interior designer as part of the project design package.

Allowance

Vacancy Sensor $ 130.00

Client to review and approve vacancy sensor selections with Fabrick's interior designer as part of the project design package.

3.7 - ROOFING **$ 11,969.75**

Shingles $ 6,090.00

Furnish and 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. All work to be completed in accordance with approved plans, applicable code requirements, and standard construction practices.

Roof Sheathing $ 1,276.00

Furnish and install roof sheathing as in accordance with project specifications, ensuring proper alignment, secure fastening, and compliance with building codes to provide a solid substrate for roofing materials. All work to be completed in accordance with approved plans, applicable code requirements, and standard construction practices.

Ridge Vent $ 159.50

Furnish and install a rigid roof ridge vent, ensuring proper alignment, secure fastening, and effective ventilation to enhance airflow and comply with building standards. All work to be completed in accordance with approved plans, applicable code requirements, and standard construction practices.

Roof Vents $ 870.00

Furnish and install intake vents on the roof, ensuring proper placement and secure installation to promote adequate attic ventilation and airflow in compliance with building codes. All work to be completed in accordance with approved plans, applicable code requirements, and standard construction practices.

Gutter and Downspouts $ 1,834.25

Furnish and install aluminum gutters and downspouts as specified in the approved plans, ensuring proper alignment, secure fastening, and efficient water drainage. All work to be completed in accordance with approved plans, applicable code requirements, and standard construction practices.

Metal Roof $ 1,740.00

Supply and install a new Class A standing seam metal roof accent over the front entryway, including underlayment, custom perimeter flashing, and color-matched fasteners.

3.8 - HVAC **$ 16,312.50**

Mini-Split $ 11,890.00

Furnish and install mini-split HVAC system as specified in the approved plans. Scope includes mounting indoor and outdoor units, running insulated refrigerant lines through walls as needed, electrical and control wiring connections, condensate drainage, system startup, and testing for proper operation. All work to be completed in compliance with manufacturer specifications, applicable code requirements, and standard construction practices.

Allowance

Bathroom Exhaust Fan $ 435.00

Client to review and approve bathroom exhaust fan selection with Fabrick’s interior designer as part of the project design package.

Exhaust Ventilation Ductwork $ 3,987.50

Provide and install ventilation ductwork for bathroom exhaust fans, clothes dryer, and range hood as specified in the approved plans. Scope includes required ducting, fittings, roof or wall terminations, dampers, supports, and related accessories for a complete ventilation system. All work to be completed in compliance with applicable mechanical code requirements and standard construction practices.

3.9 - INSULATION **$ 2,813.49**

Insulation - Labor & Material $ 2,813.49

Furnish and install insulation at walls, ceilings, and other required areas as specified in the approved plans. Scope includes proper placement and full coverage to meet applicable energy requirements, code requirements, and standard construction practices.

3.10 - DRYWALL **$ 17,416.83**

Drywall & Texture - Labor & Material $ 17,416.83

Furnish and install drywall in accordance with the approved plans. Scope includes hanging drywall sheets, secure fastening to framing, taping, mudding, sanding, and applying a light skip trowel texture for a clean finished surface ready for paint.

3.11 - CARPENTRY **$ 4,712.25**

Trim Carpentry - Labor & Materials $ 4,712.25

Furnish and install interior trim, including baseboards and casing, as specified in the approved plans and design selections. Scope includes measuring, cutting, fitting, fastening, and finishing for a clean, aligned, and polished appearance.

3.12 - GLASS **$ 1,600.00**

Allowance

Shower Glass Door $ 1,300.00

Client to review and approve shower glass door selection with Fabrick's interior designer as part of the project design package.

Allowance

Bathroom Vanity Mirror $ 300.00

Client to review and approve vanity mirror selection with Fabrick's interior designer as part of the project design package.

3.13 - WINDOWS **$ 8,526.00**

Allowance

Windows $ 3,936.00

Furnish and install new construction windows as specified in the approved 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

Window Installation $ 4,590.00

Install new construction windows as specified in the approved plans. Scope includes proper placement, alignment, flashing, secure fastening, sealing, and installation for proper performance and energy efficiency. All work to be completed in compliance with manufacturer specifications, applicable building codes, and standard construction practices.

3.14 - DOORS **$ 9,330.00**

Allowance

Interior Doors $ 2,250.00

Client to review and approve interior door selections with Fabrick's interior designer as part of the project design package.

Allowance

Front Door $ 1,000.00

Client to review and approve front door selection with Fabrick's interior designer as part of the project design package.

Allowance

Bi-Fold Closet Door $ 250.00

Client to review and approve bi-fold closet door selections with Fabrick's interior designer as part of the project design package.

Allowance

Closet Door $ 800.00

Client to review and approve closet door selections with Fabrick's interior designer as part of the project design package.

Allowance

Front Door Hardware $ 700.00

Client to review and approve front door hardware selection with Fabrick's interior designer as part of the project design package.

Allowance

Interior Door Hardware $ 480.00

Client to review and approve interior door hardware selection with Fabrick's interior designer as part of the project design package.

Allowance

Bi-Fold Door System $ 110.00

Supply and install bifold door system, ensuring proper alignment, secure installation, and smooth operation in compliance with manufacturer guidelines and building codes.

Doors Installation $ 3,740.00

Install all interior and exterior doors as specified in the approved plans and design selections. Scope includes proper placement, alignment, fastening, hardware preparation, adjustments, and verification of smooth operation. All work to be completed in compliance with applicable building codes and standard construction practices.

3.15 - PAINT **$ 20,096.35**

Paint - Labor $ 16,077.08

Supply interior and exterior paint materials as required for the project. Materials may include primers, sealers, and finish coats selected for durability, coverage, and compatibility with the project requirements.

Paint - Materials $ 4,019.27

Supply interior and exterior paint materials as required for the project. Materials may include primers, sealers, and finish coats selected for durability, coverage, and compatibility with the project requirements.

3.16 - FLOORING & TILE **$ 21,117.08**

Allowance

Vinyl Material $ 3,384.60

Client to review and approve the Luxury Vinyl Plank (LVP) flooring material with Fabrick's interior designer as part of the project design package. Materials include LVP flooring, underlayment, transition strips, and necessary adhesives or fasteners required for installation.

Vinyl (LVP) Installation $ 3,926.14

Install Luxury Vinyl Plank (LVP) flooring as specified in the approved plans and design selections. Scope includes underlayment placement, layout, cutting, fitting, transition strips, and installation for a clean, durable finished floor.

Allowance

Bathroom Floor Tile $ 656.27

Client to review and approve bathroom floor tile selection with Fabrick's interior designer as part of the project design package.

Allowance

Pan & Niche Tile $ 114.98

Client to review and approve shower pan and niche tile selection with Fabrick's interior designer as part of the project design package.

Allowance

Shower Walls Tile $ 828.18

Client to review and approve shower wall tile selection with Fabrick's interior designer as part of the project design package.

Bathroom Tile - Labor $ 10,150.00

Perform bathroom tile installation as specified in the approved plans and design selections. Scope includes surface preparation, layout, setting tile, grout, and finish detailing for a clean and durable finished surface.

Allowance

Backsplash Tile $ 191.48

Client to review and approve backsplash tile selection with Fabrick's interior designer as part of the project design package.

Backsplash Tile - Labor $ 1,285.43

Perform backsplash tile installation as specified in the approved plans and design selections. Scope includes surface preparation, layout, setting tile, grout, and finish detailing for a clean and durable finished surface.

Waterproofing - Shower $ 580.00

Apply hot mop system at the shower area to create a durable, watertight moisture barrier for long-lasting protection. Scope includes surface preparation, hot mop application, and coordination for proper shower pan protection prior to tile installation. All work to be completed in accordance with standard construction practices and applicable code requirements.

3.17 - APPLIANCES **$ 725.00**

Appliances Installation $ 725.00

Install washer/dryer, garbage disposal, range, over-the-range microwave, dishwasher, and refrigerator. Scope includes placement, necessary fittings, plumbing and electrical connections, adjustments, and testing for proper operation. All work to be completed in accordance with manufacturer specifications, applicable code requirements, and standard construction practices.

3.18 - CABINETS **$ 13,702.50**

Cabinets - Uppers & Lowers $ 8,120.00

Supply and install pre-fabricated white shaker-style cabinets from KD Stone & Cabinets in accordance with the project specifications. Scope includes cabinet delivery, layout, assembly, alignment, secure installation, and adjustments for a clean finished appearance.

Cabinets Installation $ 5,220.00

Install cabinets in accordance with the approved plans and design selections. Scope includes assembly, layout, alignment, secure fastening, adjustments, and finish detailing for a clean and functional cabinet installation.

Cabinets Hardware $ 362.50

Client to review and approve cabinet hardware selection with Fabrick's interior designer as part of the project design package.

3.19 - COUNTERTOPS **$ 5,002.50**

Countertops **$ 3,480.00**

Client to review and approve quartz countertop selection with Fabrick's interior designer as part of the project design package.

Countertops Installation **$ 1,522.50**

Install countertops in accordance with approved selections and project specifications. Scope includes field verification as needed, precise fitting, secure installation, seams as applicable, and finish detailing for a polished final appearance.

3.20 - FINISHES **$ 8,275.00**

Allowance

Bathroom Accesory Kit **$ 300.00**

Furnish and install bathroom accessories, including towel bars and toilet paper holders, as specified in the approved plans or client selections. Scope includes proper placement, secure fastening, and installation for a clean, functional finished bathroom.

Base Material **$ 7,975.00**

Provide miscellaneous base materials necessary for project completion. Items may include fasteners, adhesives, sealants, protective coverings, patching supplies, basic hardware, and related materials needed to support proper installation and finish work.

3.21 - EXTERIOR SIDING **$ 32,552.50**

Stucco **$ 28,927.50**

Furnish and install standard textured cement plaster stucco over metal lath at exterior wall areas as specified in the approved plans. Scope includes surface preparation, lath installation, stucco application, and standard texture finish for a clean, durable exterior. All work to be completed in accordance with applicable code requirements and standard industry practices.

Scaffolding **$ 3,625.00**

Provide and install temporary scaffolding systems as required for safe access and execution of stucco or Hardie board siding installation at higher elevations, including setup, bracing, safety rails, maintenance, and removal in compliance with applicable building and safety requirements.

3.22 - EXTERIOR WORKS **$ 638.00**

Concrete Landing **$ 638.00**

Construct new concrete landing outside entry doorways as specified in the approved plans. Scope includes required grading, forming, reinforcement as needed, concrete placement, and finishing to provide a durable and functional surface. All work to be completed in compliance with applicable building codes and standard construction practices.

3.23 - INTERIOR WORKS **$ 168.08**

Wood Handrail - Interior **$ 168.08**

Furnish and install wood handrail as specified in the approved plans. Scope includes proper layout, secure fastening, alignment, and finishing for a clean, durable appearance. All work to be completed in compliance with applicable safety requirements, building codes, and standard construction practices.

	Subtotal	**$ 295,367.97**

4.0 - UNIT 3

4.1 - FOUNDATION	**$ 23,345.00**
Foundation - Labor & Material	**$ 23,345.00**

Construct continuous footings and slab foundation in accordance with the approved architectural and structural plans. Scope includes required excavation, forming, reinforcement as needed, concrete placement, and proper curing. All work to be completed in compliance with approved plans, structural requirements, applicable building codes, and standard construction practices.

4.2 - FRAMING	**$ 47,104.00**
Framing - Labor & Materials	**$ 47,104.00**

Provide all required framing labor and materials for the home addition in accordance with the approved plans. Scope includes framing walls, ceilings, structural components, and roof systems, ensuring proper alignment, structural integrity, and compliance with approved plans, applicable building codes, and standard construction practices. All work to be completed in accordance with approved plans, applicable code requirements, and standard construction practices.

4.3 - ROUGH PLUMBING	**$ 16,994.00**
Rough Plumbing - Labor & Materials	**$ 14,282.50**

Furnish and install rough-in plumbing in accordance with the approved plans. Scope includes PEX water supply lines, PVC drain lines, required fittings, connections, and related plumbing components. Labor includes rough-in plumbing and final fixture installation.

Shower/Bathtub Valve	**$ 101.50**

Install Delta MultiChoice shower valve body as specified in the approved plans and plumbing selections. Scope includes proper placement, alignment, secure plumbing connections, and testing for proper operation. All work to be completed in compliance with applicable plumbing standards and standard construction practices.

Electric Water Heater	**$ 2,610.00**

Supply and install new electric water heater for
hot water. Scope includes proper placement, secure installation, electrical and plumbing connections, and testing for proper operation. All work to be completed in compliance with manufacturer specifications, applicable code requirements, and standard construction practices.

4.4 - FINISH PLUMBING	**$ 4,970.00**
Plumbing Fixture Installation	**$ 2,175.00**

Furnish and install all plumbing fixtures as specified in the approved plans and design selections. Scope includes setting fixtures, making required plumbing connections, adjustments, and testing for proper operation. All work to be completed in compliance with applicable plumbing code requirements and standard construction practices.

Allowance

Bathroom Faucet	**$ 364.00**

Client to review and approve the Kohler bathroom faucet selection with Fabrick's interior designer as part of the project design package.

Allowance

Bathroom Sink	**$ 340.00**

Client to review and approve bathroom sink selection with Fabrick's interior designer as part of the project design package.

Allowance

Kitchen Faucet $ 375.00

Client to review and approve the Kohler kitchen faucet selection with Fabrick's interior designer as part of the project design package.

Allowance

Kitchen Sink $ 321.00

Client to review and approve kitchen sink selection with Fabrick's interior designer as part of the project design package.

Allowance

Shower/Bathtub Trim Kit $ 500.00

Client to review and approve the Kohler shower trim kit selection with Fabrick's interior designer as part of the project design package.

Allowance

Toilet $ 580.00

Client to review and approve toilet selection with Fabrick's interior designer as part of the project design package.

Allowance

Drain Kit $ 65.00

Install drain kit with proper alignment and secure connections for a complete and functional drainage system. All work to be completed in compliance with applicable plumbing standards and standard construction practices.

Allowance

Garbage Disposal $ 250.00

Source and install InSinkErator garbage disposal. Scope includes proper mounting, fitting, electrical connection, plumbing connections, and testing for proper operation. All work to be completed in compliance with applicable plumbing and electrical standards.

4.5 - ROUGH ELECTRICAL **$ 22,837.50**

Rough Electrical - Labor & Materials $ 20,662.50

Furnish and install electrical rough-in, wiring, boxes, and dedicated circuits in accordance with the approved plans and electrical specifications. Scope includes required wiring, connections, and coordination with mechanical equipment as needed for a complete and code-compliant electrical system. All work to be completed in compliance with applicable electrical code requirements and standard construction practices.

Electrical Sub Panel - Labor & Material $ 2,175.00

Furnish and install electrical subpanel as specified in the approved plans. Scope includes proper mounting, wiring connections, breakers as required, labeling, and testing for proper operation. All work to be completed in compliance with applicable electrical code requirements and standard construction practices.

4.6 - FINISH ELECTRICAL **$ 4,909.64**

Electrical Fixture Installation $ 2,009.64

Install all electrical fixtures as specified in the approved plans and design selections. Scope includes placement, secure mounting, wiring connections, adjustments, and testing for proper operation. All work to be completed in compliance with applicable electrical code requirements and standard construction practices.

Allowance

Ceiling Fans $ 1,125.00

Client to review and approve ceiling fan selections with Fabrick's interior designer as part of the project design package.

Allowance

Exterior Lights $ 110.00

Client to review and approve exterior light selections with Fabrick's interior designer as part of the project design package.

Allowance

Flush Mount Lights $ 260.00

Client to review and approve flush mount light selections with Fabrick's interior designer as part of the project design package.

Allowance

LED Can Lights $ 330.00

Furnish and install recessed LED can lights in accordance with the approved plans. Scope includes layout, placement, wiring, secure installation, and testing for proper operation. All work to be completed in compliance with applicable electrical code requirements and standard construction practices.

Allowance

Vanity Lights $ 230.00

Client to review and approve vanity light selections with Fabrick's interior designer as part of the project design package.

Allowance

Dimmers/Switches $ 715.00

Client to review and approve dimmer selections with Fabrick's interior designer as part of the project design package.

Allowance

Vacancy Sensor $ 130.00

Client to review and approve vacancy sensor selections with Fabrick's interior designer as part of the project design package.

4.7 - ROOFING **$ 11,969.75**

Shingles $ 6,090.00

Furnish and 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. All work to be completed in accordance with approved plans, applicable code requirements, and standard construction practices.

Roof Sheathing $ 1,276.00

Furnish and install roof sheathing as in accordance with project specifications, ensuring proper alignment, secure fastening, and compliance with building codes to provide a solid substrate for roofing materials. All work to be completed in accordance with approved plans, applicable code requirements, and standard construction practices.

Ridge Vent $ 159.50

Furnish and install a rigid roof ridge vent, ensuring proper alignment, secure fastening, and effective ventilation to enhance airflow and comply with building standards. All work to be completed in accordance with approved plans, applicable code requirements, and standard construction practices.

Roof Vents $ 870.00

Furnish and install intake vents on the roof, ensuring proper placement and secure installation to promote adequate attic ventilation and airflow in compliance with building codes. All work to be completed in accordance with approved plans, applicable code requirements, and standard construction practices.

Gutter and Downspouts $ 1,834.25

Furnish and install aluminum gutters and downspouts as specified in the approved plans, ensuring proper alignment, secure fastening, and efficient water drainage. All work to be completed in accordance with approved plans, applicable code requirements, and standard construction practices.

Metal Roof $ 1,740.00

Supply and install a new Class A standing seam metal roof accent over the front entryway, including underlayment, custom perimeter flashing, and color-matched fasteners.

4.8 - HVAC **$ 16,312.50**

Mini-Split $ 11,890.00

Furnish and install mini-split HVAC system as specified in the approved plans. Scope includes mounting indoor and outdoor units, running insulated refrigerant lines through walls as needed, electrical and control wiring connections, condensate drainage, system startup, and testing for proper operation. All work to be completed in compliance with manufacturer specifications, applicable code requirements, and standard construction practices.

Allowance

Bathroom Exhaust Fan $ 435.00

Client to review and approve bathroom exhaust fan selection with Fabrick's interior designer as part of the project design package.

Exhaust Ventilation Ductwork $ 3,987.50

Provide and install ventilation ductwork for bathroom exhaust fans, clothes dryer, and range hood as specified in the approved plans. Scope includes required ducting, fittings, roof or wall terminations, dampers, supports, and related accessories for a complete ventilation system. All work to be completed in compliance with applicable mechanical code requirements and standard construction practices.

4.9 - INSULATION **$ 2,813.49**

Insulation - Labor & Material $ 2,813.49

Furnish and install insulation at walls, ceilings, and other required areas as specified in the approved plans. Scope includes proper placement and full coverage to meet applicable energy requirements, code requirements, and standard construction practices.

4.10 - DRYWALL **$ 17,416.83**

Drywall & Texture - Labor & Material $ 17,416.83

Furnish and install drywall in accordance with the approved plans. Scope includes hanging drywall sheets, secure fastening to framing, taping, mudding, sanding, and applying a light skip trowel texture for a clean finished surface ready for paint.

4.11 - GLASS **$ 1,600.00**

Allowance

Shower Glass Door $ 1,300.00

Client to review and approve shower glass door selection with Fabrick's interior designer as part of the project design package.

Allowance

Bathroom Vanity Mirror $ 300.00

Client to review and approve vanity mirror selection with Fabrick's interior designer as part of the project design package.

4.12 - CARPENTRY **$ 4,712.25**

Trim Carpentry - Labor & Materials $ 4,712.25

Furnish and install interior trim, including baseboards and casing, as specified in the approved plans and design selections. Scope includes measuring, cutting, fitting, fastening, and finishing for a clean, aligned, and polished appearance.

4.13 - WINDOWS **$ 8,143.50**

Allowance

Windows $ 3,936.00

Furnish and install new construction windows as specified in the approved 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

Window Installation $ 4,207.50

Install new construction windows as specified in the approved plans. Scope includes proper placement, alignment, flashing, secure fastening, sealing, and installation for proper performance and energy efficiency. All work to be completed in compliance with manufacturer specifications, applicable building codes, and standard construction practices.

4.14 - DOORS **$ 8,140.00**

Allowance

Interior Doors $ 2,250.00

Client to review and approve interior door selections with Fabrick's interior designer as part of the project design package.

Allowance

Front Door $ 500.00

Client to review and approve front door selection with Fabrick's interior designer as part of the project design package.

Allowance

Bi-Fold Closet Door $ 250.00

Client to review and approve bi-fold closet door selections with Fabrick's interior designer as part of the project design package.

Allowance

Closet Door $ 800.00

Client to review and approve closet door selections with Fabrick's interior designer as part of the project design package.

Allowance

Front Door Hardware $ 350.00

Client to review and approve front door hardware selection with Fabrick's interior designer as part of the project design package.

Allowance

Interior Door Hardware $ 480.00

Client to review and approve interior door hardware selection with Fabrick's interior designer as part of the project design package.

Allowance

Bi-Fold Door System $ 110.00

Supply and install bifold door system, ensuring proper alignment, secure installation, and smooth operation in compliance with manufacturer guidelines and building codes.

Doors Installation $ 3,400.00

Install all interior and exterior doors as specified in the approved plans and design selections. Scope includes proper placement, alignment, fastening, hardware preparation, adjustments, and verification of smooth operation. All work to be completed in compliance with applicable building codes and standard construction practices.

4.15 - PAINT **$ 20,096.35**

Paint - Labor $ 16,077.08

Supply interior and exterior paint materials as required for the project. Materials may include primers, sealers, and finish coats selected for durability, coverage, and compatibility with the project requirements.

Paint - Materials $ 4,019.27

Supply interior and exterior paint materials as required for the project. Materials may include primers, sealers, and finish coats selected for durability, coverage, and compatibility with the project requirements.

4.16 - FLOORING & TILE **$ 21,446.90**

Allowance

Vinyl Material $ 3,388.99

Client to review and approve the Luxury Vinyl Plank (LVP) flooring material with Fabrick's interior designer as part of the project design package. Materials include LVP flooring, underlayment, transition strips, and necessary adhesives or fasteners required for installation.

Vinyl (LVP) Installation $ 3,931.23

Install Luxury Vinyl Plank (LVP) flooring as specified in the approved plans and design selections. Scope includes underlayment placement, layout, cutting, fitting, transition strips, and installation for a clean, durable finished floor.

Allowance

Bathroom Floor Tile $ 656.70

Client to review and approve bathroom floor tile selection with Fabrick's interior designer as part of the project design package.

Allowance

Pan & Niche Tile $ 116.01

Client to review and approve shower pan and niche tile selection with Fabrick's interior designer as part of the project design package.

Allowance

Shower Walls Tile $ 828.44

Client to review and approve shower wall tile selection with Fabrick's interior designer as part of the project design package.

Bathroom Tile - Labor $ 10,150.00

Perform bathroom tile installation as specified in the approved plans and design selections. Scope includes surface preparation, layout, setting tile, grout, and finish detailing for a clean and durable finished surface.

Allowance

Backsplash Tile $ 232.79

Client to review and approve backsplash tile selection with Fabrick's interior designer as part of the project design package.

Backsplash Tile - Labor $ 1,562.74

Perform backsplash tile installation as specified in the approved plans and design selections. Scope includes surface preparation, layout, setting tile, grout, and finish detailing for a clean and durable finished surface.

Waterproofing - Shower $ 580.00

Apply hot mop system at the shower area to create a durable, watertight moisture barrier for long-lasting protection. Scope includes surface preparation, hot mop application, and coordination for proper shower pan protection prior to tile installation. All work to be completed in accordance with standard construction practices and applicable code requirements.

4.17 - APPLIANCES **$ 725.00**

Appliances Installation $ 725.00

Install washer/dryer, garbage disposal, range, over-the-range microwave, dishwasher, and refrigerator. Scope includes placement, necessary fittings, plumbing and electrical connections, adjustments, and testing for proper operation. All work to be completed in accordance with manufacturer specifications, applicable code requirements, and standard construction practices.

4.18 - CABINETS **$ 13,702.50**

Cabinets - Uppers & Lowers $ 8,120.00

Supply and install pre-fabricated white shaker-style cabinets from KD Stone & Cabinets in accordance with the project specifications. Scope includes cabinet delivery, layout, assembly, alignment, secure installation, and adjustments for a clean finished appearance.

Cabinets Installation $ 5,220.00

Install cabinets in accordance with the approved plans and design selections. Scope includes assembly, layout, alignment, secure fastening, adjustments, and finish detailing for a clean and functional cabinet installation.

Cabinets Hardware $ 362.50

Client to review and approve cabinet hardware selection with Fabrick's interior designer as part of the project design package.

4.19 - COUNTERTOPS **$ 5,002.50**

Countertops $ 3,480.00

Client to review and approve quartz countertop selection with Fabrick's interior designer as part of the project design package.

Countertops Installation $ 1,522.50

Install countertops in accordance with approved selections and project specifications. Scope includes field verification as needed, precise fitting, secure installation, seams as applicable, and finish detailing for a polished final appearance.

4.20 - FINISHES **$ 8,275.00**

Allowance

Bathroom Accesory Kit **$ 300.00**

Furnish and install bathroom accessories, including towel bars and toilet paper holders, as specified in the approved plans or client selections. Scope includes proper placement, secure fastening, and installation for a clean, functional finished bathroom.

Base Material **$ 7,975.00**

Provide miscellaneous base materials necessary for project completion. Items may include fasteners, adhesives, sealants, protective coverings, patching supplies, basic hardware, and related materials needed to support proper installation and finish work.

4.21 - EXTERIOR SIDING **$ 32,552.50**

Stucco **$ 28,927.50**

Furnish and install standard textured cement plaster stucco over metal lath at exterior wall areas as specified in the approved plans. Scope includes surface preparation, lath installation, stucco application, and standard texture finish for a clean, durable exterior. All work to be completed in accordance with applicable code requirements and standard industry practices.

Scaffolding **$ 3,625.00**

Provide and install temporary scaffolding systems as required for safe access and execution of stucco or Hardie board siding installation at higher elevations, including setup, bracing, safety rails, maintenance, and removal in compliance with applicable building and safety requirements.

4.22 - EXTERIOR WORKS **$ 638.00**

Concrete Landing **$ 638.00**

Construct new concrete landing outside entry doorways as specified in the approved plans. Scope includes required grading, forming, reinforcement as needed, concrete placement, and finishing to provide a durable and functional surface. All work to be completed in compliance with applicable building codes and standard construction practices.

4.23 - INTERIOR WORKS **$ 168.08**

Wood Handrail - Interior **$ 168.08**

Furnish and install wood handrail as specified in the approved plans. Scope includes proper layout, secure fastening, alignment, and finishing for a clean, durable appearance. All work to be completed in compliance with applicable safety requirements, building codes, and standard construction practices.

Subtotal **$ 293,875.29**

Allowances

Name	Quantity	Unit Price	Amount
Bathroom Faucet	2 each	$ 182.00	**$ 364.00**

Client to review and approve the Kohler bathroom faucet selection with Fabrick’s interior designer as part of the project design package.

Name	Quantity	Unit Price	Amount
Bathroom Sink	2 each	$ 170.00	**$ 340.00**

Client to review and approve bathroom sink selection with Fabrick’s interior designer as part of the project design package.

Kitchen Faucet	1 each	$ 375.00	**$ 375.00**

Client to review and approve the Kohler kitchen faucet selection with Fabrick's interior designer as part of the project design package.

Kitchen Sink	1 each	$ 321.00	**$ 321.00**

Client to review and approve kitchen sink selection with Fabrick's interior designer as part of the project design package.

Shower/Bathtub Trim Kit	1 each	$ 500.00	**$ 500.00**

Client to review and approve the Kohler shower trim kit selection with Fabrick's interior designer as part of the project design package.

Toilet	2 each	$ 290.00	**$ 580.00**

Client to review and approve toilet selection with Fabrick's interior designer as part of the project design package.

Drain Kit	1 each	$ 65.00	**$ 65.00**

Install drain kit with proper alignment and secure connections for a complete and functional drainage system. All work to be completed in compliance with applicable plumbing standards and standard construction practices.

Garbage Disposal	1 each	$ 250.00	**$ 250.00**

Source and install InSinkErator garbage disposal. Scope includes proper mounting, fitting, electrical connection, plumbing connections, and testing for proper operation. All work to be completed in compliance with applicable plumbing and electrical standards.

Ceiling Fans	3 each	$ 375.00	**$ 1,125.00**

Client to review and approve ceiling fan selections with Fabrick's interior designer as part of the project design package.

Exterior Lights	2 each	$ 110.00	**$ 220.00**

Client to review and approve exterior light selections with Fabrick's interior designer as part of the project design package.

Flush Mount Lights	2 each	$ 130.00	**$ 260.00**

Client to review and approve flush mount light selections with Fabrick's interior designer as part of the project design package.

LED Can Lights	12 each	$ 30.00	**$ 360.00**

Furnish and install recessed LED can lights in accordance with the approved plans. Scope includes layout, placement, wiring, secure installation, and testing for proper operation. All work to be completed in compliance with applicable electrical code requirements and standard construction practices.

Vanity Lights	2 each	$ 115.00	**$ 230.00**

Client to review and approve vanity light selections with Fabrick's interior designer as part of the project design package.

Dimmers/Switches	14 each	$ 55.00	**$ 770.00**

Client to review and approve dimmer selections with Fabrick's interior designer as part of the project design package.

Vacancy Sensor	2 each	$ 65.00	**$ 130.00**

Client to review and approve vacancy sensor selections with Fabrick's interior designer as part of the project design package.

Bathroom Exhaust Fan	2 each	$ 217.50	**$ 435.00**

Client to review and approve bathroom exhaust fan selection with Fabrick's interior designer as part of the project design package.

Shower Glass Door	1 each	$ 1,300.00	**$ 1,300.00**

Client to review and approve shower glass door selection with Fabrick's interior designer as part of the project design package.

Bathroom Vanity Mirror	2 each	$ 150.00	**$ 300.00**

Client to review and approve vanity mirror selection with Fabrick's interior designer as part of the project design package.

Windows	1 each	$ 3,936.00	**$ 3,936.00**

Furnish and install new construction windows as specified in the approved 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

Interior Doors	6 each	$ 375.00	**$ 2,250.00**

Client to review and approve interior door selections with Fabrick's interior designer as part of the project design package.

Front Door	2 each	$ 500.00	**$ 1,000.00**

Client to review and approve front door selection with Fabrick's interior designer as part of the project design package.

Bi-Fold Closet Door	1 each	$ 250.00	**$ 250.00**

Client to review and approve bi-fold closet door selections with Fabrick's interior designer as part of the project design package.

Closet Door	2 each	$ 400.00	**$ 800.00**

Client to review and approve closet door selections with Fabrick's interior designer as part of the project design package.

Front Door Hardware	2 each	$ 350.00	**$ 700.00**

Client to review and approve front door hardware selection with Fabrick's interior designer as part of the project design package.

Interior Door Hardware	6 each	$ 80.00	**$ 480.00**

Client to review and approve interior door hardware selection with Fabrick's interior designer as part of the project design package.

Bi-Fold Door System	1 each	$ 110.00	**$ 110.00**

Supply and install bifold door system, ensuring proper alignment, secure installation, and smooth operation in compliance with manufacturer guidelines and building codes.

Vinyl Material	902.51 s.f.	$ 3.75	**$ 3,384.41**

Client to review and approve the Luxury Vinyl Plank (LVP) flooring material with Fabrick's interior designer as part of the project design package. Materials include LVP flooring, underlayment, transition strips, and necessary adhesives or fasteners required for installation.

Bathroom Floor Tile	76.31 s.f.	$ 8.6001	**$ 656.27**

Client to review and approve bathroom floor tile selection with Fabrick's interior designer as part of the project design package.

Pan & Niche Tile	13.37 s.f.	$ 8.5999	**$ 114.98**

Client to review and approve shower pan and niche tile selection with Fabrick's interior designer as part of the project design package.

Shower Walls Tile	64.2 s.f.	$ 12.90	**$ 828.18**

Client to review and approve shower wall tile selection with Fabrick's interior designer as part of the project design package.

Backsplash Tile	35.46 s.f.	$ 5.3999	**$ 191.48**

Client to review and approve backsplash tile selection with Fabrick's interior designer as part of the project design package.

Bathroom Accesory Kit	2 each	$ 150.00	**$ 300.00**

Furnish and install bathroom accessories, including towel bars and toilet paper holders, as specified in the approved plans or client selections. Scope includes proper placement, secure fastening, and installation for a clean, functional finished bathroom.

Bathroom Faucet	2 each	$ 182.00	**$ 364.00**

Client to review and approve the Kohler bathroom faucet selection with Fabrick's interior designer as part of the project design package.

Bathroom Sink	2 each	$ 170.00	**$ 340.00**

Client to review and approve bathroom sink selection with Fabrick's interior designer as part of the project design package.

Kitchen Faucet	1 each	$ 375.00	**$ 375.00**

Client to review and approve the Kohler kitchen faucet selection with Fabrick's interior designer as part of the project design package.

Kitchen Sink	1 each	$ 321.00	**$ 321.00**

Client to review and approve kitchen sink selection with Fabrick's interior designer as part of the project design package.

Shower/Bathtub Trim Kit	1 each	$ 500.00	**$ 500.00**

Client to review and approve the Kohler shower trim kit selection with Fabrick's interior designer as part of the project design package.

Toilet	2 each	$ 290.00	**$ 580.00**

Client to review and approve toilet selection with Fabrick's interior designer as part of the project design package.

Drain Kit	1 each	$ 65.00	**$ 65.00**

Install drain kit with proper alignment and secure connections for a complete and functional drainage system. All work to be completed in compliance with applicable plumbing standards and standard construction practices.

Garbage Disposal	1 each	$ 250.00	**$ 250.00**

Source and install InSinkErator garbage disposal. Scope includes proper mounting, fitting, electrical connection, plumbing connections, and testing for proper operation. All work to be completed in compliance with applicable plumbing and electrical standards.

Ceiling Fans	3 each	$ 375.00	**$ 1,125.00**

Client to review and approve ceiling fan selections with Fabrick's interior designer as part of the project design package.

Exterior Lights	2 each	$ 110.00	**$ 220.00**

Client to review and approve exterior light selections with Fabrick's interior designer as part of the project design package.

Flush Mount Lights	2 each	$ 130.00	**$ 260.00**

Client to review and approve flush mount light selections with Fabrick's interior designer as part of the project design package.

LED Can Lights	12 each	$ 30.00	**$ 360.00**

Furnish and install recessed LED can lights in accordance with the approved plans. Scope includes layout, placement, wiring, secure installation, and testing for proper operation. All work to be completed in compliance with applicable electrical code requirements and standard construction practices.

Vanity Lights	2 each	$ 115.00	**$ 230.00**

Client to review and approve vanity light selections with Fabrick's interior designer as part of the project design package.

Dimmers/Switches	15 each	$ 55.00	**$ 825.00**

Client to review and approve dimmer selections with Fabrick's interior designer as part of the project design package.

Vacancy Sensor	2 each	$ 65.00	**$ 130.00**

Client to review and approve vacancy sensor selections with Fabrick's interior designer as part of the project design package.

Bathroom Exhaust Fan	2 each	$ 217.50	**$ 435.00**

Client to review and approve bathroom exhaust fan selection with Fabrick's interior designer as part of the project design package.

Shower Glass Door	1 each	$ 1,300.00	**$ 1,300.00**

Client to review and approve shower glass door selection with Fabrick's interior designer as part of the project design package.

Bathroom Vanity Mirror	2 each	$ 150.00	**$ 300.00**

Client to review and approve vanity mirror selection with Fabrick's interior designer as part of the project design package.

Windows	1 each	$ 3,936.00	**$ 3,936.00**

Furnish and install new construction windows as specified in the approved 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

Interior Doors	6 each	$ 375.00	**$ 2,250.00**

Client to review and approve interior door selections with Fabrick's interior designer as part of the project design package.

Front Door	2 each	$ 500.00	**$ 1,000.00**

Client to review and approve front door selection with Fabrick's interior designer as part of the project design package.

Bi-Fold Closet Door	1 each	$ 250.00	**$ 250.00**

Client to review and approve bi-fold closet door selections with Fabrick's interior designer as part of the project design package.

Closet Door	2 each	$ 400.00	**$ 800.00**

Client to review and approve closet door selections with Fabrick's interior designer as part of the project design package.

Front Door Hardware	2 each	$ 350.00	**$ 700.00**

Client to review and approve front door hardware selection with Fabrick's interior designer as part of the project design package.

Interior Door Hardware	6 each	$ 80.00	**$ 480.00**

Client to review and approve interior door hardware selection with Fabrick's interior designer as part of the project design package.

Bi-Fold Door System	1 each	$ 110.00	**$ 110.00**

Supply and install bifold door system, ensuring proper alignment, secure installation, and smooth operation in compliance with manufacturer guidelines and building codes.

Vinyl Material	902.56 s.f.	$ 3.75	**$ 3,384.60**

Client to review and approve the Luxury Vinyl Plank (LVP) flooring material with Fabrick's interior designer as part of the project design package. Materials include LVP flooring, underlayment, transition strips, and necessary adhesives or fasteners required for installation.

Bathroom Floor Tile	76.31 s.f.	$ 8.6001	**$ 656.27**

Client to review and approve bathroom floor tile selection with Fabrick's interior designer as part of the project design package.

Pan & Niche Tile	13.37 s.f.	$ 8.5999	**$ 114.98**

Client to review and approve shower pan and niche tile selection with Fabrick's interior designer as part of the project design package.

Shower Walls Tile	64.2 s.f.	$ 12.90	**$ 828.18**

Client to review and approve shower wall tile selection with Fabrick's interior designer as part of the project design package.

Backsplash Tile	35.46 s.f.	$ 5.3999	**$ 191.48**

Client to review and approve backsplash tile selection with Fabrick's interior designer as part of the project design package.

Bathroom Accesory Kit	2 each	$ 150.00	**$ 300.00**

Furnish and install bathroom accessories, including towel bars and toilet paper holders, as specified in the approved plans or client selections. Scope includes proper placement, secure fastening, and installation for a clean, functional finished bathroom.

Bathroom Faucet	2 each	$ 182.00	**$ 364.00**

Client to review and approve the Kohler bathroom faucet selection with Fabrick's interior designer as part of the project design package.

Bathroom Sink	2 each	$ 170.00	**$ 340.00**

Client to review and approve bathroom sink selection with Fabrick's interior designer as part of the project design package.

Kitchen Faucet	1 each	$ 375.00	**$ 375.00**

Client to review and approve the Kohler kitchen faucet selection with Fabrick's interior designer as part of the project design package.

Kitchen Sink	1 each	$ 321.00	**$ 321.00**

Client to review and approve kitchen sink selection with Fabrick's interior designer as part of the project design package.

Shower/Bathtub Trim Kit	1 each	$ 500.00	**$ 500.00**

Client to review and approve the Kohler shower trim kit selection with Fabrick's interior designer as part of the project design package.

Toilet	2 each	$ 290.00	**$ 580.00**

Client to review and approve toilet selection with Fabrick's interior designer as part of the project design package.

Drain Kit	1 each	$ 65.00	**$ 65.00**

Install drain kit with proper alignment and secure connections for a complete and functional drainage system. All work to be completed in compliance with applicable plumbing standards and standard construction practices.

Garbage Disposal	1 each	$ 250.00	**$ 250.00**

Source and install InSinkErator garbage disposal. Scope includes proper mounting, fitting, electrical connection, plumbing connections, and testing for proper operation. All work to be completed in compliance with applicable plumbing and electrical standards.

Ceiling Fans	3 each	$ 375.00	**$ 1,125.00**

Client to review and approve ceiling fan selections with Fabrick's interior designer as part of the project design package.

Exterior Lights	1 each	$ 110.00	**$ 110.00**

Client to review and approve exterior light selections with Fabrick's interior designer as part of the project design package.

Flush Mount Lights	2 each	$ 130.00	**$ 260.00**

Client to review and approve flush mount light selections with Fabrick's interior designer as part of the project design package.

LED Can Lights	11 each	$ 30.00	**$ 330.00**

Furnish and install recessed LED can lights in accordance with the approved plans. Scope includes layout, placement, wiring, secure installation, and testing for proper operation. All work to be completed in compliance with applicable electrical code requirements and standard construction practices.

Vanity Lights	2 each	$ 115.00	**$ 230.00**

Client to review and approve vanity light selections with Fabrick's interior designer as part of the project design package.

Dimmers/Switches	13 each	$ 55.00	**$ 715.00**

Client to review and approve dimmer selections with Fabrick's interior designer as part of the project design package.

Vacancy Sensor	2 each	$ 65.00	**$ 130.00**

Client to review and approve vacancy sensor selections with Fabrick's interior designer as part of the project design package.

Bathroom Exhaust Fan	2 each	$ 217.50	**$ 435.00**

Client to review and approve bathroom exhaust fan selection with Fabrick's interior designer as part of the project design package.

Shower Glass Door	1 each	$ 1,300.00	**$ 1,300.00**

Client to review and approve shower glass door selection with Fabrick's interior designer as part of the project design package.

Bathroom Vanity Mirror	2 each	$ 150.00	**$ 300.00**

Client to review and approve vanity mirror selection with Fabrick's interior designer as part of the project design package.

Windows	1 each	$ 3,936.00	**$ 3,936.00**

Furnish and install new construction windows as specified in the approved 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

Interior Doors	6 each	$ 375.00	**$ 2,250.00**

Client to review and approve interior door selections with Fabrick's interior designer as part of the project design package.

Front Door	1 each	$ 500.00	**$ 500.00**

Client to review and approve front door selection with Fabrick's interior designer as part of the project design package.

Bi-Fold Closet Door	1 each	$ 250.00	**$ 250.00**

Client to review and approve bi-fold closet door selections with Fabrick's interior designer as part of the project design package.

Closet Door	2 each	$ 400.00	**$ 800.00**

Client to review and approve closet door selections with Fabrick's interior designer as part of the project design package.

Front Door Hardware	1 each	$ 350.00	**$ 350.00**

Client to review and approve front door hardware selection with Fabrick's interior designer as part of the project design package.

Interior Door Hardware	6 each	$ 80.00	**$ 480.00**

Client to review and approve interior door hardware selection with Fabrick's interior designer as part of the project design package.

Bi-Fold Door System	1 each	$ 110.00	**$ 110.00**

Supply and install bifold door system, ensuring proper alignment, secure installation, and smooth operation in compliance with manufacturer guidelines and building codes.

Vinyl Material	903.73 s.f.	$ 3.75	**$ 3,388.99**

Client to review and approve the Luxury Vinyl Plank (LVP) flooring material with Fabrick's interior designer as part of the project design package. Materials include LVP flooring, underlayment, transition strips, and necessary adhesives or fasteners required for installation.

Bathroom Floor Tile	76.36 s.f.	$ 8.6001	**$ 656.70**

Client to review and approve bathroom floor tile selection with Fabrick's interior designer as part of the project design package.

Pan & Niche Tile	13.49 s.f.	$ 8.5997	**$ 116.01**

Client to review and approve shower pan and niche tile selection with Fabrick's interior designer as part of the project design package.

Shower Walls Tile	64.22 s.f.	$ 12.90	**$ 828.44**

Client to review and approve shower wall tile selection with Fabrick's interior designer as part of the project design package.

Backsplash Tile	43.11 s.f.	$ 5.3999	**$ 232.79**

Client to review and approve backsplash tile selection with Fabrick's interior designer as part of the project design package.

Bathroom Accesory Kit	2 each	$ 150.00	**$ 300.00**

Furnish and install bathroom accessories, including towel bars and toilet paper holders, as specified in the approved plans or client selections. Scope includes proper placement, secure fastening, and installation for a clean, functional finished bathroom.

	Subtotal	**$ 67,836.76**

Summary

Total	**$ 993,240.17**

This estimate is based on the scope of work outlined in this proposal, along with the exclusions and assumptions noted below. These items are provided to clarify what is not included in the contract amount and what conditions this pricing is based upon. Any changes to the scope, site conditions, utility requirements, or agency requirements may result in additional costs.

Exclusions:

- Landscape work is not included but can be added upon client request.
- Appliances are not included but can be added upon client request.
- Any potential changes or upgrades required by SDGE are not included.
- Right-of-Way (ROW) work is not included.
- Boundary survey is not included.
- Solar work is not included.
- Fire Suppression work is not included.
- Exterior hardscape work is not included.

Assumptions:

- This estimate is based on the latest architectural plans dated 23-April-2026 and structural plans dated 27-May-2026

Please review the proposal and provide us with your response. Fabrick prides itself on attention to detail and project completion upon defined deadlines. Please don't hesitate to contact us with the above-mentioned contact information if you have any questions.