

ESTIMATE



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Bostonian Carpentry And Masonry Inc.

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Estimate # 000480
 Date 05/24/2022

| Description | Total |
|---|---------------|
| 1766/1768 Commonwealth Ave | \$295,000.00 |
| Apply for all permits and fees with City of Newton Order and participate on all rough and final inspections Time frame for all rough work and most finishes will be a period of 16 weeks . Contractor will communicate with customers on a daily basis , informing progress of work . Provide all structural and design drawings for the purpose of building, permitting and selling of property | |
| Demolition | \$0.00 |
| Remove all horsehair plaster, slat framing and old insulation from all walls from first to third floor | |
| Remove all demising walls for a open concept view from all living rooms, kitchens and dining rooms Remove all old carpet thought out Remove all finishes from old bathrooms Remove all finishes from old kitchens Provide all means of trash removal from property (only includes demolition from interior) Clean up will be strictly observed on a daily basis Remove all old mechanical equipment from basement Remove and dispose chimney from roof to basement | |
| Interior framing | \$0.00 |
| Provide labor and material for the following scope : All new framing to be done per code using 2x4 wood KD studs Close front bedroom entrances leaving just one door Repair framing as needed for open concept view Frame all floors and roof opening after chimney removal Reframe third floor attic space accommodating new bedrooms and a full size bathroom Open both front entrances and add LVL structural member adding curb appeal to front foyer | |
| Fiberglass insulation blankets | \$0.00 |
| Provide labor and material to install all new insulation on all exterior walls and at attic ceiling (under roof) All new walls insulation will be r-21 faced fiberglass Insulation on attic ceiling will be r-38 faced fiberglass | |

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|---|---------------|
| Bluboard and plaster | \$0.00 |
| Provide labor and material to install all new bluboard and plaster trough out All new bluboard will be 1/2 All plaster including ceilings and walls will be smooth finish All closets should receive same finishes | |
| Doors, frames and running trim | \$0.00 |
| Provide labor and material for the following scope of work Install all new solid core doors per allowance (\$ 140 per door) Install all new trim around windows (3 1/2 inches standard) Install all new trims around doors matching windows Install all new running base (one piece standard) trough out New trim de be primed finger jointed pine | |
| Interior painting | \$0.00 |
| Provide labor and material for the following scope : Sand all walls , trim and ceilings before any painting Putty, fill and caulk all trim to trim , and trim de wall after prime Provide a full coat of primer thought out Apply two full coats of finishes thought out All paint colors to be chooses by owner This quote includes the use of 4 different colors per unit | |
| Flooring scope | \$0.00 |
| Provide labor and material for the following scope of work : Patch all floors as needed where demising walls got removed Patch areas around chimney matching remaining flooring Provide and install all new hardwood flooring at first floor master bedroom Sand all floors thought including new installed flooring Apply a coat of stain on all floors (dark walnut or espresso) Apply three coats of polyurethane trough out This quote includes all stairs | |
| Bathroom scope 4 full bathrooms | \$0.00 |
| Provide labor and material to install a rubber membrane under stand up shower for water proofing purposes Provide labor and material to build stand up shower Provide labor and material to install cement board on wet walls and floors Provide labor to install owner provided vanity and vanity top Provide labor and material to install owner provided ceramic tile on all bathroom floors and wet walls Provide labor and material to install a venting fan on all bathrooms per allowance (\$ 80 per fan) | |
| Electrical and mechanical work | \$0.00 |
| Provide and install new on demand water heaters for both units per allowance (\$ 1200) Provide all new electrical / recess lights kitchen, dining and living room only . (. 12 led 5 inches recess per unit) Provide all new plumbing for bathrooms and kitchens Replace existing stack pipe and existing vent All new pipes should be PVC Terminations around showers should be copper Install owner provided new fixtures at bathrooms (faucet, shower valve and shower finishes) Provide and install one light fixture per bedroom and closets per allowance (\$ 50 per light) | |
| Hvac units | \$0.00 |
| Provide labor and material to install two new hvac units on both units (hot forced air heat and | |

central AC)
First floor to have one zone
Second floor to have two zones
All duct work for first floor will be at basement
All duct work for t
Second and third floor will be hidden at crawl space in attic
Provide mechanical engineer to evaluate size of equipment

Roof repair and roof patch \$0.00

Provide labor and material to patch roof as need by chimney elimination
Provide labor and materials to repair roof and gutter as need

Kitchen cabs and top \$0.00

Provide labor and material to purchase and install all new shaker style kitchen cabinets and quartz/granite counter top (\$ 6000 per kitchen)
Provide and install under mounted sink è garbage disposal

General construction \$0.00

Subtotal \$295,000.00

Total **\$295,000.00**



Signed on: 05/24/2022

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