

## Project Summary - 234 Main Ave

### Project Overview

The client for this project is **JONATHAN KLEMM**. He plans to keep the property as a rental and wants to hold on to it long term (potentially living in the property himself as well).

This project is a single-family house with an in-law suite (2nd floor 2nd unit). The first floor is a 2-bed and 1-bath with a much larger and spacious layout. The project will be to reconfigure the first-floor layout to maximize the space, moving the kitchen from the middle of the house to the back corner. This will require a complete gut renovation of all the 1st floor interior walls, new mechanical, electrical, and plumbing systems throughout, including new underground plumbing for the basement.

The 2nd floor will be a 2 bed 1 bath with no layout changes on the 2nd floor; just strictly remove and replace. Keep intact the existing floor, bathtub, and bathroom tile if possible. Otherwise, everything will be removed. The work on the 2nd floor will likely include electrical work to bring the entire property up to code. In doing so, we will likely demo all the walls to avoid any “selective demo”.

Basement work will include demo and painting, but major work outside of the new stairwell and laundry room.

Basement = ~ 1125 SF

1st Floor = ~ 1125 SF

2nd Floor = ~ 696 SF

Total renovation Area = ~ 1821 SF (excludes any basement reno)

The project is currently in the design phase, and the estimated start will be in March.

### Project Team

The architect team is **PMPC Architects**

The Lending Team is **George LaGuardia** with **Loan Depot**.

The HUD Consultant N/A (traditional construction loan)



## Potential Risks/Change Orders

Because the architect has been involved from the beginning and the renovation loan won't close until after permits are issued, the budgetary risks are lower than usual. We will work closely with the architect to make sure the design does not balloon out of budget.

- Upgrade the water service
- Brand new stairs built to the basement
- Closet build-out or built-ins

## Estimated Schedule

Design time = 2-3 months

Permitting time = 2-3 months (Some overlapping with design time)

Construction time = 5-7 months

Total Project Duration = 9-13 months

## Scope of Work (SOW)

### 01 Project Overhead

Design/Permits

### 02 Existing Conditions/Demo

- Basement
  - The chimney will be demoed from the basement throughout the roof.
  - Remove existing post in the basement
  - The existing interior stair on the southeast side will be demoed
  - The existing wall will be removed
  - Remove the existing boiler, boiler pipes, and radiators throughout the building
- 1st Floor
  - Remove the existing flooring to accommodate the new stair opening
  - The existing kitchen will be demoed
  - Remove the existing closet in bedroom #1 Yes
  - The floors are all hardwood. Keep the flooring where possible throughout the building. Strip and two coats of poly should work well throughout
  - Doors in bedroom #1, the Stair area, the closet doors, and the door going to the kitchen will be removed

- The existing wall between the dining and kitchen will be removed (verify in the plan)
- 2nd Floor
  - Existing kitchen to be demoed
  - Doors in bedroom #1, furnace, and bathroom to be removed. Bathroom tub, tile flooring, vanity will remain on the second floor.

### 03 Excavation & Concrete

No excavation or concrete work shall be carried out on the property.

### 04 Waterproofing

No waterproofing work shall be carried out on the property.

### 05 Water & Sewer Service Upgrade (Not interior plumbing)

- Water and sewer service to be upgraded (verify and upgrade per the city requirements)

### 06 Framing

- Basement
  - New wall framing in the perimeter of the stairs
  - New framing in the laundry area and mechanical room only
  - New headers to support all windows and doorways
  - Keep all existing basement windows
- 1st Floor
  - New framing in the stairs
  - New framing in the kitchen wall
  - New framing in the bedroom #1 wall between the stairs
  - New headers to support the new interior door in bedroom #1
  - Kitchen window to be modified as discussed to allow for kitchen counter. All other windows remain.
- 2nd Floor
  - New framing in the bathroom, furnace, and bedroom #1 for the new extended wall
  - New headers to support the new interior door in the bathroom, furnace, and bedroom #1.
  - New framing in bedroom #2 wall where the chimney is removed
  - All 2nd floor windows can remain

### 07 Deck & Porch

No deck or porch construction is included in this scope.



## 08 Masonry

- Basement
  - No masonry work included
- 1st Floor
  - Brick infill in the kitchen where a window needs to be modified.
- 2nd Floor
  - No masonry work included

## 09 Metals

No metal work in the property.

## 10 Siding & Exterior Trim

No siding & exterior trim work included in the scope. No windows will be removed or modified except in the kitchen.

## 11 Gutters, Fascia, & Soffit

- There will be minor gutter work that needs to be done on the southwest corner of the building.

## 12 Roofing

- Patch the roof where the existing chimney is removed

## 13 Windows

- Basement
  - (0 was 5) Replace no windows in the entire basement
- 1st Floor
  - Only Kitchen window on first floor will be modified to account for countertop and cabinets
- 2nd Floor
  - (0 was 21) Replace no windows in the entire 2nd floor

## 14 Plumbing

- Basement
  - New hot and cold water lines, new drain and vent lines in the laundry area
  - New gas water heater in the mechanical room for 1st floor and 2nd floor
- 1st Floor
  - New hot and cold water lines, new drain and vent lines in the kitchen



- New kitchen sink, faucet, and dishwasher water line
- New gas line in the kitchen
- 2nd Floor
  - New hot and cold water lines, new drain and vent lines in the kitchen
  - New kitchen sink (only installation), faucet, and dishwasher water line
  - New gas line in the kitchen
  - New shower fixtures in the bathroom

## 15 HVAC

Ductwork modifications will be made as needed, including the installation of a range hood exhaust fan in the first-floor new kitchen and one bathroom exhaust fan in the basement.

- Basement
  - New furnace in the mechanical room for the 1st floor
- 1st Floor
  - New range hood exhaust fan in the kitchen
  - New ductwork for the kitchen
  - New ductwork for bathroom exhaust
- 2nd Floor
  - New range hood exhaust fan in the kitchen
  - New ductwork for the kitchen
  - New furnace - added in lined closet

## 16 Electrical

- New 400 Amp electrical service, 3 New meters, and 3 new electrical panels
- Basement
  - (9) EA New outlets
  - (7) EA New switches
  - (10) EA New light fixtures
  - (1) EA New smoke/CO detectors
- 1st Floor
  - (33) EA New outlets
  - (24) EA New switches
  - (13) EA New light fixtures
  - (6) EA New can lights
  - (3) EA New closet lights
  - (3) EA New CO/smoke detectors in the 2-bedrooms and hallway
  - (1) EA New exhaust fan in the bathroom
  - (1) EA New ceiling fan w/ light in the living room
- 2nd Floor

- (14) EA New outlets
- (8) EA New switches
- (6) EA New light fixtures (Kitchen light: Change to one 3-bulb light positioned in the center of the kitchen)
- (2) EA New closet lights
- (3) New CO/smoke detectors in the 2 bedrooms and hallway
- (1) New exhaust fan in the bathroom (Install in middle of bathroom ceiling. Arch drawings indicate this is to be installed directly over the toilet currently.)
- (1) EA New ceiling fan w/ light in the living room

## 17 Insulation

- Basement
  - New wall insulation in the stair area and utility room, no insulation in basement outside of stairs and utility room
- 1st Floor
  - New insulation in the new stair area
  - New insulation in bedroom #1 where the existing window is removed.
  - Add insulation in the kitchen where the existing window is removed
  - New insulation at all exterior walls
- 2nd Floor
  - New insulation in Kitchen and bath exterior walls
  - New insulation at all exterior walls

## 18 Drywall

- Basement
  - New drywall in the stair area
  - New drywall in the mechanical room and laundry area, no drywall in basement outside of stairs and utility room
- 1st Floor
  - New drywall wall and ceiling in entire floor
  - New drywall in the enclosed porch and its closet
  - New drywall in the stair area and kitchen
  - Install new drywall in all areas where existing windows have been removed.
- 2nd Floor
  - New drywall wall and ceiling in entire floor
  - New drywall in the bathroom, furnace, and bedroom #1 for the new extended wall
  - New drywall in bedroom #2 wall where the chimney is removed

## 19 Paint



All interior walls and ceilings will be primed and painted, including moisture-resistant coatings in wet areas.

- Basement
  - New interior ceiling paint in the laundry and mechanical room
  - New interior wall paint stair, laundry and mechanical room
  - Paint the basement floor, walls and ceiling? Only if the budget allows.
  - New interior paint in the rear porch stair
- 1st Floor
  - New interior ceiling paint throughout the first floor
  - New interior wall paint throughout the first floor
  - New interior paint in the rear porch stair
- 2nd Floor
  - New interior ceiling paint throughout the second floor
  - New interior wall paint throughout the second floor
  - New interior paint in the rear porch stair

## 20 Floor

- Basement
  - Added paint floors under the painting section.
- 1st Floor
  - (1200 SF) Refinishing existing flooring throughout the 1st floor including bathroom (tile flooring)
  - (100) SF New hardwood flooring in the mudroom area.
- 2nd Floor
  - (800 SF) Refinishing existing flooring throughout the 2nd floor except bathroom (tile flooring)

## 21 Tile

- Basement
  - No tile work
- 1st Floor
  - (40 SF) New backsplash in the kitchen
  - New floor tile in the bathroom
  - (85 SF) New bathtub wall tile in the bathroom
- 2nd Floor
  - (50 SF) New backsplash in the kitchen
  - (90 SF) New bathtub wall tile in the bathroom

## 22 Cabinets & Vanities



- 1st Floor
  - New upper and lower kitchen cabinets including cabinet hardware
  - New 24" bathroom vanity
  - (2) EA Vanity hardware (Removed: Hardware already comes with the vanity cabinet)
- 2nd Floor
  - New upper and lower kitchen cabinets including cabinet hardware
  - New 24" bathroom vanity

## 23 Countertops

- Basement
  - No countertop work included.
- 1st Floor
  - (50 SF) New countertop in the kitchen.
- 2nd Floor
  - (40 SF) New countertop in the kitchen.

## 24 Appliances

- Basement
  - New washer and dryer
- 1st Floor
  - New refrigerator
  - New dishwasher
  - New above range microwave
  - New gas stove with oven
- 2nd Floor
  - New refrigerator
  - New dishwasher
  - New above range microwave
  - New gas stove with oven

## 25 Doors

- Basement
  - (2) New interior doors in the mechanical and laundry room.
  - New pair of 3' bifold door in the mechanical room.
- 1st Floor
  - New door in the stair
  - New Interior Door in the bathroom
  - New interior door hardware in the bathroom
  - New 2' bifold door in bedroom #2 closet



- New pair of 3' bifold door in the mudroom closet
- 2nd Floor
  - New interior door in the bathroom
  - New interior doors in the bedroom #1 and furnace room

## 26 Trim Carpentry

- Basement
  - New baseboard and shoe in the stair area and Utility room
  - New door jambs around new doors
  - No baseboard and trim throughout basement
- 1st Floor
  - New baseboard and shoe in the entire first floor
  - New door/window casing around new doors/windows
  - New door jambs around new doors
  - New crown moulding in the living spaces only
- 2nd Floor
  - New baseboard and shoe in the entire second floor
  - New door/window casing around new doors
  - New door jambs around new doors

## 27 Interior Stairs

- Basement
  - New interior stairs in the basement are going to the first floor.

## 28 Bathroom Finishes

- 1st Floor
  - New bathroom accessories
  - New recessed medicine cabinet
- 2nd Floor
  - New bathroom accessories
  - New recessed medicine cabinet

## 29 Miscellaneous Finishes

No miscellaneous finishes are included in this scope.

## 30 Exterior Improvements

No exterior improvements are included in this scope.





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Job Address:  
234 Main Ave  
Chicago, IL 60647

**Print Date:** 3-2-2026

## Proposal for 234 Main Ave

### Assumptions

- Assumes LVT/LVP flooring throughout the building

### Exclusions

- Water Service Degradation Fee
- Closet Build-outs
- Radiant Heated Floor
- Solar Panel in the Coach House
- EV Station
- Shelving Build outs

### Potential Forseeable Change Orders

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## 1. Masonry

Items	Description	Qty/Unit	Unit Price	Price
Infill Windows 001.01 Masonry Sub	Shall brick up the specified 1st-floor kitchen window openings, including installation of brick, moisture barrier, weeps, and all related components, to complete the work after the windows are reinstalled closer to the ceiling.	1 LS	\$544.60	\$544.60
Infill Windows 001.02 Masonry Rough Material	Shall provide materials to brick up the specified 1st-floor kitchen window openings, including installation of brick, moisture barrier, weeps, and all related components, to complete the work after the windows are reinstalled closer to the ceiling.	1 LS	\$2,002.60	\$2,002.60

### 1. Masonry Totals:

**\$2,547.20**

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### 3. Gutters/Downspouts

Items	Description	Qty/Unit	Unit Price	Price
Gutters & Downspouts - 5" K Style Seamless 003.01 Gutters/Downspouts Sub	Shall supply 10 LF of gutters and downspouts in the southwest corner of the building. Price shall include all labor required for installation, including hangers, elbows, and fasteners (usually aluminum or steel).	10 LF	\$24.83	\$248.34
Gutters & Downspouts - 5" K Style Seamless 003.02 Gutters/Downspouts Rough Material	Shall install 10 LF of gutters and downspouts in the southwest corner of the building. Price shall include all labor required for installation, including hangers, elbows, and fasteners (usually aluminum or steel).	1 LS	\$261.10	\$261.10

**3. Gutters/Downspouts Totals: \$509.44**

### 4. Roof

Items	Description	Qty/Unit	Unit Price	Price
Roof Repairs 004.01 Roof Sub	Shall patch roof where the existing chimney is removed.	1 LS	\$637.18	\$637.18
Roof Repairs 004.03 Roof Finish	Shall supply roof where the existing chimney is removed.	1 LS	\$636.09	\$636.09

**4. Roof Totals: \$1,273.27**

### 13. Windows

Items	Description	Qty/Unit	Unit Price	Price
Remove & Replace Window(s) - Medium Size 013.01 Windows Sub	Shall demo and remove (1) existing window in the 1st-floor kitchen and install (1) standard replacement window in the same location. Price shall include all labor required to complete the work, including exterior aluminum wrapping, caulking, insulation, interior casing, trims, and any other components necessary to properly finish the installation in accordance with the Scope of Work (SOW).	1 LS	\$1,273.27	\$1,273.27
Remove & Replace Window(s) - Medium Size 013.03 Window Finish	Shall supply (1) standard replacement window in the same location. Price shall include all materials required to complete the work, including exterior aluminum wrapping, caulking, insulation, interior casing, trims, and any other components necessary to properly finish the installation in accordance with the Scope of Work (SOW).	1 LS	\$653.85	\$653.85

**13. Windows Totals:****\$1,927.12****16. Interior Doors**

Items	Description	Qty/Unit	Unit Price	Price
Interior Doors 016.01 Doors (Interior) Sub	Shall install bifold, interior, and exterior doors, along with all associated hardware, hinges, and stoppers throughout the property, with an allowance of \$5,656 for materials. All work shall include labor for proper alignment, fastening, sealing, and adjustment to ensure smooth operation and durable, code-compliant installations.	1 AL	\$5,615.92	\$5,615.92
Interior Doors 016.03 Doors (Interior) Finish	<p>Shall supply (4) EA bifold doors (1) EA basement mechanical door, (2) EA 1st floor mudroom &amp; closet doors, and (1) EA 2nd floor furnace door. (13) EA Interior Doors (2) EA basement, (4) EA 1st floor, (7) EA 2nd floor. (3) EA Exterior Doors, (2) EA in the 1st floor, (1) EA in the 2nd floor.</p> <p>Shall supply (13) EA Interior Door Hardware (2) EA basement, (4) EA 1st floor, (7) EA 2nd floor. (4) EA Exterior Door Hardware, (2) EA in the 1st floor, (2) EA in the 2nd floor.</p> <p>Shall supply (16) EA Interior Door Hinges (2) sets in basement, (7) sets on 1st floor, (7) sets on 2nd floor.</p> <p>Shall supply 16 EA of interior door stoppers throughout the property.</p> <p>Price shall include all labor, including attaching doors to frames with hinges, ensuring alignment, sealing with weatherstripping/insulation where required, and applying caulk for energy efficiency. Including screws, shims, and adjustments for proper leveling and alignment</p>	1 LS	\$4,400.28	\$4,400.28

**16. Interior Doors Totals:****\$10,016.20****17. Partition Wall**

Items	Description	Qty/Unit	Unit Price	Price
Framing of new walls, openings, and all modifications for new construction per Architects drawings 017.01 Partition Wall Sub	Shall install all framing work, including door headers, subflooring, interior and exterior walls, joists, and trusses. All framing will be plumb, level, square, and properly braced, using necessary blocking, bridging, and secure truss-to-wall connections.	1 LS	\$12,990.74	\$12,990.74

Items	Description	Qty/Unit	Unit Price	Price
<b>Framing of new walls, openings, and all modifications for new construction per Architects drawings</b> 017.02 Partition Wall Material	<p>Shall supply 10 EA of door header in the (4) EA basement mechanical room, laundry room &amp; stair new door, (3) EA 1st floor bedroom #1 closet &amp; kitchen new door, and (3) EA 2nd floor bathroom, furnace &amp; bedroom #1 new door. Price shall include all material needed to complete SOW, including adding lateral bracing or strong backs as needed, secure truss-to-wall connections with hurricane ties or similar hardware, space joists evenly and attach securely to beams and walls, use blocking, bridging, or rim joists for added stability.</p> <p>Shall supply 10 SF of subfloor on the 1st floor and 2nd floor area where the chimney is removed. Price shall include all material, securely using appropriate fasteners (screws, nails, or staples) and spacing, etc. to complete SOW.</p> <p>Shall supply 135 LF of interior wood wall in the (65) LF basement new stair, laundry &amp; mechanical room wall, (55) LF 1st floor bedroom #1, closet &amp; kitchen wall, and in the (15) LF 2nd floor bedroom #1, furnace &amp; bathroom wall. Price shall include all material, including all appropriate materials (e.g., pressure-treated lumber for sill plates) etc., to complete the SOW.</p> <p>Shall supply 15 LF of exterior wall in the first-floor enclosed porch where existing window is removed. Price shall include all material, including all appropriate materials (e.g., pressure-treated lumber for sill plates) to complete the SOW. Shall supply 40 LF of 2x8 joist in the 1st floor stair. Price shall include all material needed to complete SOW, including adding lateral bracing or strong backs as needed, secure truss-to-wall connections with hurricane ties or similar hardware, space joists evenly and attach securely to beams and walls, use blocking, bridging, or rim joists for added stability.</p> <p>Shall supply 16 LF of trusses/floor support on the 1st floor and 2nd floor area where the chimney is removed. Price shall include all material needed to complete SOW, including adding lateral bracing or strong backs as needed, secure truss-to-wall connections with hurricane ties or similar hardware, space joists evenly and attach securely to beams and walls, use blocking, bridging, or rim joists for added stability.</p>	1 LS	\$5,524.88	\$5,524.88

### 17. Partition Wall Totals:

**\$18,515.62**

### 18. Plaster/Drywall

Items	Description	Qty/Unit	Unit Price	Price
<b>Drywall Systems - Complete with Mud &amp; Tape</b> 018.01 Plaster/Drywall Sub	<p>Shall install (355) SF of tile backer in the kitchen backsplash and bathtub walls, and (7,130) SF of drywall on walls plus (2,450) SF of drywall on ceilings throughout the basement, first floor, and second floor. Work includes all labor and materials for fastening, taping, mudding, sanding, priming, and waterproofing where required, with water-resistant and fire-resistant drywall installed as required by code to deliver smooth, sealed, and ready-to- finish surfaces.</p>	1 LS	\$19,884.11	\$19,884.11
<b>Drywall Systems - Complete with Mud &amp; Tape</b> 018.02 Plaster/Drywall Material	<p>Shall supply 355 SF of tile backer in the following areas, (80) SF in the kitchen backsplash, (175) SF in bathtub wall tile areas on the 1st and 2nd floors.</p> <p>Shall supply 7,130 SF of drywall (5/8" thickness) in the following areas, (1,030) SF in the basement stair area &amp; utility room, (3,300) SF on the entire 1st floor stair and wall areas, (2,800) SF on the entire 2nd floor wall areas.</p> <p>Shall supply 2,450 SF of drywall ceiling (5/8" thickness) in the following areas, (200) SF in the basement stair area &amp; utility room, (1,300) SF on the 1st floor ceilings, (950) SF on the 2nd floor ceilings.</p> <p>Price shall include all materials and labor, including backer board, thin-set mortar/adhesive, fasteners, seam tape, thin-set for joints, and waterproofing membrane where required. Installation shall ensure boards are securely attached, level, and aligned, with 1/8" expansion gaps at edges. All seams shall be taped, corners sealed, and waterproof barriers properly applied and adhered.</p>	1 LS	\$8,382.84	\$8,382.84

**18. Plaster/Drywall Totals:****\$28,266.95****19. Decorating**

Items	Description	Qty/Unit	Unit Price	Price
Paint interior walls, ceilings, doors, and trims, etc. 019.01 Decorating Sub	Shall prime and paint 8,300 SF of interior walls, 3,340 SF of ceilings, 1,100 SF of basement floors, 250 SF of interior stairs, and 560 LF of trim carpentry throughout the property. Work includes all labor and materials for cleaning, sanding, taping, masking, priming, and applying finish coats to deliver smooth, uniform, and durable surfaces, with an allowance of \$3760 for materials.	1 LS	\$15,149.49	\$15,149.49
Paint interior walls, ceilings, doors, and trims, etc. 019.02 Decorating Material	Shall prime and paint 8,300 SF of interior walls, (2,200) SF in the basement, (3,320) SF on the 1st floor, (2,780) SF on the 2nd floor. (560) LF of trim carpentry throughout the entire property. (1,100) SF of interior floors in the basement. (250) SF of interior stairs throughout the property.  Shall prime and paint 3,340 SF of interior ceilings (1,100) SF in the basement, (1,300) SF on the 1st floor, (940) SF on the 2nd floor.  Price shall include all preparation and material, including cleaning, sanding, taping, masking, and protective finish.	1 AL	\$4,095.39	\$4,095.39

**19. Decorating Totals:****\$19,244.88****20. Wood Trim**

Items	Description	Qty/Unit	Unit Price	Price
Install all trim moldings, doors, windows, base, casings, misc trims, etc. 020.01 Wood Trim Sub	Shall install trim, including 685 LF of baseboard and shoe, 58 door/window jambs, 40 new build windows, 140 LF of crown moulding, and 18 door casings throughout the property. Work includes all labor and materials for precise measuring, cutting, fitting, fastening, caulking, filling, and sanding to deliver a complete and durable finish carpentry package.	1 LS	\$10,135.32	\$10,135.32
Install all trim moldings, doors, windows, base, casings, misc trims, etc. 020.02 Wood Trim Material	Shall supply 685 LF of baseboard and shoe (35) LF in the basement, (350) LF on the 1st floor, (300) LF on the 2nd floor. (58) EA of door/window jambs throughout the property. (40) EA of new build windows (6) EA in the basement, (23) EA on the 1st floor, (11) EA on the 2nd floor. (140) LF of crown moulding in the 1st floor living spaces. (18) EA of door casings, (3) EA in the basement, (8) EA on the 1st floor, (7) EA on the 2nd floor.	1 LS	\$4,797.10	\$4,797.10

**20. Wood Trim Totals:****\$14,932.42****21. Stairs**

Items	Description	Qty/Unit	Unit Price	Price
Stairway Railings & Handrails 021.01 Stairs Sub	Shall install 15 LF of stair railing on the new interior stair from the basement to the 1st floor, including all labor for measurement, alignment, secure fastening, and finishing in compliance with code.	1 EA	\$955.21	\$955.21
Stairway Railings & Handrails 021.02 Stairs Material	Shall supply 15 LF of stair railing on the new interior stair from the basement to the 1st floor.  Price shall include all material necessary to complete the scope of work, including measurement, secure fastening, alignment, and finishing in compliance with code and design requirements.	1 EA	\$955.21	\$955.21

**21. Stairs Totals:**

**\$1,910.42**

**23. Wood Floors**

Items	Description	Qty/Unit	Unit Price	Price
Hardwood Flooring 023.01 Wood Floors Sub	Shall refinish 1,900 SF of existing flooring on the 1st and 2nd floors (excluding bathrooms with tile) and install 100 SF of new hardwood flooring in the 1st floor mudroom, including all labor and materials for preparation, installation, sanding, staining, sealing, and finishing to provide a uniform and durable surface, with an allowance of \$7802.04 for materials.	1 AL	\$8,497.98	\$8,497.98
Hardwood Flooring 023.03 Wood Floors Finish	Shall refinish 1,900 SF of existing flooring throughout except bathroom (tiling), (1,100) SF on the 1st floor, (800) SF on the 2nd floor  Shall supply 100 SF of hardwood flooring in the 1st floor mudroom area.  Price shall include all labor required for installation, including subfloor preparation, fastening, and finishing to match adjacent flooring.	1 LS	\$544.60	\$544.60

**23. Wood Floors Totals:**

**\$9,042.58**

**24. Finished Floors**

Items	Description	Qty/Unit	Unit Price	Price
Vinyl Plank Flooring 024.01 Finished Floors Sub	Shall supply 230 SF of vinyl plank flooring in the basement new laundry room, stair and mechanical room.  Price shall include all materials needed to complete the work.	1 LS	\$626.29	\$626.29
Vinyl Plank Flooring 024.01 Finished Floors Sub	Shall install 230 SF of vinyl plank flooring in the basement new laundry room, stair and mechanical room.  Price shall include all labor needed to complete the work.	1 LS	\$544.60	\$544.60

**24. Finished Floors Totals:**

**\$1,170.89**

## 25. Ceramic Tile

Items	Description	Qty/Unit	Unit Price	Price
<b>Ceramic Tile Installations</b> 025.01 Ceramic Tile Sub	Shall install 90 SF of backsplash tile in the 1st and 2nd floor kitchens, 175 SF of bathtub wall tile in the 1st and 2nd floor bathrooms, and 30 SF of bathroom floor tile, including all labor for mortar application, setting, grouting, sealing, and finishing to deliver durable and uniform tiled surfaces, with an allowance of \$1213 for materials.	1 LS	\$5,807.63	\$5,807.63
<b>Ceramic Tile Installations</b> 025.03 Ceramic Tile Finish	Shall supply 90 SF of backsplash tile (40) SF in the 1st floor kitchen (2' high), (50) SF in the 2nd floor kitchen (2' high)  Shall supply 175 SF of bathtub wall tile, (85) SF in the 1st floor bathroom (7' high), (90) SF in the 2nd floor bathroom (7' high).  Shall supply 30 SF of tile flooring over concrete backer board in the 1st floor bathroom.  Price shall include all labor, including applying thin-set mortar, setting tiles with spacers for consistent grout lines, grouting, sealing grout, and cleaning for a complete finish.	1 AL	\$1,321.20	\$1,321.20

### 25. Ceramic Tile Totals:

**\$7,128.83**

## 26. Bath Accessories

Items	Description	Qty/Unit	Unit Price	Price
<b>Bathroom fixtures and accessories</b> 026.01 Bath Accessories Sub	Shall install two recessed medicine cabinets in the 1st and 2nd floor bathrooms and six bathroom accessories (towel bars, toilet paper holders, etc.) throughout the property, with all labor for preparation, secure fastening, alignment, and finishing.	1 LS	\$624.07	\$624.07
<b>Bathroom fixtures and accessories</b> 026.03 Bath Accessories Finish	Shall supply 2 EA recessed medicine cabinets in the 1st and 2nd floor bathrooms.  Shall supply 6 EA of bathroom accessories (towel bars, toilet paper holders, and related fixtures) in bathrooms throughout the property.	1 LS	\$664.41	\$664.41

### 26. Bath Accessories Totals:

**\$1,288.48**

## 27. Plumbing

27. Plumbing <b>27.01 Plumbing Labor</b>				
Items	Description	Qty/Unit	Unit Price	Price
<b>Plumbing</b> 027.01 Plumbing Sub	Shall install all plumbing fixtures, including faucets and sinks in the bathrooms and kitchens, drain and vent lines, gas and hot/cold water lines, small water heaters, garbage disposals, shower fixtures, a refinished bathtub, and a toilet. All labor and materials are included, covering fittings, shut-off valves, mounting hardware, caulking, and all necessary water, gas, and electrical connections.	1 LS	\$12,348.63	\$12,348.63

Items	Description	Qty/Unit	Unit Price	Price
Install New Water Main to Building from City 027.01 Plumbing Sub	Install New 1-1/2" Copper Water Main to home to replace existing water main. Water service to be upgraded (verify and upgrade per the city requirements) NOTE: ALL ASSOCIATED PERMIT FEES AND TAP ON FEES ARE TO BE INCLUDED IN THE CONTRACTORS COSTS.	1 LS	\$15,920.02	\$15,920.02
Install New Water Main to Building from City Main Water Line System. 027.02 Plumbing Rough	Install New 1-1/2" Copper Water Main to home to replace existing water main. Water service to be upgraded (verify and upgrade per the city requirements) NOTE: ALL ASSOCIATED PERMIT FEES AND TAP ON FEES ARE TO BE INCLUDED IN THE CONTRACTORS COSTS.	1 LS	\$15,920.02	\$15,920.02
<b>27.01 Plumbing Labor Total:</b>				<b>\$44,188.67</b>

27. Plumbing				
<b>27.02 Plumbing Material</b>				
Items	Description	Qty/Unit	Unit Price	Price
Plumbing 027.03 Plumbing Finish	Shall supply 2 faucets in the 1st- and 2nd-floor bathrooms, including securing from below using mounting hardware, careful tightening, and ensuring proper function. Install 8 drain and vent lines: 4 in the basement laundry and mechanical rooms, 2 in the 1st-floor kitchen, and 2 in the 2nd-floor kitchen. Labor includes installation of fittings, shut-off valves, and use of pipe thread sealant or Teflon tape. Supply 8 drain and vent lines in the above locations, including all necessary fittings, shut-off valves, and materials to complete the work. Install 3 gas lines: 1 in the basement mechanical room, 1 in the 1st-floor kitchen, and 1 in the 2nd-floor kitchen, including labor for fittings, shut-off valves, and pipe sealants. Supply 3 gas lines in the above locations, including all fittings, shut-off valves, and materials. Install 6 hot/cold water lines: 2 in the basement laundry and mechanical rooms, 2 in the 1st-floor kitchen, and 2 in the 2nd-floor kitchen, including fittings, shut-offs, and sealants. Install 2 faucets in the 1st- and 2nd-floor kitchens, including proper mounting and secure installation. Install 2 sinks in the 1st- and 2nd-floor kitchens, including drain kits, water supply, and shut-offs. Install 2 small water heaters in the basement mechanical room, including connections to water, gas, or electrical, proper ventilation, and installation of temperature and pressure relief valves. Install 2 garbage disposals in the 1st- and 2nd-floor kitchens, including mounting hardware, drain connections, plumbing fittings, shut-off valves, and air gaps. Install 2 shower fixtures in the 1st- and 2nd-floor bathrooms, including mixer valves, shower heads/handles, cover plates, and all required caulking. Refinish and reinstall 1 bathtub in the 2nd-floor bathroom, including proper faucet installation and secure mounting. Install 1 toilet in the 1st-floor bathroom, including wax ring, seat, supply lines, and all required hookups.	1 LS	\$14,429.91	\$14,429.91
<b>27.02 Plumbing Material Total:</b>				<b>\$14,429.91</b>

**27. Plumbing Totals:** **\$58,618.58**

## 28. Electrical

Items	Description	Qty/Unit	Unit Price	Price
<b>Electrical Renovations Per Architect's Drawings</b> 028.01 Electrical Sub	Shall install all labor and materials necessary to complete the electrical scope of work, including a new 400 amp service and three 100-amp services in the basement with labeled panels, breakers, arc faults, and required permits. Work shall also include installation of can lights, ceiling fans, closet lights, bathroom exhaust fans, light fixtures, receptacles, smoke/CO detectors, and switches/dimmer switches throughout the basement, first floor, and second floor as shown on plans.	1 LS	\$29,506.24	\$29,506.24
<b>Electrical Renovations Per Architect's Drawings</b> 028.02 Electrical Rough	Shall supply and install one (1) 400-amp service in the basement.  Shall install three (3) 100-amp services in the basement.  Shall supply and install fifty-six (56) receptacles: nine (9) in the basement, thirty-three (33) on the 1st floor, and fourteen (14) on the 2nd floor.  Shall supply and install seven (7) smoke/CO detectors: one (1) in the basement, three (3) on the 1st floor, and three (3) on the 2nd floor (verify plans for location).  Shall supply and install thirty-nine (39) switches/dimmer switches: seven (7) in the basement, twenty-four (24) on the 1st floor, and eight (8) on the 2nd floor.	1 LS	\$15,652.56	\$15,652.56
<b>Electrical Renovations Per Architect's Drawings</b> 028.03 Electrical Finishes	Shall supply and install thirty-five (35) can lights total: ten (10) in the basement, seventeen (17) on the 1st floor, and eight (8) on the 2nd floor.  Shall supply and install three (3) ceiling fans: two (2) on the 1st floor living area, one (1) on the 2nd floor living room.  Shall supply and install five (5) closet lights: three (3) on the 1st floor and two (2) on the 2nd floor (verify plans for exact location).  Shall supply and install two (2) bathroom exhaust fans: one (1) on the 1st floor and one (1) on the 2nd floor.  Shall supply and install fourteen (14) light fixtures: nine (9) on the 1st floor and five (5) on the 2nd floor (verify locations).	1 LS	\$2,178.40	\$2,178.40

**28. Electrical Totals:**

**\$47,337.20**

**29. Heating**

Items	Description	Qty/Unit	Unit Price	Price
<b>HVAC--General Requirements - Install all HVAC per Architects Drawings</b> 029.01 Heating Sub	<p>Shall supply 310 LF of ductwork in the basement, 1st floor, and 2nd floor.</p> <p>Shall supply 2 EA of new furnace, A-coil, condenser combo in the basement mechanical room (serving 1st floor and 2nd floor).</p> <p>Shall supply 1 EA of dryer venting in the basement laundry room.</p> <p>Shall supply 2 EA of exhaust fan venting in all bathrooms in the property.</p> <p>Shall supply 2 EA of HWH venting in the basement mechanical room.</p> <p>Shall supply 2 EA of range venting in the 1st and 2nd floor kitchens.</p> <p>Shall supply and install 16 EA of standard registers (8 EA on 1st floor, 8 EA on 2nd floor).</p> <p>Shall supply 2 EA of thermostats (1st floor living room and 2nd floor hallway).</p>	1 LS	\$17,615.24	\$17,615.24
<b>HVAC--General Requirements - Install all HVAC per Architects Drawings</b> 029.01 Heating Sub	<p>Shall install all labor for the complete mechanical and ventilation scope of work, including ductwork, furnaces with A-coils and condensers, dryer venting, bathroom exhausts, hot water heater venting, range venting, registers, and thermostats. All systems shall be fully connected, sealed, terminated, and tested to provide complete and operational installations in accordance with design and code.</p>	1 LS	\$16,162.01	\$16,162.01

### 29. Heating Totals:

**\$33,777.25**

### 30. Insulation

Items	Description	Qty/Unit	Unit Price	Price
<b>Insulation</b> 030.01 Insulation Sub	<p>Shall supply 3,400 SF of fiberglass insulation in the following areas: (700) SF in the basement stair area and utility room, (1,500) SF in the entire 1st floor stair and wall areas, (1,200) SF in the entire 2nd floor wall areas</p> <p>Price shall include all labor required to complete the SOW, ensuring that insulation is installed to meet city code, and that all seams and joints are properly sealed using foil tape, caulking, or other approved adhesives to prevent air leaks and improve thermal performance.</p>	1 LS	\$10,392.59	\$10,392.59
<b>Insulation</b> 030.01 Insulation Sub	<p>Shall install 3,400 SF of fiberglass insulation in the basement stair/utility room, first floor, and second floor exterior walls, with all seams sealed and work completed to city code for energyefficiency and air-tightness.</p>	1 LS	\$3,897.22	\$3,897.22

### 30. Insulation Totals:

**\$14,289.81**

### 31. Cabinetry

31. Cabinetry  
**31.01 Cabinetry Labor**

Items	Description	Qty/Unit	Unit Price	Price
<b>Cabinets</b> 031.01 Cabinetry Sub	Shall install bathroom vanities, kitchen and bathroom cabinet hardware, and all upper and lower kitchen cabinets, including proper fastening, alignment, plumbing connections, countertops, and caulking, with all labor and tools required to ensure durable and fully operational installations.	1 LS	\$5,301.38	\$5,301.38
<b>Countertops</b> 031.01 Cabinetry Sub	Shall install 90 SF of granite/stone countertops in the 1st and 2nd floor kitchens, including all labor to verify base cabinets are level, align and fit sections, secure with proper adhesive, and seal seams and edges for a durable, watertight finish.	1 LS	\$1,146.24	\$1,146.24
<b>31.01 Cabinetry Labor Total:</b>				<b>\$6,447.62</b>

31. Cabinetry <b>31.02 Cabinetry Supply</b>				
Items	Description	Qty/Unit	Unit Price	Price
<b>Countertops</b> 031.03 Cabinetry Finish	Shall supply 90 SF of granite/stone countertops in the following areas: (50) SF in the 1st floor kitchen, (40) SF in the 2nd floor kitchen.  Price shall include all labor necessary to complete the SOW, including: Verifying that base cabinets or substrate are level, sturdy, and clean prior to installation. Carefully aligning and fitting countertop sections, ensuring level placement. Securing countertops to base cabinets using appropriate adhesive for a strong, permanent bond. - Sealing seams and edges as required to provide a watertight and durable finish.	1 LS	\$5,097.46	\$5,097.46
<b>Cabinets</b> 031.03 Cabinetry Finish	Shall install 5 EA of vanity hardware in the 1st and 2nd floor bathrooms.  Shall install 70 EA of kitchen cabinet hardware in the 1st and 2nd floor kitchens.  - Shall install 2.5 LF of bathroom vanity (30") in the 2nd floor bathroom. - Shall install 1 EA of bathroom vanity (24") in the 1st floor bathroom.  Shall supply 39 LF of upper kitchen cabinets: (17) LF in the 1st floor kitchen, (22) LF in the 2nd floor kitchen  Shall supply 31 LF of lower kitchen cabinets: (16) LF in the 1st floor kitchen, (15) LF in the 2nd floor kitchen.	1 LS	\$12,068.34	\$12,068.34
<b>31.02 Cabinetry Supply Total:</b>				<b>\$17,165.80</b>

**31. Cabinetry Totals:** **\$23,613.42**

## 32. Appliances

Items	Description	Qty/Unit	Unit Price	Price
<b>Allowance for Appliances</b> 032.01 Appliances Sub	Shall install two dishwashers, two gas stoves with ovens, two refrigerators, one washer, and one dryer for the kitchens and basement laundry room, with an allowance not to exceed \$6,000 for the purchase and delivery of all appliances, including required materials and accessories.	1 AL	\$1,273.60	\$1,273.60

Items	Description	Qty/Unit	Unit Price	Price
<b>Allowance for Appliances</b>	Shall supply 2 EA of 24" dishwashers for the 1st floor and 2nd floor kitchens.	1 AL	\$6,535.20	\$6,535.20
032.03 Appliances Finish	Shall supply 2 EA of 30" gas stoves with oven for the 1st floor and 2nd floor kitchens.			
	Shall supply 2 EA of 36" wide refrigerators for the 1st floor and 2nd floor kitchens.			
	Shall supply 1 EA of dryer for the basement laundry room.			
	Shall supply 1 EA of washer for the basement laundry room.			

**32. Appliances Totals:**

**\$7,808.80**

**34. Cleanup**

34. Cleanup <b>34.01 Cleanup Labor</b>				
Items	Description	Qty/Unit	Unit Price	Price
<b>Final Cleaning</b> 034.01 Cleanup Sub	Shall perform final close-out cleaning, including removal of debris, dusting and cleaning all surfaces, windows, restrooms, kitchens, and floors, cleaning HVAC vents, removing labels, completing paint touch-ups, checking the functionality of doors, windows, and fixtures, and conducting a final walkthrough with the client to ensure the property is ready for occupancy.	1 LS	\$1,455.98	\$1,455.98
<b>Cleaning-- General Requirement</b> 034.01 Cleanup Sub	Provide general daily clean up of project during construction and removal of debris with dumpster(s) and/ or required hauling for legal disposal of general daily clean up related debris only.	7 EA	\$108.92	\$762.44
<b>Selective Demolition &amp; Scrap Out</b> 034.01 Cleanup Sub	Shall provide all scrap out of debris and selective demolition at all areas as required to complete the work as specified in the SOR / BOR.	1 LS	\$3,476.14	\$3,476.14
<b>34.01 Cleanup Labor Total:</b>			<b>\$5,694.56</b>	
34. Cleanup <b>34.02 Cleanup Supply</b>				
Items	Description	Qty/Unit	Unit Price	Price
<b>Cleaning-- General Requirement</b> 034.01 Cleanup Sub	Provide general daily clean up of project during construction and removal of debris with dumpster(s) and/ or required hauling for legal disposal of general daily clean up related debris only.	7 EA	\$571.83	\$4,002.81

Items	Description	Qty/Unit	Unit Price	Price
<b>Selective Demolition &amp; Scrap Out</b> 034.01 Cleanup Sub	<p>Basement: The existing chimney will be completely demolished, starting from the basement and continuing through the roof. All basement windows to remain. Basement divider wall to remain as well. The interior staircase located on the southeast side will be demolished, along with an existing wall in the basement area. Additionally, the existing boiler will be removed.</p> <p>First Floor: To accommodate a new stair opening, the existing flooring will be removed. The entire kitchen area will be demolished. Several doors including those in Bedroom #1, the stair area, closet doors, and the door leading to the kitchen, will be removed. The wall dividing the dining area from the kitchen is also scheduled for removal according to the construction plan on sheet A300.</p> <p>Second Floor: The existing kitchen on this floor will be demolished. Doors in Bedroom #1, the furnace room, and the bathroom will be removed.</p>	2,230 SF	\$5.45	\$12,144.58
<b>34.02 Cleanup Supply Total:</b>				<b>\$16,147.39</b>
<b>34. Cleanup Totals:</b>				<b>\$21,841.95</b>

### 35. Miscellaneous

Items	Description	Qty/Unit	Unit Price	Price
<b>Chemical Toilet(s)</b> 035.01 Miscellaneous Sub	Provide Chemical Toilet(s) (rental) with weekly servicing by provider as necessary to accommodate the usage based on the number of workers on site through the duration of the project and per OSHA regulations.	7 EA	\$196.06	\$1,372.39
<b>35. Miscellaneous Totals:</b>				<b>\$1,372.39</b>

**Subtotal: \$326,433.70**

**Tax: \$0.00**

**Total price: \$326,433.70**

**After** this commitment letter is executed, the Contractor will commence pre-construction services (i.e., solicit subcontractor bids, create finish material schedules, provide necessary lender & permit documents, etc.). Any and all time spent on pre-construction services for the project will be tracked. If the Contractor is not awarded the project for any reason within the owner's control, the Contractor reserves the right to bill for the time spent on the pre-construction services.

**A final contract agreement and price\*** will be executed and determined after the contractor, owner, and necessary municipal authorities have approved the project plans for construction.

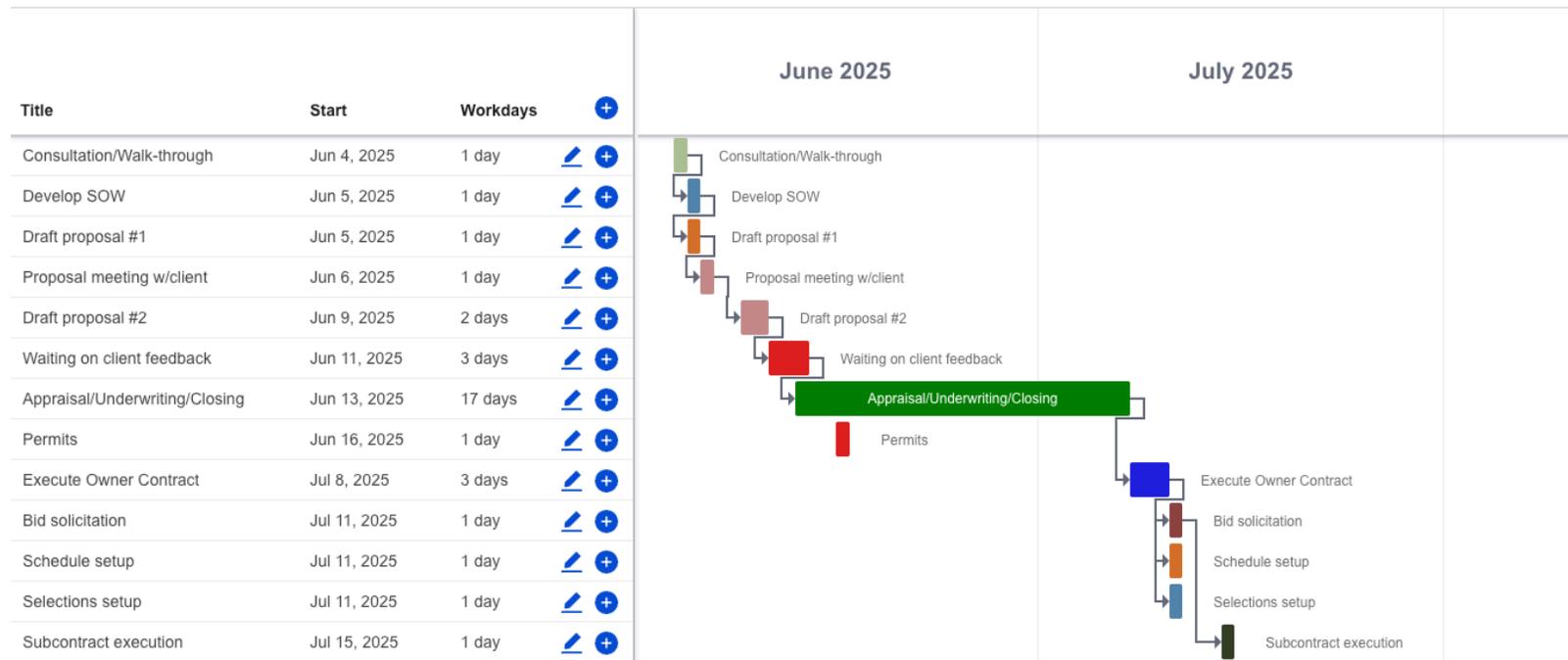
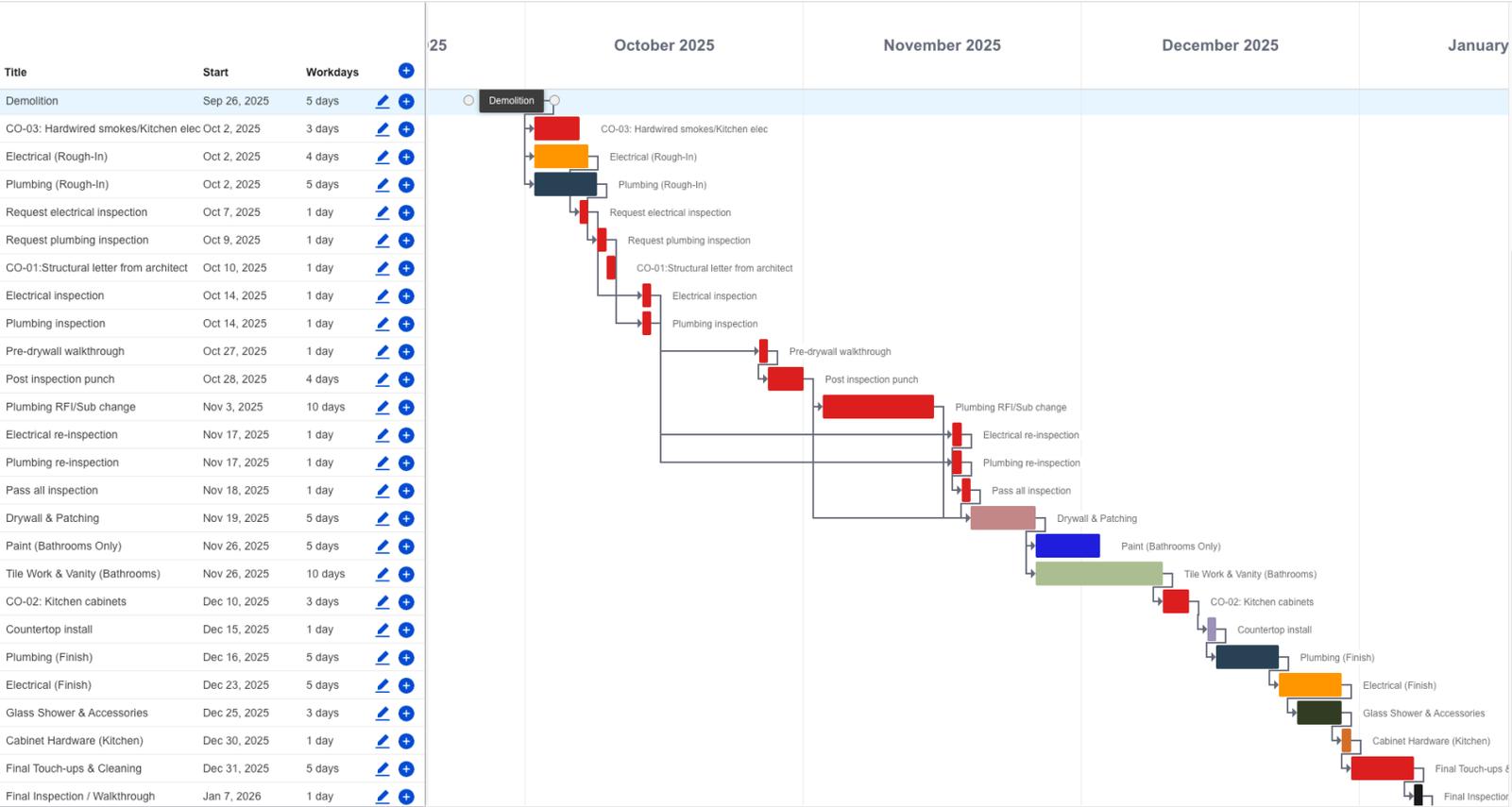
**\*Any modifications, adjustments, or changes throughout the project plan design & development process that deviates from the original proposal/Specification of Repairs may lead to an increase in the contract price.** The original proposal/specifications of repairs shall be provided to the architect to design the project within the cost limitations.

**\*Projects initiated beyond three months** from the agreement date may be subject to labor and material cost adjustments.

I confirm that my action here represents my electronic signature and is binding.

_____	_____	_____
<b>Signature</b>	<b>Name</b>	<b>Date</b>

# PROJECT SCHEDULE

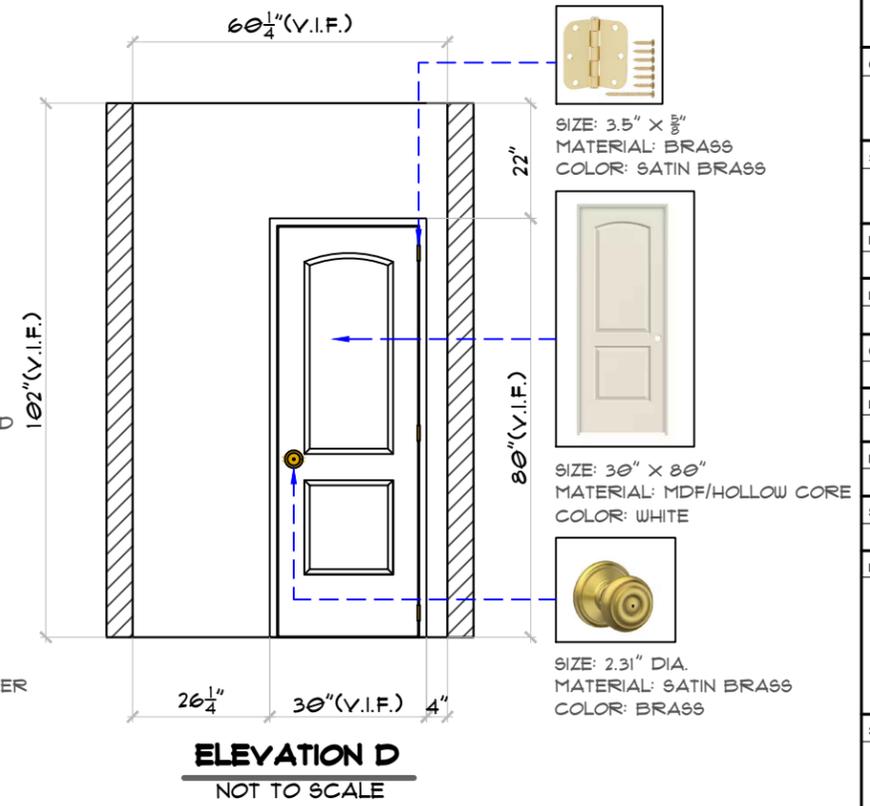
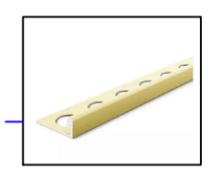
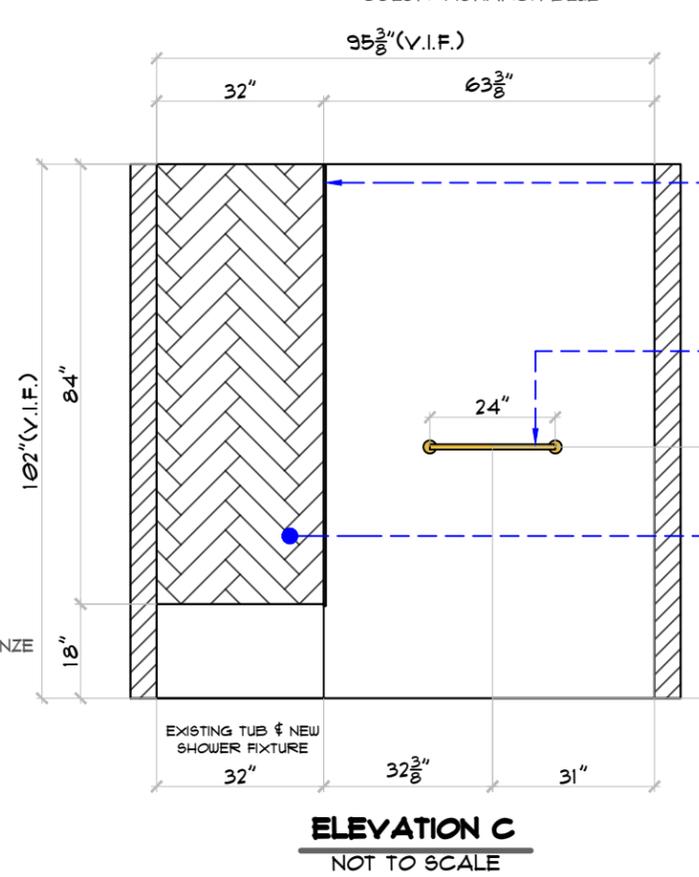
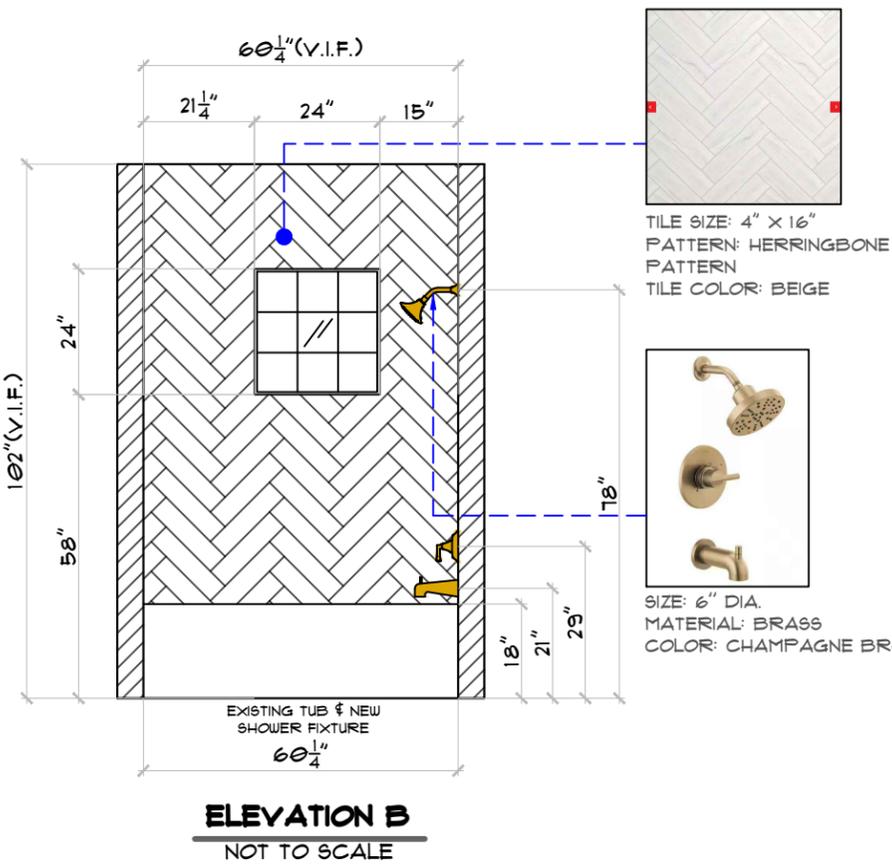
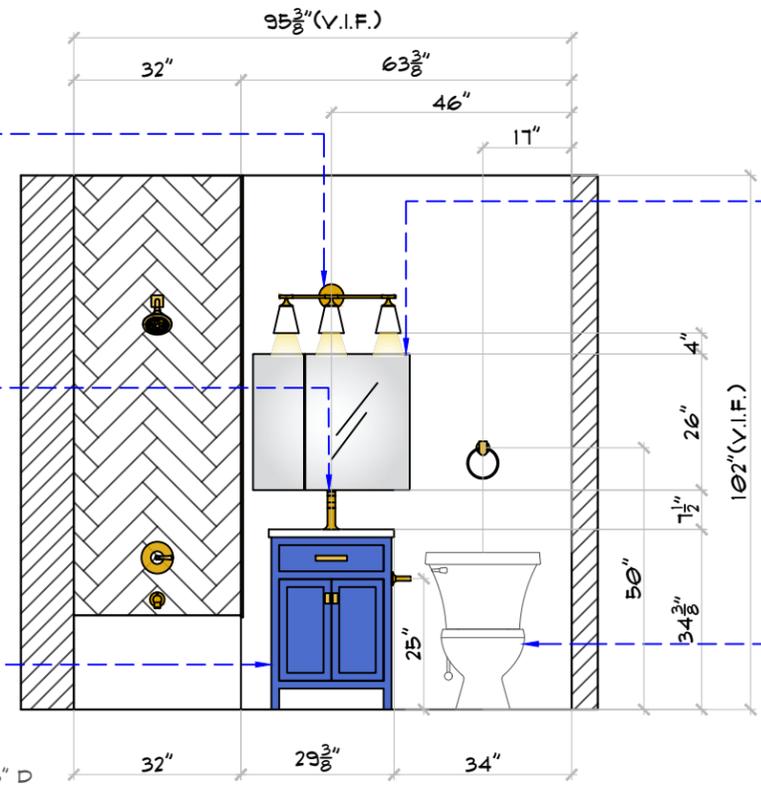
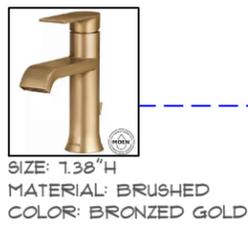
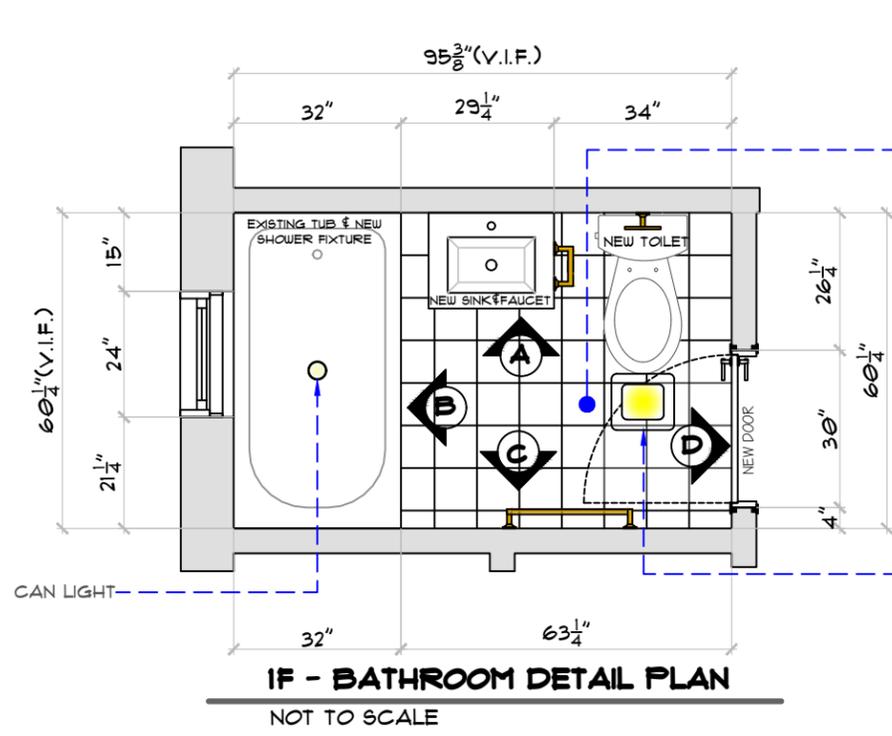


## Materials Tracking Summary

Finish Package	Materials Description	Lead Time	Location	Phase	Material Color	Size/ Dimensions	Vendor	Approval Status	Status	Ordered Date	Expected Delivery Date	Received By	Damaged/ Returned	Quantity	Unit	Unit Cost	Taxes	Total Cost	Allowance/ Estimate
1F - Bathroom Package	1F - Bathroom Vanity Hardware	n/a	1F	3 - Post Tiling	n/a	n/a	n/a	Selected	Ordered	1/15	1/17	Matt		1	EA	\$0.00	11%	\$0.00	\$0
	1F - Bathroom Ceiling Light Fixture	1 Day	1F	3 - Post Tiling	White	6"	Home Depot	Selected	Ordered	1/15	1/17	Matt		1	EA	\$18.31	11%	\$20.32	\$100
	1F - Tile Edge Trim	8 Days	1F	2 - Pre-Drywall	Satin Gold	3/8 in. x 98-1/2 in.	Home Depot	Selected	Ordered	1/15	1/17	Matt		2	EA	\$19.84	11%	\$44.04	\$32
	1F - Tile Grout/Mortar	7 Days	1F	2 - Pre-Drywall	Alabaster	25 lb.	Home Depot	Selected	Ordered	1/15	1/18	Matt		2	Bag	\$20.45	11%	\$45.40	n/a
	1F - Bathroom Exhaust Fan w/ Light	Out of Stock	1F	1 - Project start	White	12.9" x 9.5"	Home Depot	Selected	Not Ordered					1	EA	\$0.00	11%	\$0.00	\$100
	1F - Bathroom Vanity Light Fixture	8 Days	1F	3 - Post Tiling	Gold	24"	Home Depot	Selected	Pending					1	EA	\$88.78	11%	\$98.55	\$100
	1F - Bathroom Accessories	3 Days	1F	3 - Post Tiling	Bronzed Gold	24"	Home Depot	Selected	Ordered	1/15	1/18	Jonatha		1	Set	\$93.94	11%	\$104.27	\$105
	1F - Bathroom Faucet	Out of Stock	1F	3 - Post Tiling	Bronzed Gold	-	Home Depot	Declined	Not Ordered					1	EA	\$144.33	11%	\$160.21	\$200
	1F - Floor Tile	7 - 14 Days	1F	2 - Pre-Drywall	Multi Color	8" x 8"	Floor & Decor	Selected	Ordered	1/17	1/20	Matt		28	SF	\$4.63	11%	\$143.90	\$90
	1F - Bathtub Wall Tile	7 - 14 Days	1F	2 - Pre-Drywall	Beige	4" X 16"	Floor & Decor	Selected	Ordered	1/17	1/20	Matt	Damaged	79	SF	\$8.37	11%	\$733.97	\$255
	1F - Bathroom Shower Fixtures	14 Days	1F	1 - Project start	Champagne Bronze	6"	Home Depot	Selected	Ordered	1/17	1/21	Matt		1	EA	\$179.37	11%	\$199.10	\$220
	1F - Toilet	1 Day	1F	3 - Post Tiling	Biscuit	12"	Home Depot	Selected	Ordered	1/17	1/20	Matt		1	EA	\$195.02	11%	\$216.47	\$200
	1F - Bathroom Vanity - 24" w/ Sink	7 Days	1F	3 - Post Tiling	Monarch Blue	24"	Wayfair	Selected	Ordered	1/17	1/21	Matt		1	EA	\$369.00	11%	\$409.59	\$300
	1F - Recessed Medicine Cabinet	1 Day	1F	3 - Post Tiling	Aluminum	30 in. W x 26 in. H	Home Depot	Selected	Ordered	1/17	1/21	Matt		1	EA	\$269.65	11%	\$299.31	\$200
	2F - Bathroom Package	2F - Bathroom Vanity Hardware	n/a	2F	3 - Post Tiling	n/a	n/a	n/a	Declined	Not Ordered					1	EA	\$0.00	11%	\$0.00
2F - Bathroom Ceiling Light Fixture		1 Day	2F	3 - Post Tiling	White	6"	Home Depot	Selected	Ordered	2/1	2/4	Matt		1	EA	\$18.31	11%	\$20.32	\$100
2F - Tile Edge Trim		8 Days	2F	2 - Pre-Drywall	Silver	3/8 in. x 98-1/2 in.	Home Depot	Selected	Ordered	2/1	2/4	Matt		2	EA	\$14.22	11%	\$31.57	\$32
2F - Tile Grout/Mortar		7 Days	2F	2 - Pre-Drywall	Pewter	25 lb.	Home Depot	Selected	Ordered	2/1	2/4	Matt		1	Bag	\$19.48	11%	\$21.62	\$200
2F - Bathroom Exhaust Fan w/ Light		Out of Stock	2F	1 - Project start	White	12.9" x 9.5"	Home Depot	Declined	Not Ordered					1	EA	\$0.00	11%	\$0.00	\$100
2F - Bathroom Vanity Light Fixture		1 Day	2F	3 - Post Tiling	Matte Black	22"	Home Depot	Selected	Ordered	2/2	2/3	Matt		1	EA	\$67.87	11%	\$75.34	\$100
2F - Bathroom Accessories		1 Day	2F	3 - Post Tiling	Matte Black	24"	Home Depot	Selected	Ordered	2/2	2/3	Matt		1	Set	\$79.08	11%	\$87.78	\$105
2F - Bathroom Faucet		1 Day	2F	3 - Post Tiling	Matte Black	-	Home Depot	Selected	Ordered	2/2	2/3	Matt		1	EA	\$144.24	11%	\$160.11	\$200
2F - Bathtub Wall Tile		7 - 14 Days	2F	2 - Pre-Drywall	White	6" X 18"	Floor & Decor	Selected	Ordered	2/2	2/3	Matt		82	SF	\$3.59	11%	\$326.76	\$270
2F - Bathroom Shower Fixtures		1 Day	2F	1 - Project start	Matte Black	6.5"	Home Depot	Selected	Ordered	2/2	2/3	Matt		1	EA	\$181.76	11%	\$201.75	\$220
2F - Bathroom Vanity - 30" w/ Sink - current sink		7 Days	2F	3 - Post Tiling	Aged Oak	30"	Home Depot	Selected	Ordered	2/2	2/3	Matt		1	EA	\$351.82	11%	\$390.52	\$375
2F - Recessed Medicine Cabinet	1 Day	2F	3 - Post Tiling	Aluminum	30 in. W x 26 in. H	Home Depot	Selected	Ordered	2/2	2/3	Matt		1	EA	\$269.65	11%	\$299.31	\$200	
1F - Kitchen Package	1F - Kitchen Backsplash Tile Grout/Mortar	1 Day	1F	2 - Pre-Drywall	Bright White	1 qt	Home Depot	Selected	Ordered	2/4	2/6	Jonathan		1	EA	\$16.97	11%	\$18.84	n/a
	1F - Backsplash Tile Edge Trim	11 Days	1F	2 - Pre-Drywall	Satin Gold	3/8 in. x 98-1/2 in.	Home Depot	Selected	Ordered	2/4	2/6	Jonathan		2	EA	\$19.84	11%	\$44.04	\$32
	1F - Kitchen Backsplash	7 - 14 Days	1F	2 - Pre-Drywall	Beige	2"X8"	Floor & Decor	Selected	Ordered	2/4	2/6	Jonathan		356	EA	\$1.39	11%	\$549.27	\$120
	1F - Kitchen Can Lights	1 Day	1F	3 - Post Tiling	Matte White	5"	Home Depot	Selected	Ordered	2/4	2/6	Jonathan		6	EA	\$13.47	11%	\$89.71	\$180
	1F - Kitchen Island Light Fixtures	7 Days	1F	3 - Post Tiling	Brushed Gold	59"	Home Depot	Selected	Ordered	2/4	2/6	Jonathan		2	EA	\$75.91	11%	\$168.52	\$200
	1F - Garbage Disposal	1 Day	1F	3 - Post Tiling	-	3/4 HP	Home Depot	Selected	Ordered	2/4	2/6	Jonathan		1	EA	\$193.03	11%	\$214.26	\$200
	1F - Kitchen Faucet	1 Day	1F	3 - Post Tiling	Brushed Modern Brass	16.8"	Home Depot	Selected	Pending	2/4	2/6	Jonathan		1	EA	\$239.04	11%	\$265.33	\$150
	1F - Kitchen Sink	7 Days	1F	3 - Post Tiling	Stainless Steel	32"	Home Depot	Selected	Not Ordered					1	EA	\$319.95	11%	\$355.14	\$220
	1F - Kitchen Cabinets Hardware	7 Days	1F	3 - Post Tiling	Modern Gold	5-1/16 in.	Home Depot	Selected	Ordered	2/4	2/6	Jonathan		33	EA	\$8.35	11%	\$305.86	\$132
	1F - Kitchen Cabinets - Lower (16 LF)	-	1F	3 - Post Tiling	-	-	Pentwater	Selected	Ordered	2/4	2/6	Jonathan		15	EA	\$100.00	11%	\$1,665.00	\$1,600
	1F - Kitchen Cabinets - Uppers (17 LF)	-	1F	3 - Post Tiling	-	-	Pentwater	Selected	Ordered	2/4	2/6	Jonathan		15	EA	\$100.00	11%	\$1,665.00	\$1,700
	1F - Granite/Stone Countertops (50 SF)	-	1F	3 - Post Tiling	Quartz with silver and gold	-	-	Selected	Ordered	2/4	2/6	Jonathan		50	SF	\$0.00	11%	\$0.00	\$2,600
	1F - Microwave, Dishwasher, Range & Refrigerator	5 Days	1F	3 - Post Tiling	Stainless	30 in. W x 26 in. H	Abt Maytag	Selected	Ordered	2/4	2/6	Jonathan		1	Set	\$3,422.00	11%	\$3,798.42	\$2,350
2F - Kitchen Package	2F - Kitchen Backsplash Tile Grout/Mortar	7 - 10 Days	2F	2 - Pre-Drywall	Platinum	1 qt	Home Depot	Selected	Ordered	2/4	2/7	Matt		1	EA	\$14.47	11%	\$16.06	n/a
	2F - Backsplash Tile Edge Trim	11 Days	2F	2 - Pre-Drywall	Silver	3/8 in. x 98-1/2 in.	Home Depot	Selected	Ordered	2/5	2/7	Matt		2	EA	\$14.22	11%	\$31.57	\$32
	2F - Kitchen Backsplash	7 Days	2F	2 - Pre-Drywall	Bright White	3 in. x 12 in.	Home Depot	Selected	Ordered	2/5	2/7	Matt		48	SF	\$2.79	11%	\$148.65	\$150
	2F - Kitchen Ceiling Light	1 Day	2F	3 - Post Tiling	White	15"	Home Depot	Selected	Ordered	2/5	2/7	Matt		2	EA	\$29.07	11%	\$64.54	\$200
	2F - Garbage Disposal	1 Day	2F	3 - Post Tiling	-	3/4 HP	Home Depot	Selected	Ordered	2/5	2/7	Matt		1	EA	\$193.03	11%	\$214.26	\$200
	2F - Kitchen Faucet	1 Day	2F	3 - Post Tiling	Spot Resist Stainless	14.56"	Home Depot	Selected	Ordered	2/5	2/7	Matt		1	EA	\$152.64	11%	\$169.43	\$150
	2F - Kitchen Sink	7 Days	2F	3 - Post Tiling	Stainless Steel	32"	Home Depot	Selected	Ordered	2/5	2/9	Matt		0	EA	\$319.95	11%	\$0.00	\$220
	2F - Kitchen Cabinets Hardware	2 Days	2F	3 - Post Tiling	Satin Nickel	1"	Home Depot	Selected	Ordered	2/5	2/7	Matt		37	EA	\$1.55	11%	\$63.66	\$148
	2F - Kitchen Cabinets - Lower (15 LF)	-	2F	3 - Post Tiling	Shaker White	-	Pentwater	Selected	Ordered	2/5	2/7	Matt		0	EA	\$0.00	11%	\$0.00	\$1,500
	2F - Kitchen Cabinets - Uppers (22LF)	-	2F	3 - Post Tiling	Shaker White	-	Pentwater	Selected	Ordered	2/5	2/7	Matt		0	EA	\$0.00	11%	\$0.00	\$2,200
	2F - Granite/Stone Countertops (40 SF)	-	2F	3 - Post Tiling	Carrara Grigio Quartz	-	-	Selected	Ordered	2/5	2/7	Matt		40	SF	\$0.00	11%	\$0.00	\$2,080
2F - Microwave, Dishwasher, Range & Refrigerator	5 Days	2F	3 - Post Tiling	Stainless	30 in. W x 26 in. H	Abt Maytag	Selected	Ordered	2/5	2/7	Matt		1	Set	\$3,422.00	11%	\$3,798.42	\$2,350	
1F - Rooms Package	1F - Thermostat	1 Day	1F	3 - Post Tiling	Snow	3.3"	Home Depot	Pending	Not Ordered					1	EA	\$89.98	11%	\$99.88	
	1F - Stair Landing Ceiling Light	1 Day	1F	3 - Post Tiling	Brushed Nickel	11"	Home Depot	Selected	Ordered	2/10	2/12	Matt		1	EA	\$14.52	11%	\$16.12	\$100
	1F - Exterior Light Fixture	1 Day	1F	3 - Post Tiling	Matte Black	4.50"	Home Depot	Selected	Ordered	2/10	2/12	Matt		2	EA	\$9.97	11%	\$22.13	\$200
	1F - Bedroom #1 Mudroom Light Fixture	1 Day	1F	3 - Post Tiling	White	13"	Home Depot	Selected	Ordered	2/10	2/12	Matt		1	EA	\$24.71	11%	\$27.43	\$100
	1F - Closet Lights	1 Day	1F	3 - Post Tiling	White	5.75"	Home Depot	Selected	Ordered	2/10	2/12	Matt		3	EA	\$12.58	11%	\$41.89	\$90
	1F - Kitchen Can Lights	1 Day	1F	3 - Post Tiling	White	5"	Home Depot	Selected	Ordered	2/10	2/12	Matt		6	EA	\$8.74	11%	\$58.21	\$180
	1F - Hallway Ceiling Light	7 - 10 Days	1F	3 - Post Tiling	Brushed Gold	7.25"	Home Depot	Selected	Ordered	2/10	2/12	Matt		1	EA	\$99.90	11%	\$110.89	\$30
	1F - Dining Ceiling Fan w/ Light	7 Days	1F	3 - Post Tiling	New Bronze	52"	Home Depot	Selected	Ordered	2/10	2/12	Matt		1	EA	\$121.64	11%	\$135.02	\$125
	1F - Living Room Ceiling Fan w/ Light	7 Days	1F	3 - Post Tiling	New Bronze	52"	Home Depot	Selected	Ordered	2/10	2/12	Matt		1	EA	\$121.64	11%	\$135.02	\$125
	1F - Bedrooms #1 & 2 Ceiling Lights	2 Days	1F	3 - Post Tiling	Aged Gold	4.13" H X 12" W X 12" D	Joss & Main	Selected	Ordered	2/10	2/12	Matt		2	EA	\$144.00	11%	\$319.68	\$200

## Materials Tracking Summary

Finish Package	Materials Description	Lead Time	Location	Phase	Material Color	Size/ Dimensions	Vendor	Approval Status	Status	Ordered Date	Expected Delivery Date	Received By	Damaged/ Returned	Quantity	Unit	Unit Cost	Taxes	Total Cost	Allowance/ Estimate
<b>2F - Rooms Package</b>																			
	2F - Thermostat	1 Day	2F	3 - Post Tiling	Snow	3.3"	Home Depot							1	EA	\$89.98	11%	\$99.88	
	2F - Hallway Ceiling Light	1 Day	2F	3 - Post Tiling	Brushed Nickel	11"	Home Depot	Selected	Ordered	2/10	2/12	Matt		1	EA	\$14.52	11%	\$16.12	\$30
	2F - Bedroom Lights	1 Day	2F	3 - Post Tiling	Brushed Nickel	13"	Home Depot	Selected	Ordered	2/10	2/12	Matt		1	EA	\$29.07	11%	\$32.27	\$100
	2F - Closet Lights	1 Day	1F	3 - Post Tiling	White	5.75"	Home Depot	Selected	Ordered	2/10	2/12	Matt		2	EA	\$12.58	11%	\$27.93	\$60
	2F - Furnace Room Light Fixture	1 Day	2F	3 - Post Tiling	White	5.75"	Home Depot	Selected	Ordered	2/10	2/12	Matt		1	EA	\$12.58	11%	\$13.96	\$30
	2F - Living Room Ceiling Fan w/ Light	7 Days	2F	3 - Post Tiling	New Bronze	52"	Home Depot	Selected	Ordered	2/10	2/12	Matt		1	EA	\$121.64	11%	\$135.02	\$125
<b>Basement - Area Package</b>																			
	Basement - Stair Landing Light	1 Day	Basement	3 - Post Tiling	Brushed Nickel	13"	Home Depot	Selected	Ordered	2/11	2/12	Matt		1	EA	\$29.07	11%	\$32.27	\$40
	Basement - Lights	1 Day	Basement	3 - Post Tiling	White	2.12" H X 4.5" W X 4.5" D	Home Depot	Selected	Ordered	2/11	2/12	Matt		7	EA	\$5.68	11%	\$44.13	\$30
<b>Basement - Laundry/Mechanical Room Package</b>																			
	Basement - Mechanical Room Lighting	1 Day	Basement	3 - Post Tiling	White	6"	Home Depot	Selected	Ordered	2/12	2/15	Matt		1	EA	\$12.58	11%	\$13.96	\$100
	Basement - Common Laundry Lighting	1 Day	Basement	3 - Post Tiling	Brushed Nickel	13"	Home Depot	Selected	Ordered	2/12	2/15	Matt		2	EA	\$17.43	11%	\$38.69	\$200
	Basement - Small Water Heater	1 Day	Basement	3 - Post Tiling	-	40 gal	Home Depot	Selected	Ordered	2/12	2/15	Matt		2	EA	\$489.00	11%	\$1,085.58	\$1,500
	Basement - Washer and Dryer	4 Days	Basement	3 - Post Tiling	White	-	Abt Maytag	Declined	Ordered	2/12	2/15	Matt		1	EA	\$1,226.00	11%	\$1,360.86	\$1,300
<b>Flooring Package</b>																			
	Basement - Mechanical, Laundry and Stair Area	-	Basement	3 - Post Tiling				Selected	Ordered	2/12	2/15	Matt		220	SF	\$0.00	11%	\$0.00	\$575
	1F - Mud Room New engineered Hardwood Flooring	-	1F	3 - Post Tiling				Selected	Ordered	2/12	2/15	Matt		87	SF	\$0.00	11%	\$0.00	\$500
	Interior Wood Floor Stain		1F & 2F	3 - Post Tiling	Golden Oak			Selected	Ordered	2/12	2/15	Matt		6	Gal	\$48.84	11%	\$325.27	\$600
<b>Door Package</b>																			
	Basement & 2F - Door Stopper	1 Day	Entire Property	3 - Post Tiling	Satin Nickel	3"	Home Depot	Selected	Ordered	2/12	2/17	Matt		16	EA	\$2.04	11%	\$36.23	\$96
	1F - Door Hinges	1 Day	1F	3 - Post Tiling	Satin Brass	3-1/2"	Home Depot	Selected	Ordered	2/12	2/17	Matt		15	EA	\$3.12	11%	\$51.95	\$150
	Basement & 2F - Door Hinges	1 Day	Basement & 2F	3 - Post Tiling	Satin Nickel	3-1/2"	Home Depot	Selected	Ordered	2/12	2/17	Matt		9	Pack	\$8.98	11%	\$89.71	\$90
	Basement & 2F - Interior Door Hardware	1 Day	Basement & 2F	3 - Post Tiling	Satin Nickel	2.2" Dia.	Home Depot	Selected	Ordered	2/12	2/17	Matt		7	EA	\$11.85	11%	\$92.07	\$210
	1F - Interior Door Hardware	1 Day	1F	3 - Post Tiling	Satin Brass	2.09" Dia.	Home Depot	Selected	Ordered	2/12	2/17	Matt		4	EA	\$22.90	11%	\$101.68	\$400
	1F - Front and Rear Interior Door Hardware	5 Days	1F	3 - Post Tiling	Brushed Gold	2" Dia	Home Depot	Selected	Ordered	2/12	2/17	Matt		2	EA	\$58.55	11%	\$129.98	\$200
	2F - Front and Rear Door Hardware	5 Days	2F	3 - Post Tiling	Satin Nickel	2" Dia	Home Depot	Selected	Ordered	2/12	2/17	Matt		2	EA	\$52.77	11%	\$117.15	\$60
	2F - Furnace Interior Door	1 Day	2F	3 - Post Tiling	White	30"x80"	Home Depot	Selected	Ordered	2/12	2/17	Matt		1	EA	\$99.44	11%	\$110.38	\$150
	1F - Bedroom #2 Closet Door	Out Of Stock	1F	3 - Post Tiling	Mahogany	24"x80"	Home Depot	Declined	Not Ordered					1	EA	\$0.00	11%	\$0.00	\$240
	2F - Closet Doors Bedroom #2	1 Day	2F	3 - Post Tiling	Brown	30"x80"	Home Depot	Pending	Ordered	2/12	2/17	Matt		1	EA	\$116.58	11%	\$129.40	\$240
	2F - Closet Doors Bedroom #1	1 Day	2F	3 - Post Tiling	Brown	30"x80"	Home Depot	Selected	Ordered	2/12	2/17	Matt		1	EA	\$116.58	11%	\$129.40	\$240
	Bathroom Doors (Left-Hand)	Out Of Stock	Entire Property	3 - Post Tiling	Primed	30"x80"	Home Depot	Declined	Not Ordered					2	EA	\$142.29	11%	\$315.88	\$300
	Basement - Mechanical Room Interior Door	5 Days	Basement	3 - Post Tiling	White	60"x80"	Home Depot	Selected	Pending					1	EA	\$395.91	11%	\$439.46	\$150
	Interior Doors (Left-Hand)	Out Of Stock	Entire Property	3 - Post Tiling	White	30"x80"	Home Depot	Declined	Not Ordered					4	EA	\$186.00	11%	\$825.84	\$600
	Interior Doors (Right-Hand)	Out Of Stock	Entire Property	3 - Post Tiling	White	30"x80"	Home Depot	Declined	Not Ordered					6	EA	\$186.00	11%	\$1,238.76	\$900
<b>Painting Package</b>																			
	Rear Porch Paint (Stairs)			3 - Post Tiling				Pending	Not Ordered					0	Gal	\$0.00	11%	\$0.00	\$200
	Door/Window Case Paint	5-7 Days	Entire Property	3 - Post Tiling	7757 High Reflective Wh	Gal	Sherwin-Williams	Selected	Ordered	2/15	2/17	Matt		1	Gal	\$81.99	11%	\$91.01	n/a
	Baseboard and Shoe Paint	5-7 Days	Entire Property	3 - Post Tiling	SW 7757 - Semi Gloss	Gal	Sherwin-Williams	Selected	Ordered	2/15	2/17	Matt		1	Gal	\$81.99	11%	\$91.01	\$224
	Rear Porch Paint (Walls)	5-7 Days	Rear Porch	3 - Post Tiling	SW 7757 - Flat Finish	Gal	Sherwin-Williams	Selected	Ordered	2/15	2/17	Matt		4	Gal	\$76.99	11%	\$341.84	n/a
	Interior Ceiling Paint	5-7 Days	Entire Property	3 - Post Tiling	SW 7757 - Flat Finish	Gal	Sherwin-Williams	Selected	Ordered	2/15	2/17	Matt		6	Gal	\$76.99	11%	\$512.75	\$896
	Interior Wall Paint		Entire Property	3 - Post Tiling	White satin sheen	Gal	Sherwin-Williams	Selected	Ordered	2/15	2/17	Matt		17	Gal	\$78.99	11%	\$1,490.54	\$2,000
<b>Trim Package</b>																			
	Window Casing		Entire Property	3 - Post Tiling		5/8 in. x 3-1/2 in. x 171 in.		Selected	Ordered	2/15	2/17	Matt		40	EA	\$20.00	11%	\$888.00	\$40
	Door Casing		Entire Property	3 - Post Tiling		5/8 in. x 3-1/2 in. x 171 in.		Selected	Ordered	2/15	2/17	Matt		10	EA	\$20.00	11%	\$222.00	\$360
	1F - Crown Moulding	5-7 Days	1F	3 - Post Tiling	White	9/16 in. x 1 5/8 in. x 96 in.	Home Depot	Selected	Ordered	2/15	2/17	Matt		16	EA	\$7.18	11%	\$127.52	\$490
	Shoe	5-7 Days	Entire Property	3 - Post Tiling	Primed	1/2 in. x 1/2 in. x 96 in.	Home Depot	Selected	Ordered	2/15	2/17	Matt		82	EA	\$5.11	11%	\$465.11	\$1,028
	Baseboard	5-7 Days	Entire Property	3 - Post Tiling	Primed	9/16 in. x 3 1/4 in. x 144 in.	Home Depot	Selected	Ordered	2/15	2/17	Matt		54	EA	\$109.00	11%	\$6,533.46	\$4,000



REVISIONS	
#	DESCRIPTION

CLIENT  
**Jonathan Klemm**

SITE  
**234 Main Ave**  
234 Main Ave, Chicago, IL 60618

DESIGNED BY  
Designer

DRAWN BY  
KJP Author

CHECKED BY  
Checker

DATE  
01.07.2026 Issue Date

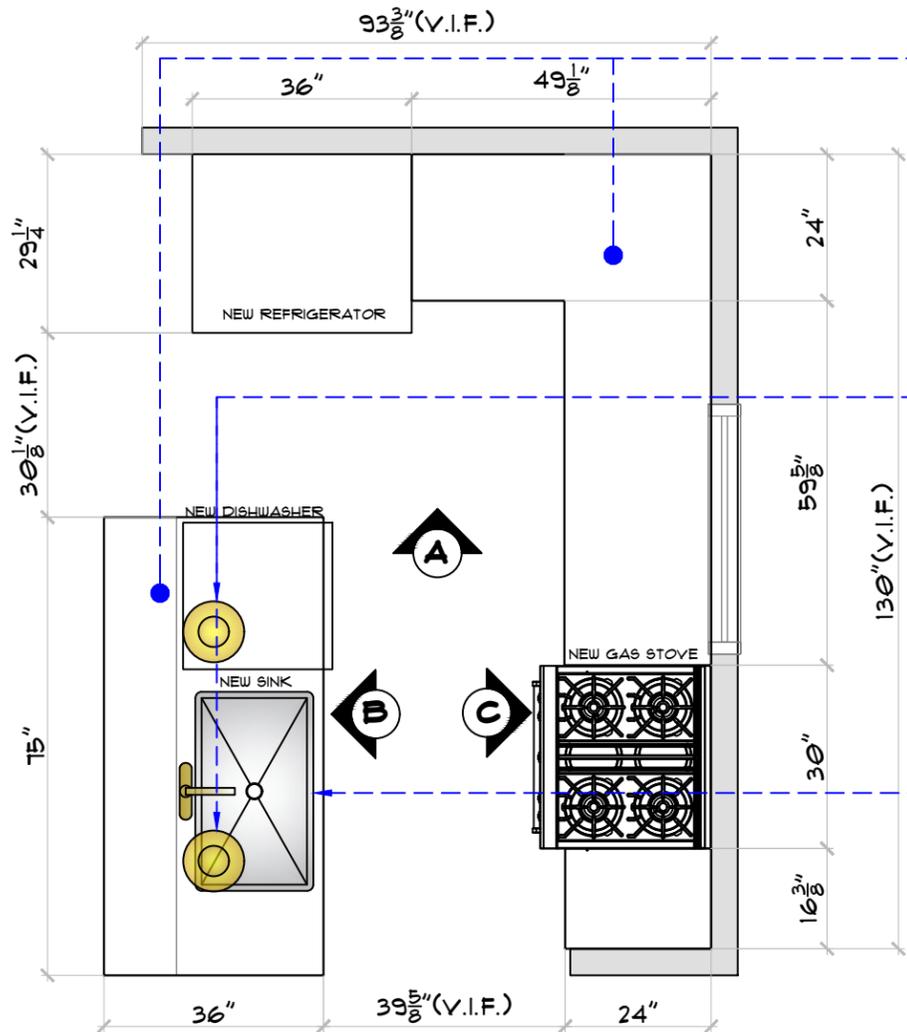
PROJECT NO.  
Project Number

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DRAWING TITLE  
**BATHROOM #1 ELEVATION VIEW**

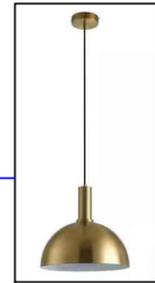
SHEET #





**IF - KITCHEN DETAIL PLAN**  
NOT TO SCALE

WHITE QUARTZ W/ SILVER AND GOLD STREAKS (STILL WAITING FOR THE CLIENT TO CHOOSE THE DESIGN)



SIZE: 59"  
MATERIAL: METAL  
COLOR: BRUSHED GOLD



SIZE: 19"W X 32"L X 10"D  
MATERIAL: STAINLESS STEEL  
COLOR: STAINLESS STEEL



SIZE: 36"W X 69"H X 29.25"D  
TOTAL CAPACITY: 13.66 CU.FT.  
COLOR: STAINLESS STEEL



SIZE: 33"H X 23.88"W X 24.5"D  
MATERIAL: STAINLESS STEEL  
COLOR: STAINLESS STEEL



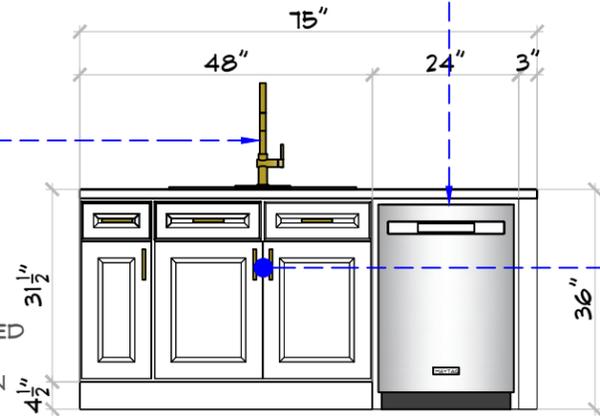
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MATERIAL: BRUSHED  
COLOR: MODERN GOLD



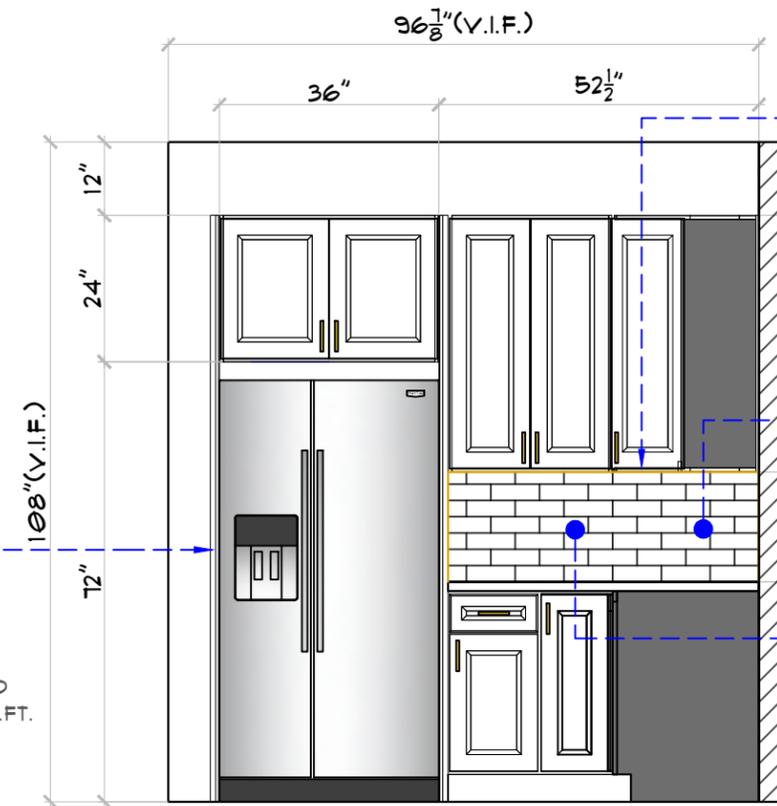
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POWER: 900, 3/4 HP  
COLOR: CHROME



SIZE: 16.8"H  
MATERIAL: BRUSHED  
COLOR: VIBRANT BRUSHED MODERN BRASS



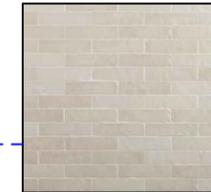
**ELEVATION B**  
NOT TO SCALE



**ELEVATION A**  
NOT TO SCALE



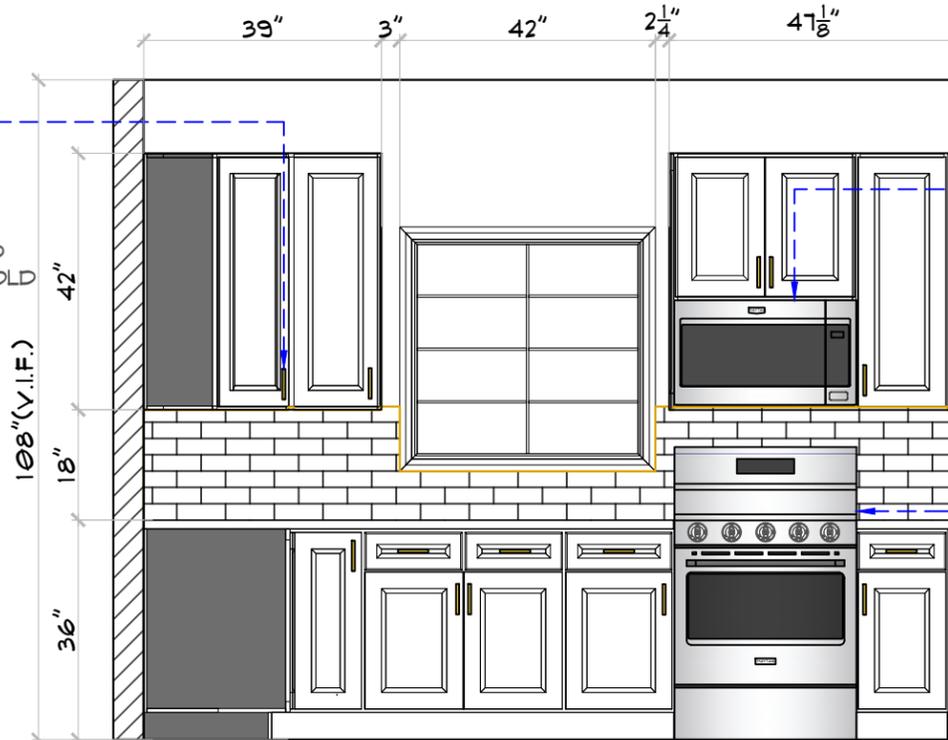
SIZE: 3/8" L-SHAPED  
MATERIAL: ALUMINUM  
COLOR: SATIN GOLD



TILE SIZE: 2" X 8"  
PATTERN: STAGGERED  
TILE COLOR: BEIGE



SIZE: 25 LB.  
MATERIAL: GROUT  
COLOR: #381 BRIGHT WHITE



**ELEVATION C**  
NOT TO SCALE



SIZE: 29.88"W X 11.13"H X 15.56"D  
TOTAL CAPACITY: 1.1 CU.FT.  
COLOR: STAINLESS STEEL



SIZE: 29.88"W X 41.88"H X 21.91"D  
TOTAL CAPACITY: 5 CU.FT.  
COLOR: STAINLESS STEEL



QUALITY BUILDERS  
info@qualitybuilders.com |  
(773) 234-1611

PROJECT TITLE  
**234 Main Ave**  
234 Main Ave, Chicago, IL 60618

REVISIONS	
#	DESCRIPTION

CLIENT  
**Jonathan Klemm**

SITE  
**234 Main Ave**  
234 Main Ave, Chicago, IL 60618

DESIGNED BY  
Designer

DRAWN BY  
KJP Author

CHECKED BY  
Checker

DATE  
01.07.2026 Issue Date

PROJECT NO.  
Project Number

SCALE  
NOT TO SCALE

DRAWING TITLE  
**1F KITCHEN ELEVATION VIEW**

SHEET #



QUALITY BUILDERS  
info@qualitybuilders.com |  
(773) 234-1611

PROJECT TITLE  
**234 Main Ave**  
234 Main Ave, Chicago, IL 60618

REVISIONS

#	DATE	DESCRIPTION

CLIENT

**Jonathan Klemm**

SITE

**234 Main Ave**  
234 Main Ave, Chicago, IL 60618

DESIGNED BY

Designer

DRAWN BY

KJP Author

CHECKED BY

Checker

DATE

01.07.2026 Issue Date

PROJECT NO.

Project Number

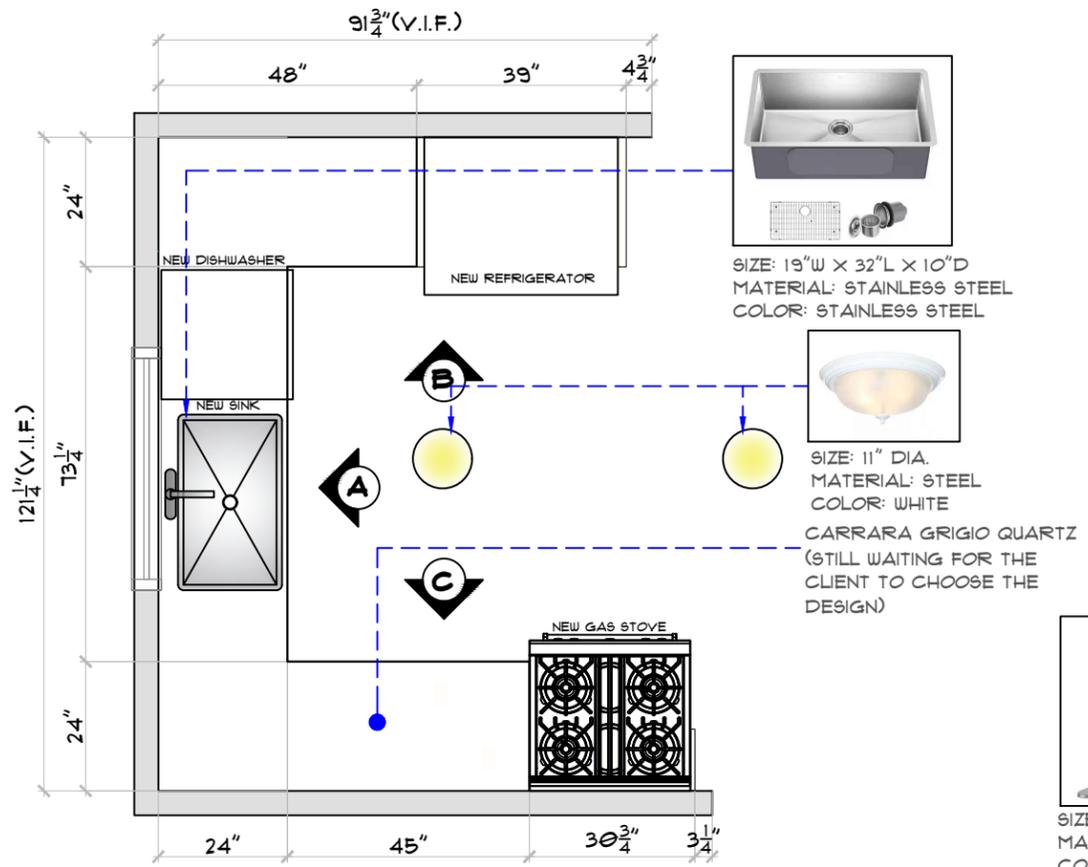
SCALE

NOT TO SCALE

DRAWING TITLE

**2F KITCHEN  
ELEVATION  
VIEW**

SHEET #



**2F - KITCHEN DETAIL PLAN**

NOT TO SCALE



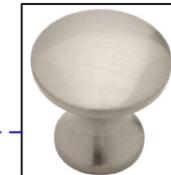
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MATERIAL: STAINLESS STEEL  
COLOR: STAINLESS STEEL



SIZE: 11" DIA.  
MATERIAL: STEEL  
COLOR: WHITE  
CARRARA GRIGIO QUARTZ  
(STILL WAITING FOR THE CLIENT TO CHOOSE THE DESIGN)



SIZE: 14.56"H  
MATERIAL: STAINLESS  
COLOR: SPIT RESIST  
STAINLESS



SIZE: 1"  
MATERIAL: ZINC  
COLOR: SATIN NICKEL



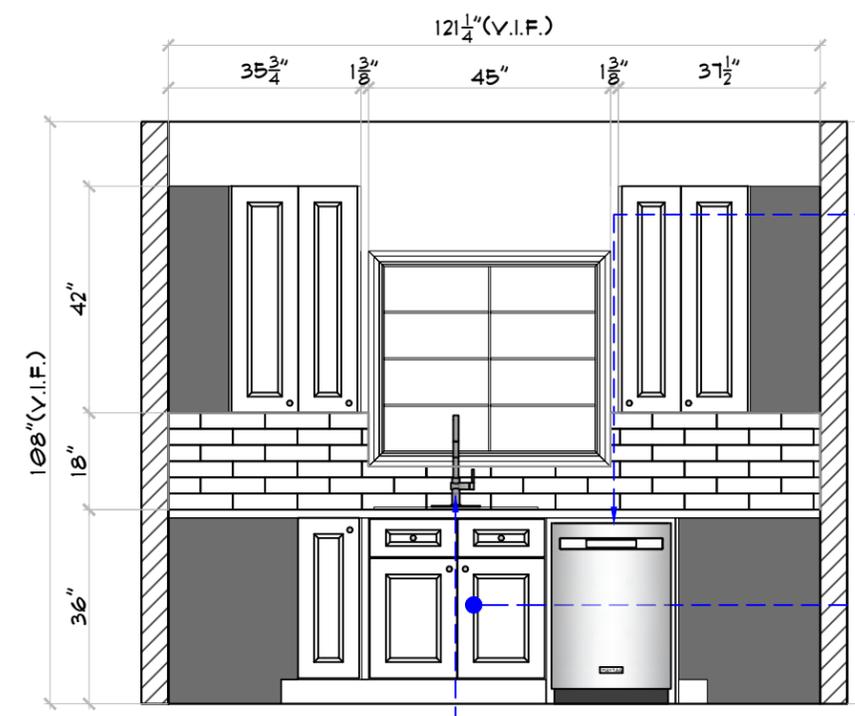
SIZE: 36"W X 69"H X 29.25"D  
TOTAL CAPACITY: 13.66 CU.FT.  
COLOR: STAINLESS STEEL



SIZE: 29.88"W X 17.13"H X 15.56"D  
TOTAL CAPACITY: 1.1 CU.FT.  
COLOR: STAINLESS STEEL



SIZE: 29.88"W X 47.88"H X 27.91"D  
TOTAL CAPACITY: 5 CU.FT.  
COLOR: STAINLESS STEEL



**ELEVATION A**

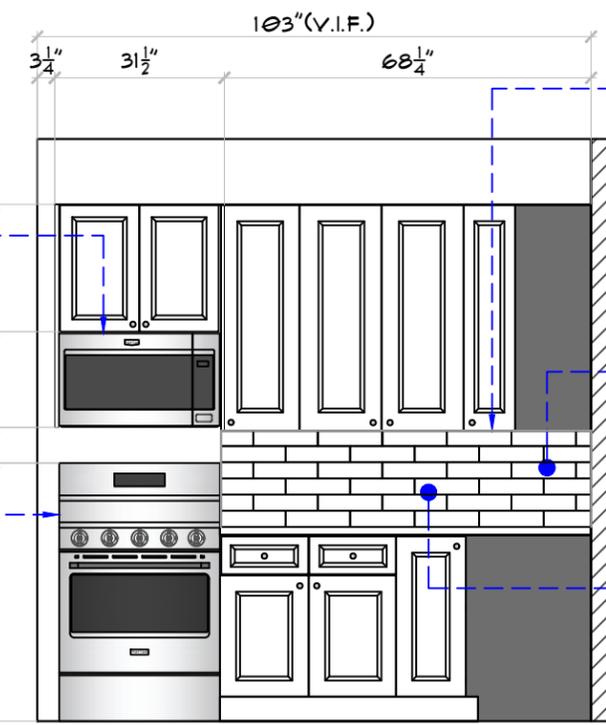
NOT TO SCALE



SIZE: 33"H X 23.88"W X 24.5"D  
MATERIAL: STAINLESS STEEL  
COLOR: STAINLESS STEEL



SIZE: 12"H X 8.25"W X 8.25"D  
POWER: 900, 3/4 HP  
COLOR: CHROME

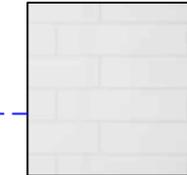


**ELEVATION C**

NOT TO SCALE



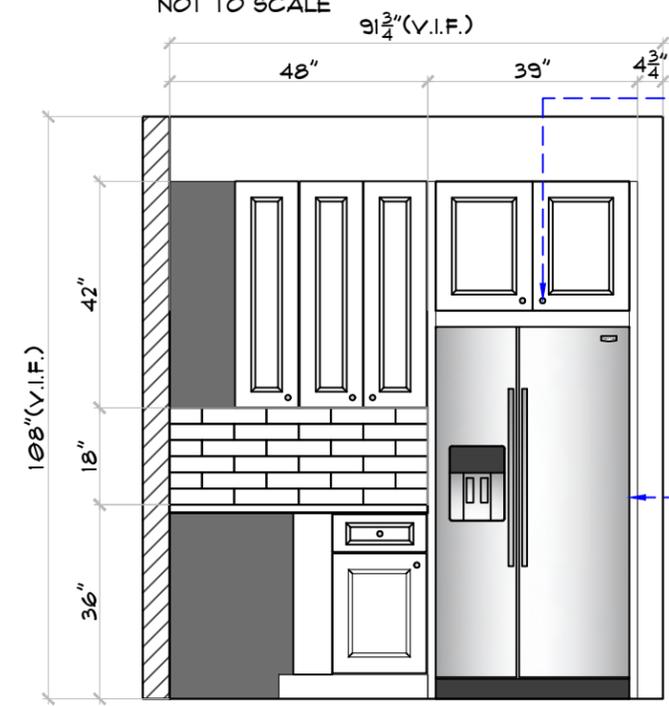
SIZE: 3/8" L-SHAPED  
MATERIAL: BRASS  
COLOR: SILVER



TILE SIZE: 3" X 12"  
PATTERN: STAGGERED  
TILE COLOR: BRIGHT WHITE



SIZE: 25 LB.  
MATERIAL: GROUT  
COLOR: #115 PLATINUM



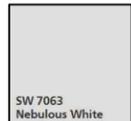
**ELEVATION B**

NOT TO SCALE



SW 7757  
High Reflective  
White

INTERIOR CEILING PAINT IN THE  
BASEMENT COMMON  
LAUNDRY & STAIR AREA, 1ST  
FLOOR AND 2ND FLOOR  
COLOR: FLAT FINISH



SW 7063  
Nebulous White

INTERIOR WALL PAINT  
IN THE BASEMENT COMMON  
LAUNDRY & STAIR AREA, 1ST  
FLOOR AND 2ND FLOOR  
COLOR: NEBULOUS WHITE  
SATIN SHEEN



SW 7757  
High Reflective  
White

INTERIOR WALL PAINT IN 1ST  
FLOOR STAIR AND 2ND  
FLOOR FORCH  
COLOR: FLAT FINISH



SW 7757  
High Reflective  
White

BASEBOARD AND SHOE PAINT  
IN THE BASEMENT COMMON  
LAUNDRY & STAIR AREA, 1ST  
FLOOR AND 2ND FLOOR  
COLOR: SEMI GLOSS FINISH



SW 7757  
High Reflective  
White

DOOR/WINDOW CASE PAINT IN  
THE BASEMENT COMMON  
LAUNDRY & STAIR AREA, 1ST  
FLOOR AND 2ND FLOOR  
COLOR: HIGH REFLECTIVE WHITE



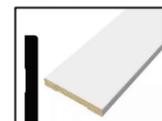
SHOE IN THE BASEMENT  
COMMON LAUNDRY & STAIR AREA,  
1ST FLOOR AND 2ND FLOOR  
SIZE: 1/2" x 1/2"  
COLOR: WHITE

TO BE VERIFIED ON SITE  
NEEDS TO MATCH THE EXISTING



BASEBOARD IN THE BASEMENT  
COMMON LAUNDRY & STAIR AREA,  
1ST FLOOR AND 2ND FLOOR  
SIZE: 9/16" x 3 1/4"  
COLOR: WHITE

TO BE VERIFIED ON SITE  
NEEDS TO MATCH THE EXISTING



DOOR & WINDOW CASING IN THE  
BASEMENT COMMON LAUNDRY & STAIR  
AREA, 1ST FLOOR AND 2ND FLOOR  
SIZE: 5/8" x 3 1/2"  
COLOR: WHITE

TO BE VERIFIED ON WITH  
THE OWNER



WOOD STAIN IN THE 1ST  
FLOOR AND 2ND FLOOR  
COLOR: GOLDEN OAK



SIZE: 13" DIA.  
MATERIAL: STEEL  
COLOR: BRUSHED NICKEL



SIZE: 56"  
MATERIAL: STEEL  
COLOR: WHITE



SIZE: 6" DIA.  
MATERIAL: STEEL  
COLOR: WHITE



SIZE: 40 GAL  
MATERIAL: STEEL  
COLOR: GRAY



SIZE: 4.5" DIA.  
MATERIAL: PORCELAIN  
COLOR: GLAZED  
PORCELAIN



SIZE: 13" DIA.  
MATERIAL: STEEL  
COLOR: WHITE

SIZE: 11" DIA.  
MATERIAL: STEEL  
COLOR: BRUSHED NICKEL

SIZE: 12" DIA.  
MATERIAL: STEEL  
COLOR: AGED GOLD

SIZE: 24.33"  
MATERIAL: METAL  
COLOR: GOLD

SIZE: 11.8" L x 9.5" W  
MATERIAL: GALVANIZED STEEL  
COLOR: WHITE

SIZE: 1.25"  
MATERIAL: STEEL  
COLOR: BRUSHED GOLD

SIZE: 6" DIA.  
MATERIAL: STEEL  
COLOR: WHITE

SIZE: 12" DIA.  
MATERIAL: STEEL  
COLOR: AGED GOLD

SIZE: 1.2" H x 5.2" L x 4.5" W  
MATERIAL: CLEAR GLASS  
COLOR: MATTE BLACK

SIZE: 70

ALL LIVING ROOM  
SIZE: 3.30"  
MATERIAL: N/A  
COLOR: FOG

SIZE: 13" DIA.  
MATERIAL: STEEL  
COLOR: WHITE

SIZE: 52"  
MATERIAL: STEEL  
COLOR: NEW BRONZE

SIZE: 11" DIA.  
MATERIAL: STEEL  
COLOR: WHITE

SIZE: 5" DIA.  
MATERIAL: IRON  
COLOR: WHITE

SIZE: 22" W  
MATERIAL: METAL  
COLOR: MATTE BLACK

SIZE: 11.8" L x 9.5" W  
MATERIAL: GALVANIZED STEEL  
COLOR: WHITE

SIZE: 6" DIA.  
MATERIAL: STEEL  
COLOR: WHITE

SIZE: 59"  
MATERIAL: METAL  
COLOR: BRUSHED GOLD

SIZE: 9/16" x 1 5/8"  
MATERIAL: PVC  
COLOR: WHITE

SIZE: 52"  
MATERIAL: STEEL  
COLOR: NEW BRONZE

SIZE: 13" DIA.  
MATERIAL: STEEL  
COLOR: BRUSHED NICKEL

**BASEMENT PLAN VIEW**  
NOT TO SCALE

**FIRST FLOOR PLAN VIEW**  
NOT TO SCALE

**SECOND FLOOR PLAN VIEW**  
NOT TO SCALE

REVISIONS	
#	DESCRIPTION

CLIENT  
**Jonathan Klemm**

SITE  
**234 Main Ave**  
234 Main Ave, Chicago, IL 60618

DESIGNED BY  
Designer

DRAWN BY  
KJP Author

CHECKED BY  
Checker

DATE  
01.07.2026 Issue Date

PROJECT NO.  
Project Number

SCALE  
NOT TO SCALE

DRAWING TITLE  
**FINISHES PLAN VIEW**

SHEET #

# Comparative Market Analysis

Property At: 234 Main Ave

*Prepared For:*  
John Smith

*Prepared By:*  
James Johnson  
RE Investors Brokerage LLC

Phone:(515) 216-67890  
info@reinvestorsbrokerage.com

*This is a broker price opinion/comparative market analysis, not an appraisal of the market value of the real estate, and was prepared by a licensed real estate broker or managing broker who was not acting as a State certified real estate appraiser.  
Prepared by: Jonathan Klemm License No.: 471021050*

November 11, 2024

John Smith

Dear John Smith,

Thank you for allowing me this opportunity to provide you with our exclusive Market Analysis for your home. This analysis, especially prepared for you, was researched from reliable information currently available from the local multiple listing service. It indicates what real estate activity has occurred in your area with other properties. While none of the properties are exactly like yours, they do provide a good reference source for a comparative market analysis.

Sincerely,

James Johnson  
RE Investors Brokerage LLC

# Subject Property



MLS #: 07417085

**Status:** Closed

**Street Number:** 234

**Compass Point:** West

**Street Name:** Main

**Street Suffix:** Ave

City: Chicago

State: Illinois

**Zip Code:** 60647

Area: Logan Square

**List Price:** 189900

**Sold Price:** 190000(F)

**# Rooms:** 13

**# Beds in Bldg:** 7

**# Full Baths in Building:** 3

**Total # Units in Building:** 2

**3 Br Un In Bldg (Y/N):** Yes

**Zoning Type:** Multi-Family

**Basement:** Full

**Parking:** Garage

**# Garage Spaces:** 2

**Type-Multi:** 2 Flat

**Exterior Building Type:** A

**Elementary Sch Dist:** 299

**Jr High/Middle Dist:** 299

**High Sch Dist:** 299

**Short Sale/Foreclosed/Court Approved:** Foreclosed/REO

# Market Analysis Summary

## Recently Sold

### Comparables

MLS #	Stat	Address	List Price	Sold Pr	Clsd Dt	# Beds in Bldg	Baths	LMT	MT
12045554	CLSD	1649 N Richmond St	\$875,000	\$910,000	05/24/2024	8	4	7	7
12069903	<b>CLSD</b>	1754 N Troy St	\$1,269,900	\$1,200,000	06/21/2024	9	0	8	6 4
12127725	<b>CLSD</b>	1746 N California Ave	\$1,249,000	\$1,200,000	10/04/2024	8	7 . 1	30	3 0

### Statistics

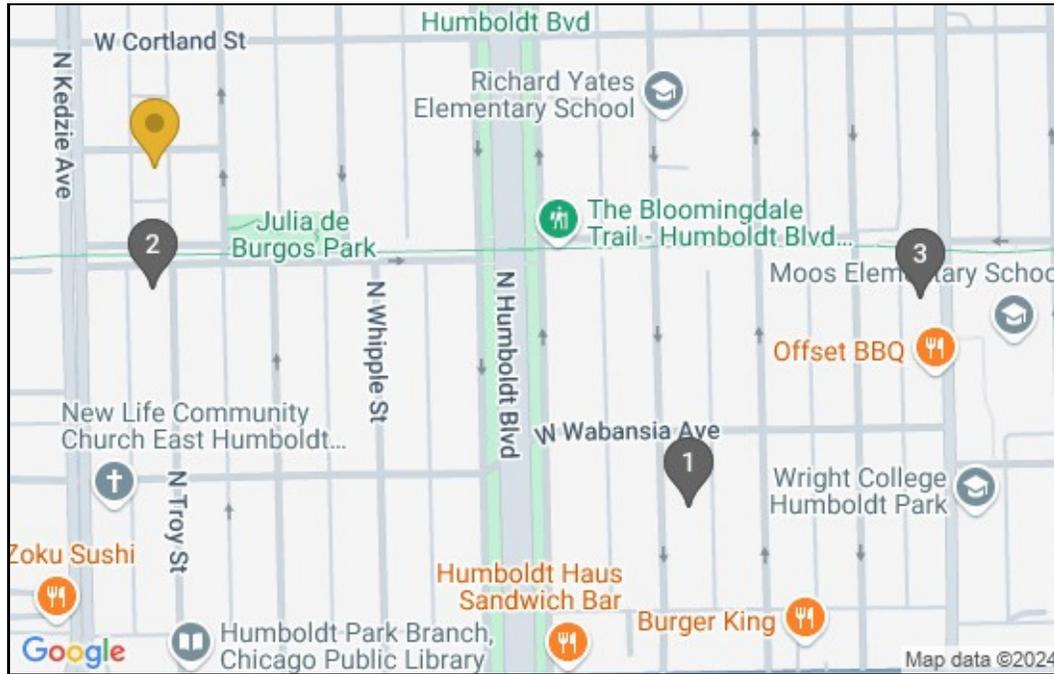
Total Properties: 3

	List Price	Sold Pr	# Beds in Bldg	Baths	LMT	MT
<b>Minimum</b>	\$875,000	\$910,000	8 9	0	7	7
<b>Maximum</b>	\$1,269,900	\$1,200,000	8	7.1	30	64
<b>Average</b>	\$1,131,300	\$1,103,333		4	15	34

Sold properties closed averaging 97.53% of their Final List Price (FLP).  
This reflects a 2.47% difference between property sale prices and their FLP's.

# Comparables

Subject Property	Comp #1	Adjustment Comp #2	Comp #3
			
Address: 3119 W Moffat St Chicago, Illinois 60647	1649 N Richmond St Chicago, IL 60647	1754 N Troy St Chicago, IL 60647	1746 N California Ave Chicago, IL 60647
MLS #: 07417085	12045554	12069903	12127725
Status: Closed	<b>CLSD</b>	<b>CLSD</b>	<b>CLSD</b>
<b>Subdivision:</b>			
Area: 8022	8024	8023	8024
List Price: 189900	\$875,000	\$1,269,900	\$1,249,000
Sold Price: 190000(F)	\$910,000	\$1,200,000	\$1,200,000
# Rooms: 13	16	0	26
# Beds in Bldg: 7	8	9	8
# Full Baths in Building: 3	4	6	7
# Half Baths in Building:	0	0	1
Total # Units in Building: 2	3	3	3
3 Br Un In Bldg (Y/N): Yes	Yes	Yes	Yes
Zoning Type: Multi-Family		Multi-Family	
Model:			
Basement: Full	Full, Walkout	Full, English	Partial
Parking: Garage	Garage	Exterior Space(s)	Exterior Space(s)
# Garage Spaces: 2	2	4	0
# Parking Spaces:		3 Flat	3 Flat
Type-Multi: 2 Flat	2 Flat		
Exterior Building Type: A	Vinyl Siding, Frame	Fiber Cement	Vinyl Siding
Lot Size:	Oversized Chicago Lot	Less Than .25 Acre	Less Than .25 Acre
Elementary Sch Dist: 299	299	299	299
Jr High/Middle Dist: 299	299	299	299
High Sch Dist: 299	299	299	299
Short Sale/Foreclosed/Court Foreclosed/REO Approved:	N/A	N/A	N/A
<b>Total Adjustments:</b>	<b>\$90000</b>	<b>\$0</b>	<b>\$0</b>
<b>Adjusted Price:</b>	<b>\$1000000</b>	<b>\$1200000</b>	<b>\$1200000</b>



Key	MLS #	Status	Address	Beds#	Full Baths in Building	Half Baths in Building	Price
1)	12045554	CLSD	1649 N Richmond St	8	4	0	\$910,000
2)	12069903	CLSD	1754 N Troy St	9	6	0	\$1,200,000
3)	12127725	CLSD	1746 N California Ave	8	7	1	\$1,200,000

**Seller's Statement**  
**Property At: 234 Main Ave**

*Prepared For: John Smith*

*Suggested Marketing Price: \$1,103,333*