

Muse Custom Homes

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Remodel - Brinwood Houser



Due Date
Nov 21, 2025

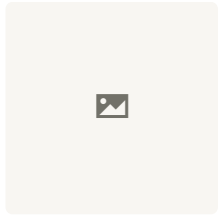
Bill To

Mark Houser
10615 Brinwood, Houston, Texas
markhouser83@gmail.com
(713) 582-5226

Estimate
ES-10165

Remodel Total

	<p>Foundation Repair</p> <p><u>Total of 54 piers</u> 36 exterior piers around perimeter of home 18 interior piers on left side of home</p> <p>*Exact placement will be determined after framing of remodel work. Should the customer choose to not complete the remodel, the piers will be located all under existing walls of left side of home.</p> <p><u>Inspection details:</u></p> <ul style="list-style-type: none">• Front/right side of home showed to have a 3.5" sag.• Middle of the home seemed to be okay as the high or flush point.• All perimeter wall showed a range of 2" up to 3.5" of sag.• Interior piers will require break of flooring and concrete. <p><u>Exclusions:</u></p> <ul style="list-style-type: none">• Repair of flooring, drywall, door adjustments or any damage caused by resurfacing the slab to level. All repairs can be addressed after the completion of foundation repairs for additional cost.• Cleaning or dust removal. We will sweep up as much as we can but the customer understands the dust caused from the concrete break will need a thorough cleaning at additional cost.• Tunneling.• Landscaping repairs. <p>4 year warranty included</p>	<p>\$23,580.00</p>
	<p>Dumpster & General Labor</p> <p>Furnish dumpster for entirety of the project- limited to 3 replacements only.</p> <ul style="list-style-type: none">• Labor to install new customer provided items listed only - toilet paper holder, mirror (standard only), Door stops, door handles, cabinet and drawer pulls.	<p>\$5,000.00</p>

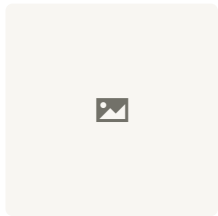


Framing

\$6,250.00

Furnish & Install all labor and materials for build out referenced in photo.

- Interior studs - 2x4
- Treated floor plate 2x4
- Double plated ceiling 2x4s
- Double plated 2x6 Headers
- Framed walls on 16in centers
- Cross brace load bearing walls
- Double plate verticals at doors



Plumbing

\$15,000.00

J&J Bath

- Relocate toilet and shower drainage and supply lines.
- Relocate drainage and supply for double vanity.
- Supply (2) rectangular under mount sinks & 2 faucets
- Supply (1) chair height elongated toilet.
- Supply (1) shower system - standard head with valve only.
- Supply (1) shower drain.

1/2 Bath

- Add floor drain and supply line for 1/2 bath.
- Supply (1) rectangular under mount sink with 1 faucet.
- Supply (1) chair height elongated toilet.

Master Bath

- Relocate toilet, shower and vanity supply and drainage.
- Supply (2) rectangular under mount sinks with 2 faucets.
- Supply (1) chair height elongated toilet.
- Supply (1) shower system - Head, valve and hand held only.
- Supply (1) shower drain.

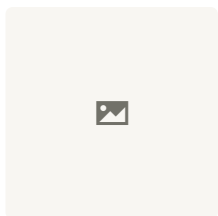
Allowances

- Master Bath shower system - \$700
- J&J shower system - \$450
- Faucets - \$250
- Shower drains - \$100

All allowances include tax.

All new water lines will be ran in PEX.

All new drains will be ran in SCH 40 PVC for required sizes.



Electrical

\$7,500.00

Labor and Materials included for-

- Switches to all be decor
- Outlets to all be white square
- Up to 40 new LED can lights (5 of which to be 4inch can lights- others to be 6inch)
- 4 fans (each bedroom and one in living room)

Existing home run conditions are unknown. Additional cost will incur if the home run is damaged for any reason. This price does not include pulling new circuits.

Allowances
Fans - \$300 each



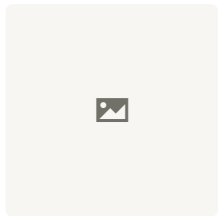
Drywall \$10,660.00

Furnish & Install new drywall throughout the home.

- All exterior walls will be opened up for insulation replacement.
- Due to moving and installation of new can lighting all ceilings will be replaced.
- Corners to be square.

Texture to be

Ceilings - stomp
Walls - Med orange peel



Carpentry \$29,225.00

Furnish & Install all labor and materials as outlined below.

Kitchen Cabinets - Final Design TBD

- Furnish all new uppers to ceiling interior depth of 13in
- Furnish all new lowers standard depth
- Varnished interiors
- Uppers to have adjustable shelving
- Soft-close drawer slides
- Soft-close hinges
- Species - Poplar
- Face type - shaker
- No fillers or mdf
- Account for Island NTE 8ft x 5ft

Vanities

- Furnish new double vanities standard 21in depth
- varnished interiors
- soft-close drawer slides
- soft-close hinges
- species- poplar
- face type - shaker
- no fillers or mdf

Baseboards to be flat modern 5in square base.

Door casing to be flat modern 3in square base.

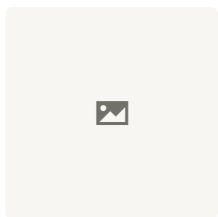
Doors to be new shaker style 6'8" (9) interior doors

Allowance of \$300 each

One new exterior door for entry to mud/laundry room

Allowance of \$600

Fireplace mantel - white oak box build



Floor Coverings \$18,125.00

Furnish & Install all labor and materials as outlined below.

LVP (floating)

- Living Room
- Dining Room
- All bedrooms

- Closets
- Hallway

Tile

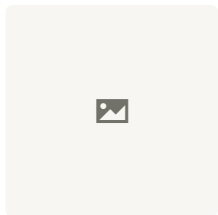
- Kitchen
- 1/2 bath
- J&J bath
- Master bath
- Mud/Laundry

Allowances

Tile \$5/sqft
LVP \$4/sqft

Included

- Thinset
- Grout
- Waterproofing
- 1/4 round for LVP



Shower Tile

\$11,570.00

Furnish & Install all labor and materials as outlined below.

J&J shower

- Curb block to be double plated 2x4 treated
- 40mil Oatley liner
- Mud bed
- NTE 16sqft
- Waterproofing
- All 1/4in hardie
- Tape joints
- Tile
- One standard size niche (16in x 18in)

Master Shower

- Curb block to be double plated 2x4 treated
- 40mil Oatley liner
- Mud bed
- NTE 20sqft
- Waterproofing
- All 1/4in hardie
- Tape joints
- Tile
- One med. size niche (16in x 24in)

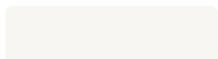
Allowances

Shower wall tile - \$5/sqft
Shower floor tile - \$16/sqft

Tile walls allowed - 12x24, 24x48, any wood look planks only. Subway to be additional.

Shower floor tile - Any


Tile walls pattern ONLY - 1/2, 1/3 offset, Random lay, vertical or horizontal on center.





Shower Glass

\$3,640.00

	<p>Frameless shower glass 3/8in with NTE 28in door. Hardware color is TBD.</p> <p>One for each shower (2)</p>	
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	<p>Windows</p> <p>All windows to be MI v3000 series White Vinyl, glass tint, insulated finless with head expander. Windows come with lifetime glass breakage warranty.</p> <p>Front of Home</p> <ul style="list-style-type: none"> (2) 1621 single hung - 71.125" x 55.75" <p>Right side of Home</p> <ul style="list-style-type: none"> (2) 1621 single hung - 35.625" x 72" - cut out brick to enlarge opening for new windows (1) 1621 single hung - 41.125" x 55.25" (1) 1630 3 lite slider - 71.5" x 35.25" (1) 1630 2 lite slider - 59" x 35" <p>Back of Home</p> <ul style="list-style-type: none"> (1) 1621 single hung - 35.625" x 35.25" (4) 1621 single hung - 35" x 51.25" (one converted to a door) <p>Left side of Home</p> <ul style="list-style-type: none"> (3) 1621 single hung - 71.125" x 55.25" (2) 1621 single hung - 27.125" x 33" (1) 1620 picture window fixed - 27.375" x 22.75" <p>Window gap insulation and window tape included.</p> <p>Window frames are assumed to be in good condition for replacement. After removal we will inspect the wood frame for any leakage or rotting wood. Additional cost will incur if replacement is required.</p>	\$18,875.00
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	<p>Garage</p> <p>Remove all shelving and all sheetrock. Replace with all new sheetrock. Tape & float Paint white Install new can lighting - 6 cans (6in) Insulation included on outer walls only.</p>	\$8,060.00
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	<p>Countertops</p> <p>Furnish & Install new solid surface countertop.</p> <p>3 slabs in kitchen</p> <p>1 slab for J&J and for master bath.</p> <p>Total of slabs (4)</p> <p>Allowance per slab - \$1400 w/ tax</p> <p>Included</p>	\$17,250.00
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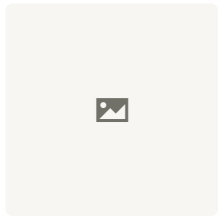
- All standard squared edges.
- Sink and faucet cut outs included.
- Bathroom backsplash of 4in included.
- 2CM with plywood



Paint

\$7,150.00

- All ceilings painted flat white.
- All walls P200 eggshell finish - up to 2 colors
- All base and doors painted snowbound emerald urethane.
- All cabinets and millwork painted emerald urethane - up to 3 colors
- All caulking, sanding and prep work included.



Kitchen Backsplash

\$3,900.00

Furnish & Install new subway on all kitchen backsplash.

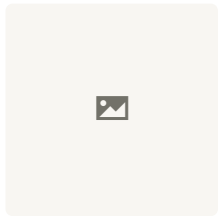
Selection - TBD 3x12 subway or like

Pattern - 1/2, 1/3 offset, or random lay only. 1/8in minimal grout lines.

Grout, thin-set, hardie board, and waterproofing all included.

Jolly edging included.

Allowance
\$12/sqft



Fireplace Tile

\$5,980.00

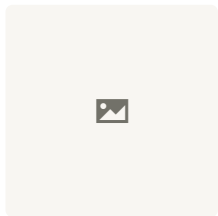
Remove all brick and replace with new large face tile.

Tile to be 24in x 48in

Allowance
\$5/sqft

Included

Hardie board
Thin-set
Waterproofing
Grout 1/8in grout line minimal

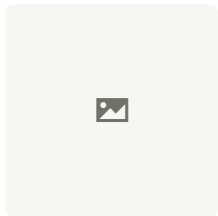


Permitting

\$1,300.00

All trades will pull their permits on our Remodel Construction permit.

Price includes builder cost for permitting.

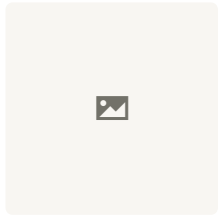


Insulation - Walls

\$4,940.00

Install all new Insulation in all exterior walls with new R-13 Faced Batt Insulation.

Current state is assumed absent of exterior insulation. Removal of existing at additional cost.



Insulation - Attic

Remove all existing attic insulation on a vacuum and replace with new blown in R30 for entirety of attic at minimal of 11 inches.

\$8,875.00

Subtotal \$206,880.00

Tax \$0.00

Total \$206,880.00

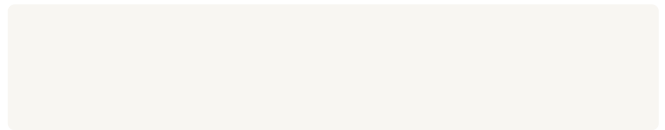
Amount Paid \$0.00

Balance Due \$206,880.00

Signature

[Click here to sign](#)

Muse Custom Homes



Company Signature

Client Signature