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Invoice

BILL TO
Laird McBeth 14735 Kellywood Ln Houston, TX 77079

INVOICE #	DATE	TOTAL DUE	TERMS	ENCLOSED
1137	09/23/2019	\$87,265.00	Net 30	

DESCRIPTION	QTY	RATE	AMOUNT
Home Repairs 2019 005 A. Laundry Room - Demo existing cabinets, sink, flooring and plumbing fixtures - Move existing dryer gas line to be relocated to kitchen area - Repair all drywall as needed and texture to match - Build approximately 60" of wall cabinets above wash and dryer, 45" floor to ceiling cabinet next to wash and dryer, 39" vanity cabinet at sink location and one 24" floor to ceiling cabinet next to vanity as follows : 1. Price includes building custom cabinets. Cabinet layout and style to be chosen by homeowner 2. Use paint grade plywood for all cabinet boxes 3. Use paint grade solid wood for all cabinet fronts, doors and drawer faces 4. Build adjustable shelves as needed 5. Use soft close drawer slides 6. Use soft close hidden hinges 7. Door style to be chosen by homeowner - Install new 5" baseboards - Apply two primer coats at all new cabinets at trim - Apply PVA wall primer at all new drywall - Paint walls and ceiling to cover - minimum of two coats - Apply two coats of Sherwin Williams interior wood paint on all cabinets, doors and baseboards - Clean and prep floors for installation of tile - Install approximately 70 sq ft of floor tile - Emser 12" x 24" Realm District - Grout new tile - Fabricate and install one 39" countertop at sink	1	108,000.00	108,000.00

DESCRIPTION	QTY	RATE	AMOUNT
<p>area - Maestro Delicatus Supreme 3cm</p> <ul style="list-style-type: none"> - Install new laundry sink provided by homeowner - Install new sink faucet provided by homeowner - Install new hardware provided by homeowner - Install all lighting provided by homeowner <p>B. Powder Room</p> <ul style="list-style-type: none"> - Demo existing flooring, all plumbing fixtures, drywall and studs as needed to enlarge powder for installation of sink area - Break concrete foundation as needed from powder room location to existing sink location in laundry - Run new waste line from powder room to laundry and tie into existing - Run new 1/2" water lines to new sink location and tie into existing - Frame wall as needed on kitchen side eliminating existing closet - Frame new door opening as needed for installation of new pocket door access from study side - Install one pocket door frame and door matching existing door style as much as possible - Run electrical as needed to add one wall light over sink and one GFCI protected outlet at counter area - new light an outlet will be tied into existing circuits - Repair all drywall as needed and texture to match - Build one 36" vanity cabinet at new sink location as follows : <ul style="list-style-type: none"> 1. Use paint grade plywood for all cabinet boxes 2. Use paint grade solid wood for all cabinet fronts, doors and drawer faces 3. Use soft close drawer slides 4. Use soft close hidden hinges 5. Homeowner to pick door style - Install new 5" baseboards - Apply two primer coats at all new cabinets at trim - Apply PVA wall primer at all new drywall - Paint walls and ceiling to cover - minimum of two coats - Apply two coats of Sherwin Williams interior wood paint on all cabinets, doors and baseboards - Clean and prep floors for installation of tile - Install approximately 30 sq ft of floor tile - Emser 12" x 24" Realm District - Grout new tile - Fabricate and install one 36" countertop at sink area - Maestro Delicatus Supreme 3cm - Provide and install one under mount bathroom sink - Install new sink faucet provided by homeowner - Install new hardware provided by homeowner - Install all lighting provided by homeowner - Install all bathroom accessories provided by 			

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<p>homeowner</p> <p>C. Kitchen and Breakfast Area</p> <ul style="list-style-type: none"> - Demo existing cabinets, sink, flooring, all drywall and all plumbing fixtures - Move existing dryer gas line to new cooktop location - Run electrical as needed for installation of eight recessed can lights with LED trim - recessed lights and LED trim provided by contractor - Relocate all electrical and plumbing as needed for new kitchen floor plan - Frame new opening from kitchen to formal living area for more open floor plan - Close existing walkway between kitchen and study area to allow for more wall space and installation of cabinets - Install new 1/2" drywall, tape, float and texture to match - Build approximately 20 linear feet of wall cabinets and 33 linear feet of base cabinets as follows : <ul style="list-style-type: none"> 1. Price includes building custom cabinets. Cabinet layout and style to be chosen by homeowner 2. Use paint grade plywood for all cabinet boxes 3. Use paint grade solid wood for all cabinet fronts, doors and drawer faces 4. Build adjustable shelves as needed 5. Use soft close drawer slides 6. Use soft close hidden hinges 7. Door style to be chosen by homeowner - Install new 5" baseboards - Apply two primer coats at all new cabinets at trim - Apply PVA wall primer at all new drywall - Paint walls and ceiling to cover - minimum of two coats - Apply two coats of Sherwin Williams interior wood paint on all cabinets, doors and baseboards - Clean and prep floors for installation of engineered wood floors - Install approximately 336 sq ft of engineered wood floors - Hill Country Mountain Lodge Fireside - Install new quarter round and stain to match - Fabricate and install approximately 70 sq ft countertop - Maestro Delicatus Supreme 3cm - Install new back splash tile - Install new kitchen sink provided by homeowner - Install new sink faucet provided by homeowner - Install new hardware provided by homeowner - Install all lighting provided by homeowner *** Appliances to be installed by homeowner *** <p>D. Study</p> <ul style="list-style-type: none"> - Demo existing flooring - Run electrical as needed for installation of four recessed can lights with LED trim - recessed lights and LED trim provided by contractor 			

DESCRIPTION	QTY	RATE	AMOUNT
<ul style="list-style-type: none"> - Install new 5" baseboards - Rebuild existing door case opening as needed for installation barn doors - Provide and install new barn style doors with hardware - Repair all drywall as needed and texture to match - Apply two primer coats at all new wood trim - Apply PVA wall primer at all new drywall - Paint walls and ceiling to cover - minimum of two coats - Apply two coats of Sherwin Williams interior wood paint on all doors and baseboards - Clean and prep floors for installation of engineered wood floors - Install approximately 156 sq ft of engineered wood floors - Hill Country Mountain Lodge Fireside - Install new quarter round and stain to match - Install new hardware provided by homeowner - Install all lighting provided by homeowner <p>E. Formal Living Room</p> <ul style="list-style-type: none"> - Demo existing flooring - Run electrical as needed for installation of four recessed can lights with LED trim - recessed lights and LED trim provided by contractor - Install new 5" baseboards - Repair all drywall as needed and texture to match - Apply two primer coats at all new wood trim - Apply PVA wall primer at all new drywall - Paint walls and ceiling to cover - minimum of two coats - Apply two coats of Sherwin Williams interior wood paint on all doors and baseboards - Clean and prep floors for installation of engineered wood floors - Install approximately 195 sq ft of engineered wood floors - Hill Country Mountain Lodge Fireside - Install new quarter round and stain to match - Install new hardware provided by homeowner - Install all lighting provided by homeowner <p>F. Entryway</p> <ul style="list-style-type: none"> - Demo existing flooring - Install new 5" baseboards - Repair all drywall as needed and texture to match - Apply two primer coats at all new wood trim - Apply PVA wall primer at all new drywall - Paint walls and ceiling to cover - minimum of two coats - Apply two coats of Sherwin Williams interior wood paint on all doors and baseboards - Clean and prep floors for installation of engineered wood floors - Install approximately 100 sq ft of engineered wood floors - Hill Country Mountain Lodge Fireside - Install new quarter round and stain to match - Install new hardware provided by homeowner 			

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<p>- Install all lighting provided by homeowner</p> <p>G. Family Room</p> <ul style="list-style-type: none"> - Demo existing cabinets and flooring - Fill in recessed part of foundation with concrete and level with other parts of the home - Run electrical as needed for installation of eight recessed can lights with LED trim - recessed lights and LED trim provided by contractor - Repair drywall as needed and texture to match - Build approximately 13 linear feet of cabinets around existing window creating two towers with sitting area in middle as follows : <ol style="list-style-type: none"> 1. Price includes building custom cabinets. Cabinet layout and style to be chosen by homeowner 2. Use paint grade plywood for all cabinet boxes 3. Use paint grade solid wood for all cabinet fronts, doors and drawer faces 4. Build adjustable shelves as needed 5. Use soft close drawer slides 6. Use soft close hidden hinges 7. Door style to be chosen by homeowner 8. Bench seat will be made with White oak Plywood to be stained - Install new 5" baseboards - Apply two primer coats at all new cabinets at trim - Apply PVA wall primer at all new drywall - Paint walls and ceiling to cover - minimum of two coats - Apply two coats of Sherwin Williams interior wood paint on all cabinets, doors and baseboards - Clean and prep floors for installation of engineered wood floors - Install approximately 320 sq ft of engineered wood floors - Hill Country Mountain Lodge Fireside - Install new quarter round and stain to match - Prep and install approximately 80 sq ft of tile over existing brick at fireplace wall - Install new hardware provided by homeowner - Install all lighting provided by homeowner <p>H. Stairway And Upstairs Hallway</p> <ul style="list-style-type: none"> - Demo existing flooring - Install new 5" baseboards - Repair all drywall as needed and texture to match - Apply two primer coats at all new wood trim - Apply PVA wall primer at all new drywall - Paint walls and ceiling to cover - minimum of two coats - Apply two coats of Sherwin Williams interior wood paint on all doors and baseboards - Clean and prep floors for installation of engineered wood floors - Install approximately 200 sq ft of engineered wood floors - Hill Country Mountain Lodge Fireside - Install new quarter round and stain to match 			

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<ul style="list-style-type: none"> - Stair risers will be paint grade plywood and painted white - Replace existing banisters and add one more at left side of stairs - Install new hardware provided by homeowner - Install all lighting provided by homeowner - This price includes A/C tech inspecting existing air returns at stairway and replacing with one larger air return if possible. I. Four Upstairs Bedrooms - Demo existing flooring - Repair all drywall as needed and texture to match - Apply PVA wall primer at all new drywall - Paint walls and ceiling to cover - minimum of two coats - Apply two coats of Sherwin Williams interior wood paint on all doors and baseboards - Clean and prep floors for installation of carpet - Install approximately 875 sq ft of new 35 oz carpet - carpet style and color to be chosen by homeowner - Install premium carpet padding - Install new hardware provided by homeowner - Install all lighting provided by homeowner J. Master Bathroom - Repair all drywall as needed and texture to match - Apply PVA wall primer at all new drywall - Paint walls and ceiling to cover - minimum of two coats - Apply two coats of Sherwin Williams interior wood paint on all doors, cabinets and baseboards - Install new hardware provided by homeowner - Install all lighting provided by homeowner 			
<p>005</p> <p>Option - Master Bathroom Remodel</p> <ul style="list-style-type: none"> - Demo all flooring, cabinets, countertops, plumbing fixtures and wall between existing shower and two adjacent closets - Frame new walls creating larger shower area using existing linen and water heater closets as part of new shower - Repair drywall as needed and texture to match - Build new 72" vanity cabinet and one wall cabinet over toilet area as follows : <ul style="list-style-type: none"> 1. Use paint grade plywood for all cabinet boxes 2. Use paint grade solid wood for all cabinet fronts, doors and drawer faces 3. Build adjustable shelves as needed 4. Use soft close drawer slides 5. Use soft close hidden hinges 6. Door style to be chosen by homeowner - Apply PVA wall primer at all new drywall - Paint walls and ceiling to cover - minimum of two coats - Apply two coats of Sherwin Williams interior wood 	1	26,000.00	26,000.00

DESCRIPTION	QTY	RATE	AMOUNT
<p>paint on all cabinets, doors and baseboards</p> <ul style="list-style-type: none"> - Fabricate and install one 72" countertop - City Quartz Paterson 2cm - Provide and install new bathroom under mount sink - Install new sink faucet provided by homeowner - Install new hardware provided by homeowner - Install all lighting provided by homeowner - Move existing water lines to attic for installation of new 50 gallon water heater - Provide and install new gas 50 gallon water heater with new vent. New water heater will be installed at attic. All water lines will be moved to attic as needed for installation o new water heater - Move existing water lines and drain at shower as needed for larger shower - Run electrical as needed for installation of recessed can lights with LED trim - Frame new bench at shower - Install new adjustable shower drain - Install new rubber liner for shower pan - Pour new concrete shower pan - Install 1/2" Hardi Backer at shower walls to be tiled - Apply Red Guard water proofing membrane at all walls to be tiled - Install new shower faucet provided by homeowner - Install approximately 200 sq ft of wall tile at shower - Roca Tile Statuary White 12" x 24" - Install 1/4" Hardi Backet at bathroom floor to be tiled - Install approximately 60 sq ft of floor tile at bathroom - Roca Tile Nolita Grafito 12" x 24" - Grout new tile <p>*** Pricing does not include glass enclosure. Glass company will measure upon completion tile and provided estimate. Approximate cost of gas enclosure is \$1,600 ***</p>			
<p>005</p> <p>Option - Upgrade to tankless water heater</p>	1	2,600.00	2,600.00
<p>005</p> <p>Upstairs Hallway Bathroom</p> <ul style="list-style-type: none"> - Demo all flooring, cabinets, countertops, tub and plumbing fixtures - Repair drywall as needed and texture to match - Build new 72" vanity cabinet and one 42" linen cabinet as follows : 1. Use paint grade plywood for all cabinet boxes 2. Use paint grade solid wood for all cabinet fronts, doors and drawer faces 3. Build adjustable shelves as needed 4. Use soft close drawer slides 5. Use soft close hidden hinges 6. Door style to be chosen by homeowner - Apply PVA wall primer at all new drywall 	1	15,300.00	15,300.00

DESCRIPTION	QTY	RATE	AMOUNT
<ul style="list-style-type: none"> - Paint walls and ceiling to cover - minimum of two coats - Apply two coats of Sherwin Williams interior wood paint on all cabinets, doors and baseboards - Fabricate and install one 72" countertop - City Quartz Paterson 2cm - Provide and install new bathroom under mount sink - Install new sink faucet provided by homeowner - Install new hardware provided by homeowner - Install all lighting provided by homeowner - Install new 60" steel tub with white Porcelain finish - Install new tub drain - Install 1/2" Hardi Backer at tub walls to be tiled - Apply Red Guard water proofing membrane at all walls to be tiled - Install new tub faucet provided by homeowner - Install approximately 80 sq ft of wall tile at tub - Roca Tile Statuary White 12" x 24" - Install 1/4" Hardi Backet at bathroom floor to be tiled - Install approximately 70 sq ft of floor tile at bathroom - Roca Tile Nolita Grafito 12" x 24" - Grout new tile 	1	4,500.00	4,500.00
<p>005 Exterior Repairs and Painting</p> <ul style="list-style-type: none"> - Pressure wash all exterior surfaces to be painted - Replace six posts at front of house with treated 4" x 6" posts and wrap in Hardi - Replace one pair of shutters at front two story - Replace any rotted or damaged fascia boards - Replace rotted 2 x 6 headers at garage - Repair damaged wire mesh at vents - Replace rotted wood at back of garage - Scrape and feather any loose and peeling paint - Apply exterior wood primer on any raw wood - Apply two coats of Sherwin Williams 25yr Super Paint <p>*** Exterior work priced if done together with interior work ****</p> <p>Notes:</p> <ul style="list-style-type: none"> - Price does not include include gas logs at fireplace. Fireplace guy will be contacted while onsite to provided estimate - Price to replace laundry exterior door \$400 - Price to replace back door \$400 - Contractor will install new front door provided by homeowner. Price for installation to be determined when homeowner chooses style and type of door to be used at front door - Price includes replacing existing light switches with flat designer switches. These will also be used for any new light switches being added - Price includes closing openings at breezeway as 			

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<p>needed to eliminate access to animals into house crawl space</p> <ul style="list-style-type: none"> - Price includes running water line and waste line for installation of new ice machine provided by homeowner - Price includes running new ethernet cables to several locations as requested by homeowner - necessary cables to be provided by homeowner - Price includes adding new electrical outlets as needed for new alarm system (alarm system to be installed by homeowner) and any TV locations 			
005	1	9,650.00	9,650.00
<p>Roof</p> <ul style="list-style-type: none"> - Demo existing shingles and felt paper - Inspect existing decking and repair as needed. Up to three sheets no charge. \$30 per sheet after three sheets - Install new Rhino felt paper - Install new flashing at chimney brick - Install new 20" valley metal - Install new 1 1/2" x 1 1/2" drip edge at perimeter of roof - Install 225lb starter strip at roof perimeter - Install 30yr Owens Corning Shingles - Use 1 1/2" roofing nails. All shingles will be hand nailed - Install new Ridge vent at house - Use 2 1/2" nails at ridge vent - Install new ridge cap - Install new roof vents - Install one turbine at garage - Caulk all flashing and paint all accessories to match shingles - Clean all areas worked on and dispose of all trash - Sweep yard with magnet to pick up nails - Remove existing satellite dish and dispose 			
005	1	2,600.00	2,600.00
<p>Electrical Panel</p> <ul style="list-style-type: none"> - Demo existing electrical panel - Provide and install Eaton 200 Amp 30 space breaker box - Install all existing wiring in new breaker box - Provide and install new main breaker - Provide and install all new breakers for existing circuits - Provide and install new ground rod - Label all new breakers 			
005	1	5,100.00	5,100.00
Replace all galvanized pipes in house with pex			
005	360	4.00	1,440.00
Replace baseboards second floor			
005	1	250.00	250.00
Paid pest control company for flea treatment			

DESCRIPTION	QTY	RATE	AMOUNT
005 cables purchased for wiring ethernet, tv and speakers	1	400.00	400.00
005 floor outlets at office and family room - price includes materials and labor to break concrete and install	3	400.00	1,200.00
005 move main water line to garage	1	475.00	475.00
005 Add ceiling mounted lights at closets. run wiring as needed for light switch for each closet	4	125.00	500.00
005 Replace existing wiring at four bedroom ceiling lights. Run new wiring for installation of ceiling fan with light kit and two light switches per bedroom - fans provided by homeowner - this price is only for replacing wiring and installing new light switches price to install fans is already included in original estimate	4	75.00	300.00
005 Purchase and install garage door	1	400.00	400.00
005 Purchase and install back door. I gave you a rough estimate of \$400 but the ousting door that we decided on after cost \$400 just for the door it self	1	650.00	650.00
005 Install front door, frame walls as needed, repair drywall as needed, repair brick as needed - pricing will be determined upon arrival of door	1	0.00	0.00

PAYMENT 92,100.00

BALANCE DUE **\$87,265.00**