

Home renovation estimate

Open the kitchen to the living room and renew the whole main floor of the Price townhouse: kitchen, floors, paint and lighting.

ESTIMATE # OR-26-0219
ISSUED Aug 31, 2026
VALID UNTIL Sep 30, 2026

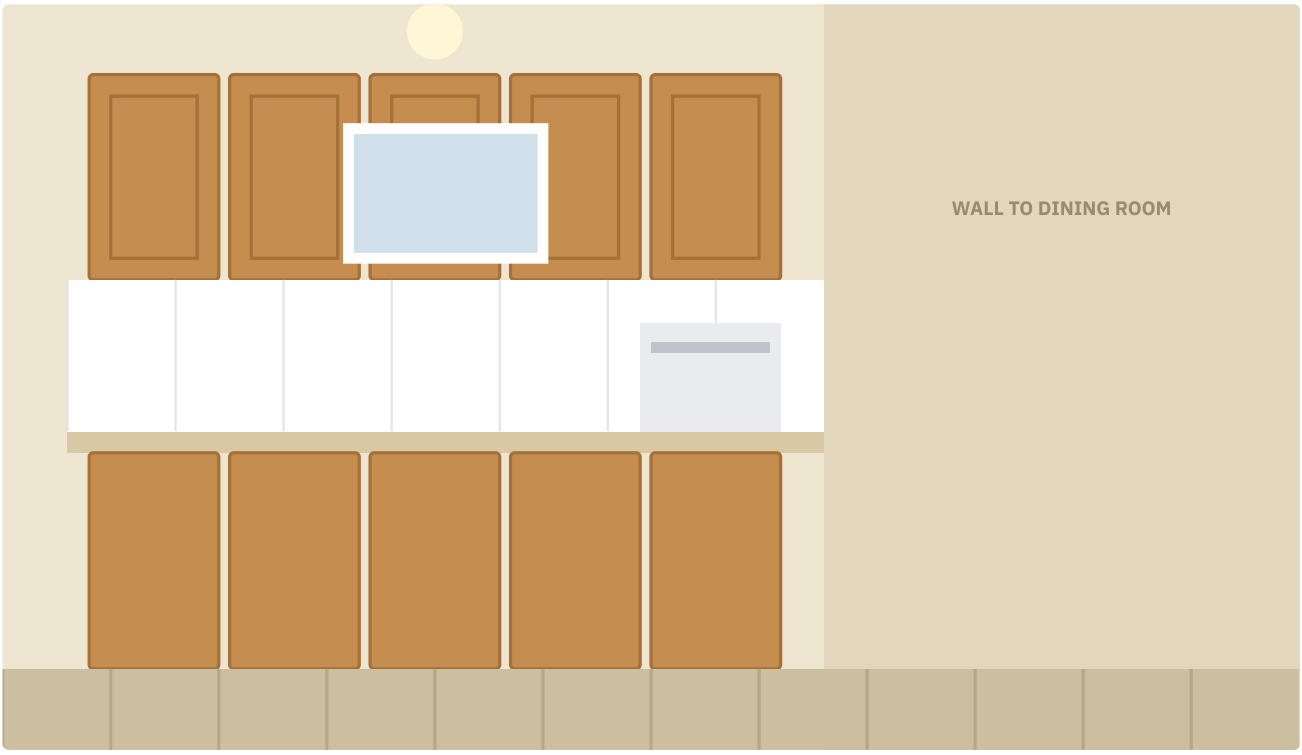
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Today



The wall carries part of the upper floor, so opening it means a beam, an engineer's letter and a permit. Everything else on this floor is cosmetic.

After

One open room: an island where the wall was, new floors running through, and recessed lights on two dimmers.



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Estimate summary

Priced from our measurements on August 26 and the layout you approved on August 29.

ESTIMATED TOTAL	AREA	DURATION
$64,589.00	**780 sq ft**	**7 weeks**
Tax paid by us on materials	The whole main floor	Kitchen out of use for 5

ASSUMPTIONS

If any of these proves wrong, we price the difference in writing before we continue.

- The subfloor is sound once the old flooring is lifted.
- The existing electrical panel has room for three new circuits.
- Appliances are supplied by you and delivered before week 4.

Scope of work

What we do, and what stays with you.

Included

- Removing the wall and installing the beam
- New kitchen with island and quartz tops
- Vinyl plank flooring through the main floor
- Paint, recessed lights and drywall repair

Not included

- Appliances and their delivery
- Furniture moving and storage
- Upstairs rooms and the stairs

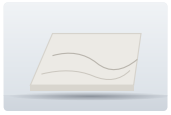
Anything excluded can be priced on request.

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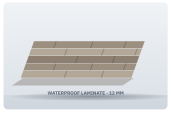
Estimate

Measured on site. Unit prices include labor and materials; cabinets and tops are priced by length and area.

#	ITEM	QTY	PRICE	DISC.	TAX	TOTAL
	Demolition and structure					
1	**Remove kitchen, flooring and the kitchen wall** Code: DS-DEM Includes dumpster, dust walls and protection of the stairs.	1 lot	$4,200.00	–	0%	$4,200.00
2	**LVL beam where the wall was, with posts** Code: DS-BEAM Sized by our engineer; the letter is part of the permit.	1 ea	$3,850.00	–	0%	$3,850.00
3	**Reroute two circuits and one duct from the wall** Code: DS-RRT	1 lot	$1,650.00	–	0%	$1,650.00
			Subtotal: Demolition and structure			**$9,700.00**
	Kitchen					
4	**Shaker cabinets, painted, 24 linear ft** Code: KT-CAB 	24 lin ft	$465.00	–	0%	$11,160.00
5	**Island, 4 × 7 ft, with seating** Code: KT-ISL	1 ea	$4,600.00	–	0%	$4,600.00
6	**Countertops, quartz, templated and installed** Code: KT-QTZ 	64 sq ft	$78.00	–	0%	$4,992.00
7	**Plumbing: sink, dishwasher, ice maker** Code: KT-PLB	1 lot	$2,150.00	–	0%	$2,150.00
8	**Electrical: circuits, under-cabinet lights** Code: KT-ELE	1 lot	$2,900.00	–	0%	$2,900.00
9	**Selections allowance: backsplash, sink and faucet, hardware** Code: KT-ALW The three budgets on page 6; you pay the actual cost of what you choose.	1 allowance	$2,950.00	–	0%	$2,950.00
					Subtotal: Kitchen	**$28,752.00**

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#	ITEM	QTY	PRICE	DISC.	TAX	TOTAL
	Floors and finishes					
10	**Luxury vinyl plank, main floor** Code: FF-LVP Waste: 8% included in the quantity 	780 sq ft	$7.40	–	0%	$5,772.00
11	**Drywall repair where the wall was** Code: FF-DRY	1 lot	$1,450.00	–	0%	$1,450.00
12	**Paint walls and ceilings, main floor** Code: FF-PNT	2,100 sq ft	$1.85	–	0%	$3,885.00
13	**Recessed lights, living and dining** Code: FF-LGT	10 ea	$245.00	–	0%	$2,450.00
				Subtotal: Floors and finishes		**$13,557.00**
	Permits and project costs					
14	**City of Raleigh permits and inspections** Code: PC-PRM	1 lot	$1,180.00	–	0%	$1,180.00
15	**Project management and site protection** Code: PC-PM	7 weeks	$950.00	–	0%	$6,650.00
16	**Final cleaning** Code: PC-CLN	1 lot	$520.00	–	0%	$520.00
17	**Contingency, 7% of the work** Code: PC-CON Higher than on new work: the wall may hide old wiring or rot. Unused contingency is not billed.	1 lot	$4,230.00	–	0%	$4,230.00
				Subtotal: Permits and project costs		**$12,580.00**

Subtotal	$64,589.00
Sales tax (paid by us on materials, not charged on this contract)	$0.00
Estimated total	**$64,589.00**

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Selections still to make

These are budgeted as allowances. You pay the actual cost of what you choose, and we confirm any difference in writing before ordering.

ALLOWANCE	BUDGET	WHAT IT COVERS
Backsplash tile	$1,600.00	About 40 sq ft, tile and setting materials
Sink and faucet	$900.00	Undermount sink, pull-down faucet
Cabinet hardware	$450.00	Pulls and knobs for 26 doors and drawers

The three budgets are in the total as one line in the kitchen section.

Alternates

Pantry wall
Floor-to-ceiling pantry cabinets on the dining wall.

9 ft run, matching doors

$5,400
added to the total

Powder room refresh
Vanity, toilet, mirror, light and paint.

same floor plank, 2 extra days

$3,750
added to the total

Smart dimmers
App-controlled dimmers for both lighting zones.

scenes, no hub needed

$680
added to the total

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Estimated schedule

Seven weeks from permit to final cleaning, if selections are made by week 2.

WEEK 1

Demolition

Dust walls up, kitchen and wall removed.

WEEK 2

Beam and rough-ins

Beam set, inspections passed.

WEEKS 3–4

Drywall and floors

Wall closed, plank installed.

WEEKS 5–6

Kitchen

Cabinets, tops, backsplash, plumbing.

WEEK 7

Finish

Paint, lights, punch list, cleaning.

About this estimate

1. Estimate, not contract

1.1 Accepting this estimate lets us prepare a fixed-price contract, except for allowances and contingency, which follow actual cost. Prices hold until Sep 30, 2026.

2. Changes

2.1 Changes after the contract is signed are priced in writing before the work is done.

3. Payments under the contract

3.1 20% on signing, then at demolition, drywall and cabinets, and the balance at completion.

Accept this estimate

Sign to accept the estimate and ask us to prepare the renovation contract.

HOMEOWNER SIGNATURE

_____

DATE

_____

FULL NAME

_____

POSITION

_____

Estimate OR-26-0219, valid until Sep 30, 2026.

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