



# CRAFTSMAN UNLIMITED INC

## Kitchen Estimate & Contract

John Doe  
4341 Shallowford Road  
Marietta GA 30066

Item	Description	Qty	Unit	Price
1	<b>Build out on kitchen</b>			
<b>Build out on kitchen Base Dimensions: 15' - 0" L x 7' - 0" W x 8' - 0" H</b>				
<b>01 Plans and Permits</b>				
01.006.	ALL REMODELING AND RENOVATION WORK In addition to building permit fee. Cost and price are based on total amount of job.  Foundation plans, floor plans, elevations, sections, as required.  Includes on-site survey & measurements by designer, including conferences with and approval of plans by owner.  Includes selection of prime contractor, plus architectural supervision to completion, ADD  EA = Total job PER \$1,000 = Per \$1,000 of total job cost (contractor's cost) or job price (price to customer). Plans, survey, owner approval, architect	1.00	EA	
01.007.	Plus per \$1000 of contract amount		\$M	
01.008.	BUILDING PERMIT (AVERAGE AMT FOR U. S.) Building permit fee, based on total amount of job.  EA = Total job  PER \$1,000 = Per \$1,000 of total job cost (contractor's cost) or job price (price to customer). Building permit fee	1.00	EA	
01.009.	Plus per \$1000 of contract amount		\$M	
<b>04 Concrete</b>				
04.520.	ROUND PIERS TO GRADE Dig out by hand Install round sonotube on ground or existing footing Pour concrete Backfill Bottom of Footing Up To Grade 8" round pier footing/36" deep/sonotube	3.00	EA	
<b>06 Floor Framing</b>				
06.005.	WOOD BEAM			
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	Wood beam bearing on existing supports, beam either solid or built-up, pressure treated lumber		
06.109.	Two 2"x8" wood beam on existing supports JOISTS, FIRST FLOOR	15.00	LF
	Framing lumber		
	Bridging		
	Joist hangers		
	Lag bolts		
	Nails		
	Joist headers as required		
	Joists 16" OC		
	2"x10" first floor joists, 16"OC	105.00	SF
06.110.	2"x12" first floor joists, 16"OC	105.00	SF
06.120.	SUBFLOOR		
	Plywood, glued and nailed, including all materials as required		
	3/4" CDX T&G ply subfloor, glued/nailed	105.00	SF
<b>07 Wall Framing</b>			
07.000.	WOOD STUDS		
	Bearing wall, exterior or interior		
	Sole plate		
	Two 2" x 4" or 2" x 6" cap		
	Average number of headers for doors and windows		
	16" OC   SF = Total wall area		
	2"x4" framed bearing wall	352.00	SF
07.101.	SHEATHING		
	1/2" CDX plywood sheathing	352.00	SF
<b>08 Roof Framing</b>			
08.008.	GABLE ROOF		
	Ridge board		
	Rafters 16" OC		
	Ceiling joists 16" OC		
	Collar ties, 1" x 6", 48" OC		
	Nails		
	Framing for overhang and eaves		
	2"x8" gable framing w/ceiling joists	146.08	SF
08.101.	PLYWOOD		
	CDX plywood		
	1/2" CDX plywood roof sheathing	146.08	SF
<b>09 Roofing, Flashing</b>			
09.008.	ASPHALT OR FIBERGLASS SHINGLES, 215-225 LB (20 YR)		
	On plain shed or gable wood roof deck		



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Item	Description	Qty	Unit	Price
	Load onto roof Build staging if required 3 tab square butt self seal 215-225 lb. 15 lb. felt paper Galvanized shingle nails or staples Metal drip edge 5"			
09.706.	Asphalt/fiberglass shingle 225lb 4-6/12 FLASH ROOF	146.08	SF	
09.740.	Flash top of roof to wall in open joints or on wood sheathing. Flash roof with aluminum GUTTERS AND DOWNSPOUTS Gutters and downspouts, including accessories	17.60	LF	
	Aluminum OG			
	LF = Total combined gutter and downspout length 5" aluminum gutter & downspout	16.60	LF	
<b>10 Exterior Trim, Decks</b>				
10.001.	FASCIA OR FRIEZE #2 pine, spruce, hemlock, fir 1x8 fascia, frieze, SPF #2	16.60	LF	
10.008.	SOFFIT #2 pine, spruce, hemlock, fir 10" soffit, SPF #2	34.20	LF	
10.018.	RAKE #2 pine or fir rake 1 x 6 and rake mould (shingle mould)	17.60	LF	
10.016.	Rake and rake mould, 1x6 SOFFIT 3/8" fir plywood, AC exterior grade	30.00	LF	
	Installed underneath of addition over 6 mil vapor barrier 48" soffit, 3/8" fir plywood, AC			
<b>11 Sidings</b>				
11.221.	WOOD FIBER CEMENT LAP SIDING Wood fiber cement lap siding 15 lb. felt paper 3/4" x 4" outside corners 3/4" x 3/4" inside corners Smooth or cedar face 5/16" thickness 8-1/4" wood fiber cement siding 7" exp	352.00	SF	



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Item	Description	Qty	Unit	Price
<b>13 Windows and Trim</b>				
13.B24.	WOOD DOUBLE HUNG Frame, sash, brick mould Primed sash with 1/2" insulating glass Sash lock Interior trim, stops Stool and apron Screen No warranty on removing and reinstallation of fix panel gas filled glass because it is being disturbed it may need to be recharged with gas again. Install pre existing windows	4.00	EA	
<b>17 Insulation</b>				
17.016.	FIBERGLASS BLANKET Stapled to open framing or laid flat between ceiling joists on installed drywall.			
	For walls only Kraftback R-19 6-1/4" blanket insulation	352.00	SF	
17.017.	FIBERGLASS BLANKET Stapled to open framing or laid flat between ceiling joists on installed drywall.			
	For ceiling only Kraftback R-30 10" blanket insulation	105.00	SF	
17.322.	CEILING VAPOR BARRIER 6 mil plastic installed at inside top floor ceiling joists, over existing unfaced insulation, tape all openings			
	For underneath of addition before plywood is installed Vapor barrier, ceiling, 6 mil plastic	105.00	SF	
<b>18 Interior Walls</b>				
18.000.	GYPSUM DRYWALL ON NEW WALL-COMLETE JOB Up to 300 SF of wall, nailed, or screwed into studs or furring, taped, finished and sanded 3 coats EA = Each job (NOT each sheet) Gypsum drywall, new work up to 300SF	1.00	EA	
18.002.	Drywall, 1/2" under 300SF, PLUS per SF	352.00	SF	
<b>20 Millwork, Trim</b>				
20.004.	BASE			



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Item	Description	Qty	Unit	Price
20.013.	Pine clam, ranch or colonial base 5-1/4" base trim, clam, ranch, colonial CEILING MOULDING	44.00	LF	
20.126.	Bed, cove, crown or picture moulds 3-1/4" ceiling moulding TRIM EXISTING WINDOW UP TO 6' IN LENGTH Interior trim only 2-1/2" window trim solid Apron Stool cap Window stops Trim existing window 3-0x5-2 inter only	44.00	LF	
		4.00	EA	
<b>23 Floor Covering</b>				
23.000.	HARDWOOD FLOOR Lay floor with T&G and end-matched oak flooring, 25/32" x 2-1/4"			
23.011.	This is installation of rough wood only and this line item does not include the process of sanding and staining and sealing wood. Hardwood T&G floor, clear FLOOR FINISHING Sand and finish old floor  We will be using Sherwin Williams BAC stain to make the transision from the old floor to the new one. Blending only takes place and we cannot gurantee exact color matching. Once stain is applied to sample oak wood and home owner has signed off on color it will be final once applied. You may elect to change the color and the process of changing the color will be extra labor. Dark stain floor finishing, old floor	301.35	SF	
		301.35	SF	
<b>24 Painting</b>				
24.108.	PAINT SIDING Wood, plywood, asbestos and composition siding, with spray gun Paint siding with spray, prime, 2 coats	352.00	SF	
24.702.	PAINT WALL Smooth finish plaster or plasterboard, with roller Paint smooth int wall roller/prime/2coat	352.00	SF	
24.717.	PAINT MOULDING Base, ceiling moulding, chair rail or door or window trim up to 6" (if same color and finish as wall or ceiling, include in wall or ceiling estimate) Paint interior moulding, prime, 2 coats	44.00	LF	
24.726.	PAINT SMOOTH CEILING Smooth finish plaster or plasterboard,			



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Item	Description	Qty	Unit	Price
	with roller Paint smooth ceiling, roller/prime/2coat	105.00	SF	
<b>25 Clean-up</b>				
25.000.	ADDITION Including average amount of tear-out debris. SF = Room addition Addition clean-up charge	1.00	EA	
25.001.	Addition clean-up, PLUS per SF	352.00	SF	
<b>Phase Total:</b>				<b>17,494.58</b>
<b>Grand Total:</b>				<b>17,494.58</b>

SAMPLE

**Contract / Warranty Information**



# CRAFTSMAN UNLIMITED INC

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## **Kitchen Estimate & Contract**

We here by authorize Craftsman Unlimited Inc to perform work at aforementioned address stated above and homeowner(s) agrees to pay all necessary fees to start and complete work in its entirety. The scope of work as outlined above is also subject to change and done so only with a change order issued at time of discussion. All changes will be done so in writing and are also subject to additional charges. This contract is only good for 30 days and will be void after the date printed on this contract. All materials amounts are to be paid in advance and will not be handled differently under any circumstances. Startup fees in the amount of 50% will be required no less than 7 days prior to the start date agreed upon per location.

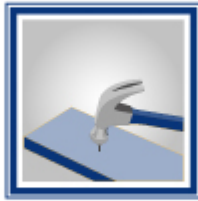
For one (1) year from date of this contract, Craftsman Unlimited will repair, free of charge, defects in workmanship for work performed under this contract. The guarantee is for labor only. This contract is not transferable in any way. Guarantee is and changes to guarantee are not permitted in any way. The guarantee becomes effective when your payment has been credited to the Craftsman Unlimited account. There are no other guarantees expressed or implied and there is no liability for consequential damages of any nature of any kind. Incomplete payment or separate payment to the craftsman or hiring another company to do work not authorized by Craftsman Unlimited, for any reason, voids the warranty. Furthermore, any representations made by the craftsman other than those set forth on this contract are hereby disclaimed by Craftsman Unlimited. Warranty repairs do not extend the original warranty period. Craftsman Unlimited reserves the right to choose to refund any or none of the portion of the cost in lieu of warranty repairs. If the customer modifies the work performed by Craftsman Unlimited in any way, the warranty is void. Craftsman Unlimited excludes certain repairs from its warranty. These items include but not limited to: roof repairs/leaks, faucets/toilets (unless the unit is replaced), and caulking and grouting. Any selection relative to color type, texture and style are the sole responsibility of the customer. Unless otherwise specified, the estimate is for one coat of paint only. We do not provide a guarantee on matching color of existing paint nor of ceiling texture. The estimate is valid for thirty (30) days from the date of issuance. All changes to the original contract, whether due to additional work or due to concealed damages, must be made in writing, dated and signed by the customer. The customer may supply some materials and ask Craftsman Unlimited to transport materials to the job site.

The customer agrees to reimburse Craftsman Unlimited for any materials purchased or supplied for use on this work. The cost of materials + labor cost to complete our job is included on this contract unless otherwise specified. Craftsman Unlimited provides no warranty on materials and no reimbursement for materials will be made under any circumstances. We reserve the right to ask that proof of funds be made available to complete the project in its entirety is mandatory for jobs with a value of \$1000 or more. Proof of funds can be presented in a certified or notarized letter from a bank or other financial institution only. Handwritten letters are not acceptable. The customer's initials by the job(s) authorize the Craftsman Unlimited to begin the work. Failure to make payments as outlined will constitute a breach of contract by under signed client and work will promptly terminate till payment has been remitted and processed, and funds are made available. Payment in full is due on completion of the work authorized under this contract.

Payments are as follows 50%, 40%, and 10% upon completion and sign off during final walkthrough or unless otherwise specified. We reserve the right of lien on property or business if payments are not met as scheduled and or final payment is 30 days late from project finish date. Late payments after thirty days will also incur a 21% finance charge until all debts are settled. Payments will be billed weekly until completion of project. The customer agrees to pay all collection fees/legal/ fees/court costs should nonpayment result in action to collect a debt. Signature on the contract indicates the customer has inspected and accepted the quality and completion of all work performed under the contract. A surcharge of \$34 will be assessed on all returned checks. Permitting is included in this contract unless specified differently in above pages attached to this contract. Any disputes that may arise under this contract will be subject to binding arbitration through the offices of the Better Business Bureau of Metropolitan Atlanta.

Craftsman Unlimited Inc. utilizes estimating software produced by Home Tech Information Systems and is in no way affiliated with HomeTech Information Systems. Information provided in estimate represents actual costs incurred to complete the job to your satisfaction. Data provided is based on the southeast regional database updated quarterly. The information contained herein is inadmissible in court.

## **Acceptance of Proposal**



# CRAFTSMAN UNLIMITED INC

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The undersigned hereby agrees to furnish all labor and materials in accordance with the above terms and agreements set forth in this contract for the sum of \$ 17,494.58

Payments are to be made as follows: Three Payments

- Due at signing. 1/2 \$ 8,747.29 Initial: \_\_\_\_\_
- Due when drywall board is installed. Once payment has been collected and processed finish work will begin. Labor due is \$ 6,997.83 Initial: \_\_\_\_\_
- Due after completion of above listed tasks. \$ 1,749.46 (Above listed Tasks listed in above aforementioned pages) Afterwards, a final walk through will be done to insure customer satisfaction. After walk through is complete the project will be ready to hand over to home owner(s). This payment is due upon final walkthrough: Initial: \_\_\_\_\_
- Craftsman Unlimited is not the creator nor the manufacturer of products used on site. If defects to products arise these disputes will be taken up with the manufacturers. This applies to products purchased by Craftsman Unlimited and home owner. At no time will home owner hold Craftsman Unlimited or its associates liable for product defects, recalls and any other product liability issues if they arise. Craftsman Unlimited will only manage workmanship and follow manufacturer's recommendation in regards to installation of products and recommended installation practices provided by the manufacturer. By signing this line the home owner acknowledges statements made above and acknowledges proper recourse directly through the manufacturer of products used on this project. Initial \_\_\_\_\_

The above specification(s), prices and conditions are acceptable. I hereby authorize all work specified above in all pages of this contract. All three payments to be remitted as outlined above. Payments may be made via Visa, Master Card, Certified Bank Check, Wire, or personal check. Once funds have cleared, work is permitted then work will commence.

Craftsman Unlimited Authorization: \_\_\_\_\_ Date: \_\_\_\_\_

Home Owner Authorization 1: \_\_\_\_\_ Date : \_\_\_\_\_