

YANKEE RESTORATION & BUILDING

45 Austin Street Portland, ME 04103 207.854.8400

Estimate

7/6/2016

Estimate # 105

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Pricing a repair or remodel is often no more than educated guesswork. There is no practical way to know what is behind walls: there could be rot, insect damage, or substandard workmanship.

This budget estimate has been calculated in good faith. The actual job may amount to more or less, but any additional expenses will be discussed prior to completion.

PROJECT

Addition

DESCRIPTION

Amount

Estimating, planning, meetings, and prints * * Client is responsible for design work and the necessary permits	1,100.00
- Staging set up and Lift rental allowance <i>POTENTIALLY ↓</i>	10,000.00
- Demolition of existing roofing, sheathing and framing rear 32' of third floor; remove siding from both gable ends Keep original soffit, frieze, fascia: Materials & Labor	5,000.00
- Exterior wall construction: Materials & Labor 2x4 framing w/ 1.5" Huber R-sheathing	10,700.00
- Roof trusses and 5/8" roof sheathing for new area (960 sq. ft.): Materials* & Labor * Includes raised-heel scissor trusses special order cost \$3,500 <i>INCLUDES REINSTATE EXISTING EUTTERS</i>	8,500.00
- Roof trim (new): Materials & Labor Keep existing roof and rake overhangs- budget for repairs to existing roof trim to be made after coil stock is removed- all new installed trim to be primed on all six faces	2,500.00
- Roofing: Materials & Labor 30 year Iko Cambridge series asphalt laminated shingles 960 SF	4,500.00
- Clapboard siding (new wall areas): Materials & Labor <i>- 700 SF - includes rear gable end</i> Smooth solid red cedar solid preprimed siding over 7/16" air space	4,150.00
- Special Order Windows: Materials * & Labor * Awnings/casements special order cost: \$19,845 * If you choose awnings/double hungs: \$17,000 (deduct the difference \$3,000)	21,000.00

YR&B is pleased to submit this estimate for your consideration. Please note that this estimate is provided as a guide for budgeting purposes only. It is possible that some unforeseen challenges are not covered in this estimate. This paragraph will serve as a disclaimer that we are only responsible for the items listed, and only for normal or average conditions. If we encounter a problem we were unable to foresee, we will communicate any additional costs and not be held accountable for our estimate. In addition, any materials noted as "allowance" are based on an average cost. Actual cost of these items may vary depending on the client's final selection.