

		Scope	Bed	Full Bath	3/4 Bath	1/2 Bath	Garage	Lot Size	Landscape	
<b>7901 Aplin Avenue, Las Vegas, NV 89145</b>	Actual		1620	4	1	1	0	2	6534	4914
	Changes*		2020	7	1	1	0	0		
<b>Bid for:</b>										
Southwest Affordable Pads LLC		Prepare entire home for room rental model. Convert existing interior space of living room and dining room into bedrooms. Convert 2 car garage into two rooms with wall mounted HVAC units and add one window. Add hallway to access master bathroom. Add all needed outlets and switches as required. Paint entire home. Approx Timeline 5 weeks								
Access & Lockbox		Secure property and install lockbox								
Matterport and initial pictures		N/A								
Demo, Dumpster, and Design	\$1500	1 dumpster. Trash out house and exterior. Demo right wall in downstairs 1/2 bath. Demo floor to access plumbing. Remove all carpet from all bedrooms. Design. All materials and colors selected (provided by client)								
Cabinets ordered										
Windows ordered	\$250	1 36x36								
Doors ordered	\$800	4 36x80								
Lights/Appliances ordered	\$2100	8 Fan/Light fixtures w/remotes. 2 8000BTU window heating and cooling units								
Foundation and/or surface repair		N/A								
Roof repair		N/A								
Framing	\$3500	Frame for: 2 bedrooms in garage. 2 bedrooms in living/dining rooms. 2 garage window units. 2 exterior doors in dining room								
Windows and doors installed	\$1150	Install 4 36x80 doors in each new room. Install 1 36x36 window in garage. 2 exterior doors in dining room								
Exterior repair	\$1000	Install wood trim in BR5 where sliding glass door with exterior trim.								
Garage doors		Remove hardware and secure in wall cavity between new rooms and garage door for future conversion								
Rough in mechanical										
Rough in electrical & low-voltage	\$1500	Install outlets in new rooms as required. Wire for two wall units or minisplits in garage.								
Rough in plumbing										
Insulation	\$1000	Insulate all new walls with R20 fiberglass for soundproofing								
Drywall, tape and mud, texture	\$3000	1/2" drywall, tape, texture to match								
Tile showers and tub		Tile new shower downstairs								
Prep exterior for paint		N/A								
Install Trim (closets, door jambs)	\$1000	Install closet hardware, door jambs								
Paint interior	\$3030	Entire home. Paint lids, walls, trim, doors, baseboards. White ceilings, TBD walls. Semigloss trim, closets, bathrooms. Eggshell walls. Flat ceiling								
Cabinets and Hardware	\$500	Install all new locks for door (labor only). Install kitchen cabinet pulls								
Countertops	\$1500	Install quartz white crystal to kitchen countertops								
Tile floor and backsplash		N/A								

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Install Flooring	\$6060	LVP flooring entire home over existing tile. Pad installed on upstairs.							
Install Trim (baseboards and hardware)	\$2000	Install all new baseboards. Install all cabinets hardware. Install doorknobs (seller provided)							
Final mechanicals		Install vent in BD5							
Finish electrical	\$500	Install all new outlets/switches/light /fan fixtures/battery smoke detectors							
Finish plumbing	\$500	Install all faucets/angle stops/elongated toilets/shower hardware							
Exterior paint		N/A							
Landscaping	\$2500	Clean all landscaping. Check/repair all irrigation/lights. Install zeroscaping as approved.							
Epoxy garage floor		N/A							
Final touch up paint		Included in paint bid							
Carpet		N/A							
Install appliances		N/A							
Post Construction Deep Clean	\$500								
Matterport and final pictures	\$300	Professional pictures for marketing.							
<b>Total</b>	<b>\$34190</b>								
Setup for occupancy	\$2000	Furnish and stage home to make ready for rental. Labor only							
<b>With Turnkey Setup</b>	<b>\$36190</b>								
Payment Terms 50% upon Contract Execution 25% when Paint Ready (approx 2 weeks) 15% upon Completion (approx 5 weeks) 10% after Final Walk		Bid is good for 10 days. All changes must be in writing and approved by both parties. Bid is for all standard materials (no specialty tile and/or fixtures included) and must be selected within 10 days of demo. All design items verified after demo. Color selections must be made prior to paint ready to ensure timeline. Any questions we recommend a property walk to finalize bid and clear up any items. *Square foot change only added for estimating and not actual change with county assessors office.							
		Initial:							
Approved by: _____	_____	Without Setup							
	_____	With Setup							
Signature: _____									
Date: _____									