



903 Aleah Ln.
Tehachapi, Ca. 93561

New Construction
Additions
Remodeling
Repairs
Insured
St. Lic. #625041
Cell: (661) 549-3252

(661) 823-7496

Page 1

Invoice#: 10188

Aug 2008

Name:	H.Ph#:	Source:
Address:	W.Ph#:	
City:	Cell Ph#:	
CA zip:	HOUSE SIZE: 2000 s.f.	Lot#:

LAND COST	\$45,000.00
------------------	--------------------

Permit Process	*	A) Engineered Plans	\$3,200.00
Fees & Permits		B) Fees (School) \$5.00 x Sq. Ft. 2000	\$10,000.00
		C) Permits	\$5,500.00
		D) Travel	\$2,000.00
		E) Water Meter	\$7,500.00

SITE PREP	*	A) Minimal Grading	
Lot Prep		B) Excavation	
		C) Rock Clause	
		Estimate Only:	\$5,500.00

SEPTIC SYSTEM	*	A) Install 1,000 Gal. Tank	
		B) Install Infiltrator Chamber System	
		C) Soil Type III - \$9,000	
		Soil Type IV - \$10,000	
		Soil Type V - \$12,000	
			\$9,000.00

UTILITIES	*	A) Natural Gas or Propane within 100 l.f.	
		B) Electrical service	
			\$3,000.00

DEPUTY INSPECTOR	*	Deputy Inspector is additional if Required.
-------------------------	---	---

Land and Amenities:	\$90,700.00
---------------------	--------------------

Building Costs (2,000 s.f. house)

Concrete		\$14,000.00
Framing	Based on 23 s.f.	\$46,000.00
Electrical	(Allowance for fixtures \$2,000)	\$12,000.00
Plumbing	(Allowance for fixtures \$3,000)	\$15,600.00
Insulation		\$4,500.00
Stucco/Siding	Fire ratings based on 2008 codes	\$9,500.00
Roofing		\$12,500.00
Drywall		\$12,500.00
Doors & Windows		\$10,000.00
Garage door/s		\$1,200.00
A/C Unit 5 Ton		\$10,000.00
Cabinets / counter tops		\$14,000.00
Fireplace		\$5,000.00
Appliances		\$3,500.00
Closets		\$1,200.00
Bathroom accessories		\$550.00
Moldings / Trims		\$2,000.00
Painting		\$4,000.00
Floors carpet / vinyl		\$4,200.00
Final clean		\$1,200.00
Driveway		\$3,200.00
Gutters		\$1,300.00
Tile work		\$6,500.00
Fence		\$2,000.00
Temporary Power / Bathrooms		\$2,000.00
Rubbish Hauling		\$1,500.00
Misc. / material shrinkage		\$2,000.00
O&P		\$40,390.00
	Cost to build total:	\$242,340.00
	Land and amenities:	\$90,700.00
	Total:	\$333,040.00

*Exclusions in proposal are, but not limited to: Bonding, Additional Insurances, Architectural, Infrastructure removal, adverse soil.

* Greenberg Construction will not be responsible for any work related fees not included in or made a part of this proposal/estimate.

Conditions, Sub-surface Structures, Over Excavation, Assessments, Engineering, Testing, Dewatering Erosion Control, Excess Soil Removal, water well costs.

* Conditions: Proposal valid for 30 days, Inspections Cost by Owner, Bonding Costs by Owner.

* Any additions, alterations or deviations to proposal or building code, corrections demanded by public body or inspector will be understood to be an extra paid by owner.

*Owner shall be responsible for unmarked utilities and property lines. Contractor agrees to start and diligently pursue work through to completion, but will not be responsible for delays caused by supplier delays, issuance of permits, indecent weather, neglect of owner or delays from local officials.

Stairs and/or Decks, Landscaping, Irrigation Systems, Lighting, Deputy Inspectors and/or Deputy Inspector Fees, Hard scape/Landscape costs not included in prices

"Notice to Owner" Section 7018-5 (Contractors License Law) Under the mechanics Lien Law any contractor , subcontractor, laborer, material man or other person who helps to improve your property and is not paid for his labor , services or material has a right to enforce his claim against your property. Under the law, you may protect yourself against such claims by filing, before commencing such work or improvement, an original contract for the work of improvement or a modification thereof , in the office of the county recorder of the county where the property is situated and requiring that a contractor's payment bond be recorded in such office. Said bond shall be in a amount not less than fifty percent (50%) of the contract price and shall in addition to any conditions for the performance of the contract be conditioned for the payment in full of the claims of all person's furnishing labor, services, equipment or materials for the work described in said contract. Owner may cancel this contract within 3 days upon signing. "Contractors are required by law to be licensed and regulated by the Contractors State License Board, which has jurisdiction to investigate complaints against contractors if a complaint regarding a patent act or omission is filed within four years of the date of the date of the alleged violation. Complaint regarding a latent act or omission pertaining to structural defects must be filed within ten years of the date of the alleged violation. Any questions concerning a contractor may be referred to the Register Contractors State License Board, P.O. Box 26000, Sacramento, California 95826"

Customer / Owner sign: _____ Date: _____

Customer / Owner print: _____

Summary of this cost breakdown

\$333,040 is a representative number (**less then \$170 s.f.**) of what the prices for building are in Tehachapi and the surrounding areas for an 2,000 s.f. house with the amennities stated in the contract. Note: Previous update was back in July 2007 when the average s.f. prices were about \$140 s.f. for this house (that's about a 23% increase which the costs of most sub-trades and operating expenses increased about even) Land, utilities and ammenities went up substantially. Framing, roofing, siding,HVAC and concrete went up a bit. New energy and fire codes helped increase those costs.

Want to see these construction costs even lower???

We will work with you to keep your cost lower by building up to the drywall and stucco phase and you take over from there! You can either do it yourself or hire your own people to do the rest of the project. You agree to release all responsibility from "Greenberg Construction" on all work done by either you and/or any other person/s and of coarse after the proper inspections and you not only control the project from there but you save on any additional overhead and profits from the General Contractor and any supervision fees and/or management fees which can enter in to the equation at these final phases due to addendums and change orders.

This work sheet and these costs are for illustrative purposes only and every project may have a different set of circumstances.

