



21229 Campo Ct. #E
Tehachapi, Ca. 93561

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

(661) 823-7496

Invoice#: 10189

Aug 2008

Name: H.Ph#: Source:
Address: W.Ph#: Source:
City: Cell Ph#: Source:
CA zip: **HOUSE SIZE: 600 s.f. Room Addition** Lot#: Source:

LAND COST

N/A

Permit Process	*	A) Engineered Plans		\$2,300.00
Fees & Permits		B) Fees (School)	\$5.00 x Sq. Ft. 600	\$3,000.00
		C) Permits	Not incl. CC&Rs	\$550.00
		D) Travel		N/A
		E) Water Meter		N/A

SITE PREP	*	A) Minimal Grading	No grading included	
Lot Prep		B) Excavation		
		C) Rock Clause		
			Estimate Only:	N/A

SEPTIC SYSTEM	*	A) Install 1,200 Gal. Tank		
		B) Install Infiltrator Chamber System		
		C) Soil Type III - \$4,500		
		Soil Type IV - \$5,500		
		Soil Type V - \$6,500		
				N/A

UTILITIES	*	A) Natural Gas or Propane within 100 l.f.		
		B) Electrical service		
				N/A

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

Land and Amenities: **\$5,850.00**

Building Costs (Add Room + Remodeling)

Concrete		\$4,600.00
Framing	Included in this MBR suite add on-job is reconstructon of existing 600 s.f. MBR suite pulling out (e) bathroom, bedroom, walk-in closet and master retreat or study. (see bottom page 3)	\$21,000.00
Electrical		\$3,000.00
Plumbing		\$4,500.00
Insulation		\$1,200.00
Stucco/Siding		\$4,400.00
Roofing		\$3,500.00
Drywall		\$3,600.00
Doors & Windows	(see door and window details on plans) Plans not included in this example.	\$2,000.00
Garage door/s		N/A
A/C Change to 4 ton		\$7,200.00
Cabinets / counter tops		\$2,500.00
Fireplace		N/A
Appliances		N/A
Closets		\$950.00
Bathroom accessories	(included is shower door)	\$1,300.00
Moldings / Trims		\$950.00
Painting		\$1,200.00
Floors carpet / vinyl / tile		\$4,500.00
Final clean		\$600.00
Driveway		N/A
Gutters		\$550.00
Landscaping		N/A
Fence		N/A
Temporary Power / Bathrooms		\$400.00
Rubbish Hauling		\$500.00
Misc.		\$400.00
O&P (20%)		\$14,940.00
	Cost to build total:	\$83,790.00
	Land and amenities:	\$5,850.00
	Total:	\$89,640.00

*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

\$89,640 is a representative number of what the prices are in Tehachapi and the surrounding areas for a 600 s.f. MBR suite addition extending out from a one story home plus the remodeling of existing 600 s.f. of the MBR space with the amenities stated in the contract. As of Aug 2008 building prices are around \$149 s.f. for this type of room addition with the existing remodeling work. Note: Previous update was back in July 2007 when the average s.f. prices were about \$142 s.f. for the addition and remodeling the existing areas (that's about a 7% increase which the largest costs were in the framing and stucco due to the new fire codes. Note: Hillside or any unconventional circumstances would be at additional charges. Also note... the more exposed workmanship or exposed finish work the higher the cost, kitchen & bath remodeling are the most costly rooms in the house to remodel.

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

