



Group LLC

Certified Building Contractor

Additions • Renovations • Outdoor Living

Estimate #412-1

Date: 7/9/2025

Customer Cris and Jackie Morales

Address 412 SW Bear Lane
Fort White, FL 32038

Work to be completed:

Repairs/Remodel:

\$73,315.00

General Notes: Scope of work includes demo work, termite damage framing repairs, insulation, window/door replacements, electrical work, electric water heater replacement, drywall work, master bathroom remodel. Includes any necessary drawing of engineered plans for framing repairs and window addition. Includes obtaining of permit for work.

Pre-Construction Services: Includes drawing of plans and obtaining of necessary permits for work.

Further Inspection of Termite Areas: Includes removing of ceiling drywall 2' from exterior walls that currently have no drywall. This will be done to inspect roof trusses for termite damage. Includes removing drywall from around back door to inspect for potential additional damage to framing material

Termite Treatment: **UPDATE** Includes whole home subterranean termite treatment by Ecopest Termite and Pest Control.

Demo, Framing Work, Repair to water/termite damaged areas, and siding install for back of house:

-Bathroom demo: Demo of master bathroom includes tub/tiled walls, tiled flooring, vanity, toilet, mirrors, etc. Existing drywall to remain in bathroom currently (partially demoed area to be removed and patched back in). For guest bathroom the demo work only includes removal of the tub/surround to allow for new window installation. Existing vanity/toilet to remain in guest bathroom.

-Remove wall section in kitchen.

-**UPDATE:** Remove and replace exterior wall sections that have water and termite damage Originally this only included 10' length of wall section in kitchen and 14' length wall section in bedroom. It now also includes replacing the rotted framing around the back French door. We now will be removing all the brick off the entire back side of the house to access the exterior wall for repairs to be made. Once the back wall framing is repaired, we will install Hardie smooth panel siding (4'x8' sheets) with 1x2 Hardie battens every 16" o.c. This includes installation window/door trim and new soffit/fascia for the back side of the house. Does not include any

painting of new siding. Only includes caulking/sealing of trim/windows. If more damaged areas are discovered once further inspection is done, we will provide a quote before work continues.

Insulation: Includes removal and disposal of existing attic insulation. Includes installation of new R30 fiberglass blown-in insulation over conditioned area of home (~1300 sq ft). Includes installation of ~340 sq ft of R13 wall insulation where it is currently missing and around back door where it will be removed to inspect that area. Also includes replacement of wall installation for bathroom exterior walls after it is removed during demo.

Plumbing:

-Water heater replacement: Includes install of new 55 gallon electric hot water heater

-Master Bathroom Remodel: Includes necessary rough-in and trim out work. This includes new shutoffs for vanity and toilet supplies, install of shower valves and trim kit, vanity faucet, toilet, and 32"x60" tub with surround. Includes connection of p trap for vanity.

-Kitchen Work: Includes rough-in for kitchen sink plumbing (plumbing needs to be removed and reinstalled because of framing work). Sink plumbing to remain in existing location. Includes new fridge ice box since fridge location is moving. Includes installation of utility sink for kitchen sink.

*Does not include any repairs to potentially damaged drain lines or toilet flanges. Cost to repair any issues will be provided if/once they are discovered.

Material Allowances:

55-gallon electric hot water heater: \$800.00 Vanity faucet: \$190.00

Toilet: \$250.00 Shower trim kit: \$275.00 Kitchen utility sink: \$75.00

Tub and wall surround (\$1,035.00 material allowance):

<https://www.ferguson.com/product/sterling-ensemble-60-x-32-in.-soaker-alcove-bathtub-with-left-drain-in-white-s711211100/2115045.html?searchIndex=3>

Electrical: Replace all outlets/switches only in master bedroom/closet/bath. Replace ceiling fan for master bedroom (1 total), Lighting: add flush led light over master bath tub (1 total), install and wire bath fan (1 total), add flush LEDs in hallway (1), master closet (1). Replace one vanity light in master bathroom (to remain in existing location). Relocate wires from kitchen wall that was demoed. Rough in electric for future kitchen and install outlets in kitchen (must be done to get occupancy). Includes relocating fridge outlet and installing oven plug correctly. Install smoke detectors in whole house (Needed to get occupancy).

Material Allowances: Ceiling fan: \$250.00 Vanity light: \$125.00 Flush LED lights: \$25.00

HVAC: (No longer includes kitchen range hood)

-Bath fan for master bathroom: Includes installation of one Broan SPK110RGL 110 cfm lighted bath fan with speaker. Includes installation of ductwork vented out to exterior of home.



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*Existing air handler and exterior condenser to remain.

Exterior Door Replacements:

-Front Door: Includes new 36"x80" Fiberglass inswing front door. Door brand/type: Thermatru full glass door with grids. Includes non-rot jamb. Includes new pvc exterior trim. (This is assuming we are providing an existing door left over from another project. If you wish to change the style of door and purchase a new one you will be charged the cost of a new door).

-Back Door: Includes new inswing French door (Width TBD after measurements. Either 60" or 72" wide x 80" tall). Full glass, blinds between the glass, and non-rot jamb. Door Brand/Type: Plastpro DRS00. Link to door: <https://www.plastproinc.com/series/smooth>

-Locksets: Includes new locksets for new doors and existing garage door. (\$55.00 per lockset material allowance)

*Does not include any interior trim for doors. Does not include any painting of doors.

Window Replacement and Addition of Window to Guest Bathroom: UPDATE

-Includes replacement of 5 windows total. Includes three existing windows that are located on the back of the house and then two primary bedroom/bathroom windows that are not located on the backside of the house. Windows to be replaced with white vinyl single hung windows. Brand: MI. Includes new sill pan flashing for wood framing and proper sealing of windows. Includes removal of existing window sills. Does not include new window sill installations other than master bedroom and bathroom.

-Guest bathroom window addition: Includes necessary framing work and siding work to allow for installation of new ~42" wide x 12" tall clear picture window. (Cost of this item was decreased since removing brick on the back of the house makes this easier to do)

Drywall Work: UPDATED

-Drywall: includes hanging of ½" drywall for any patches or areas that were demoed. Only for primary bathroom, drywall finishing includes scraping away popcorn ceiling and applying light veneer plaster texture, and then applying smooth finish for walls. For all areas except the primary bathroom, it Includes only taping/mudding joints but no further finishing than that.

Master Bedroom Finishes: No longer includes any flooring, closet shelving, or finish work

-Trim Work: N/A

-Interior Doors: Existing interior doors to remain. Doors will be adjusted to operate more smoothly.



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Interior Painting: Scope of work no longer includes any interior painting work or prep work (caulking, priming, and painting of walls/ceiling/trim/doors/etc. to be done by homeowner)

*Scope of work does not include any exterior painting other than back side of house.

Master Bathroom Remodel:

-Sterling Ensemble Vikrell Tub and Shower walls

-Bathroom hardware: Includes installation of vanity mirror. Includes installation of towel bars and toilet paper holder in bathroom. Includes installation of curved curtain rod for tub.

-Vanity Cabinetry: 36" pre-fab vanity with countertop (\$650.00 material allowance)

Material Allowances:

Wall Tile: \$5.00 per sq ft Bathroom Floor Tile: \$10.00 per sq ft Vanity mirror: \$125.00

Towel bars and toilet paper holder: \$175.00 Curtain rod: \$40.00

Jobsite Expenses: Includes portapotty rental, material delivery costs, vehicle fuel costs, dumpster disposal fees.

Total	\$73,315.00
Payments	-\$6,264.35

Estimate expires after 30 days. Estimates are not necessarily a final price. Prices are subject to change depending on unforeseen conditions (deteriorated plumbing pipes, unknown deteriorated/rotted wood framing, additional water or mold damage).

If you have any questions concerning this estimate, contact Trey Kay | 352-318-7790

Progress Payments (not necessarily in order):

1. 5% deposit due upon signing of contract (for placement on schedule, drawing of plans, obtaining of permit)
2. 12.5% due upon issuance of permit
3. 10% due upon start of work
4. 12.5% due upon completion of framing repairs
5. 10% due upon completion of demo and plumbing/electrical rough-in work
6. 20% due upon completion of door and window replacements
7. 10% due upon completion of drywall work



8. 10% due upon completion of master bathroom tile work
9. 10% due upon completion of work

Terms & Conditions:

1. Kay Construction Group LLC stands behind all their work, if any problems come up with install please contact us.
2. Both parties are entitled to a filled out copy of agreement, signed by client and contractor.
3. By signing, client agrees to everything stated in contract. If not stated in contract it is not included.
4. All materials on site, except those installed, are property of Kay Construction Group LLC.
5. Dimensional quantities (lengths, square footages, etc.) listed are rough estimates provided solely for description of work and are not exact. Prices in estimate do not change due to any variances between estimated dimensions and final dimensions.
6. Estimate pricing is not necessarily the final invoice total. Contractor shall be entitled to additional compensation from customer when the price for any materials to be used on the project increases between the time the contract is signed and materials for the project are purchased. Final invoices will be updated to reflect material price increases (This would apply, but not be limited to price increases in lumber, plywood, metal, roofing materials, fuel, manufactured products and equipment). If the total of material price increase is over 5% of the total estimated price, the homeowner will be notified before materials are purchased and the estimate/contract will be updated and signed again by both parties. Contractor is entitled to demonstrate this price increase through the use of quotes, supplier list prices, invoices or receipts, when requested.
7. If there is a change order of over 10% of the total estimated price, it will be prepared in writing and signed by both parties.
8. By signing this contract, you agree that Kay Construction can place yard signs visibly on your property with the purpose of advertising our work and aiding in locating of job site for inspectors, suppliers, etc. for the duration of the project. You also agree to allow Kay Construction access to your WiFi network during the duration of the project to allow for looking up material spec sheets/installation instructions, etc..
9. COVID Mask Policy: By signing this contract, you agree that you will not require our workers to wear masks on your property (inside or outside the home). Our workers have medical and personal reasons (headaches, migraines, etc.) that don't allow them to wear masks while conducting physically laboring work.
10. Kay Construction reserves the right to post photos of work at client's home on social media/online.
11. Upon completion of this contract and initial payment is made, Kay Construction Group LLC is required to begin work within 90 days after all necessary permits for work, if any, are issued. The contractor has a right to an equitable price adjustment in case of delays, accelerations, out of sequence work, and schedule changes beyond its reasonable control.
12. **Contract Cancellation.** The purchaser will have a limited right to cancel this contract. The purchaser may do so in writing within three business days of signing the agreement. Any cleared payments will be refunded minus processing fees, if applicable. If the homeowner wishes to cancel the contract after the 3 day-period from the time the contract is signed, the amount refunded to the customer will be negotiated and agreed upon by both parties. At a minimum, Kay Construction is entitled to retain 5% of the contract price total, plus the cost of any materials already purchased for the project. Any materials purchased will be provided to the homeowner.
13. **Warranties.** The following refers to warranties:
The only express warranties with materials furnished under this contract are those in the manufacturer's certificates. Kay Construction warrants its workmanship for a period of two (2) years. After the two years, labor will be charged at an hourly rate. Labor to install or repair material defects in materials furnished under this contract, within the scope of the manufacturer's warranty, will be provided free of charge for two (2) years from the installation date. After the two (2) years, labor will be charged at an hourly rate. The only remedies for breach of warranty are those stated in the applicable warranty certificates.
14. **Payments.** Final payment is due at the time services are completed, independent of the final inspection. If the customer needs to be invoiced, arrangements are to be made prior to the installation. If invoiced, the purchaser will be given a grace period of 10 days to remit payment in full, otherwise a late fee of 3% of the balance due may be imposed. Invoices not paid in full within 30 days of the completion of the installation may result in collections and/or a lien placed on the property until the balance is paid in full. If a payment is returned for any reason, a fee of \$35 will be assessed.
15. According to Florida's Construction Lien Law (sections 713.001 – 713.37, Florida Statutes), those who work on your property or provide materials and are not paid-in-full have a right to enforce their claim for payment against your property. This claim is known as a construction lien. If your contractor or a subcontractor fails to pay subcontractors, sub-subcontractors, or material suppliers or neglects to make other legally required payments, the people who are owed money may look to your property for payment, even if you have paid your contractor in full. If you fail to pay your contractor, your contractor may also have a lien on your property. This means if a lien is filed your property could be sold against your will to pay for labor, materials, or other services that your contractor or a subcontractor may have failed to pay. Florida's construction lien law is complex and it is recommended that whenever a specific problem arises, you consult an attorney.

Contractor Name: _____

Signature: _____

Date: _____

Client Name: _____

Signature: _____

Date: _____