



ITEM#	LOCATION	DESCRIPTION	QTY	RATE	AMOUNT
1	Exterior	3.0 Clean all tree debris off of roof	1	\$185.00	\$185.00
2	Exterior	3.0 Clean excessive pigeon excrement located on west side of roof and install pigeon spikes	1	\$120.00	\$120.00
3	Flooring	Replace flooring throughout the entire house with luxury vinyl plank (chosen by Izumi)	1434	\$2.15	\$3,083.10
4	Tile Removal	Remove all tile throughout the entire house except around the fireplace	416	\$2.00	\$832.00
5	Stairway	Cost of labor to install flooring and stairnoses on stairway	1	\$900.00	\$900.00
6	Baseboard Installation	Remove all existing baseboards. Purchase and install baseboards throughout the entire house, painting and caulking included in 100% repaint fee	320	\$2.25	\$720.00
7	Bathrooms (all)	Install bathroom vanities chosen by Izumi	3	\$150.00	\$450.00
8	Bathrooms (all)	Cost of labor to install sink faucets for bathroom vanities (Izumi will be providing them)	3	\$40.00	\$120.00
9	Bathrooms (all)	Purchase and install new angle stops, supply lines, and drain pipes for each vanity	3	\$70.00	\$210.00
10	Bathrooms (all)	Purchase new angle stops and supply line for each toilet	2	\$35.00	\$70.00
11	Master Bathroom	Install toilet provided by Izumi	1	\$85.00	\$85.00
12	General	100% repaint: Walls to be the shade provided by Izumi, doors/door trims/ door frames/ baseboards to be white	1247	\$1.35	\$1,683.45
13	Living Room	2.2 Replace window lock and lube track	1	\$95.00	\$95.00
14	Kitchen	6.5 Repair area under the sink	1	\$135.00	\$135.00
15	Kitchen	6.5 Repair toe-kicks located at bottom of cabinets	1	\$65.00	\$65.00
16	Garage	2.3 Purchase and install safety sensors for auto garage door opener	1	\$115.00	\$115.00
17	Garage	6.3 Adjust fire door to properly latch and close	1	\$45.00	\$45.00
18	Garage	Reattach ceiling light	1	\$20.00	\$20.00
19	Garage	Patch and paint wall around garage door opener switch	1	\$20.00	\$20.00
20	Laundry Room	4.9 Clear vent behind dryer machine	1	\$55.00	\$55.00
21	Bedroom #2	6.6 Secure loose shower tiles	1	\$70.00	\$70.00
22	Trash Out	To be determined upon what is left at the property, includes personal items, trash cans, and appliances	?	?	?
23	Caulking	Caulk throughout property as needed- Remove all caulking from toilets upstairs only	1	\$45.00	\$45.00
24	\$500 Memo	This pad is intended to cover the miscellaneous or unexpected additional items that are discovered during any renovation. You will be notified promptly of any such items. The funds not used will be subtracted from the final invoice.	1	\$500.00	\$500.00
				Total:	\$9,623.55