



Spokane County

WASHINGTON

TOM KONIS
SPOKANE COUNTY ASSESSOR

Spokane City/County Historical Preservation Office
Attn: Megan Duval/Logan Camporeale
808 W Spokane Falls Blvd
Spokane, WA 99201-3333

CC: Michael C Fitzgerald

Jim Hawvermale, Levy Specialist
(509) 477-5903 jhawvermale@spokanecounty.org

Thursday, July 24, 2025

RE: Application for Special valuation as Historic Property

Enclosed please find the application received July 16, 2025, from:

Michael C Fitzgerald

For the property at:

2012 W Pacific Avenue
Spokane, WA 99201
County Parcel ID: 25241.0708

I would like to take this opportunity to advise the property owner that this application, if approved, will see first tax benefits in 2027. Specifically, applications received by October 30, 2025, will be:

- Reviewed by the Historical Preservation Office in calendar year 2025.
- Once approved the exemption is placed on the 2026 assessment roll for
- 2027 property tax collection.

Hold for Narrative Statement

Application and Certification of Special Valuation
on Improvements to Historic Property

Chapter 84.26 RCW

File With Assessor by October 1

File No: 10233238

I. Application

County: Spokane
Property Owner: Michael C. Fitzgerald Parcel No./Account No: 25241.0708
Mailing Address: 2012 W. Pacific Ave Spokane WA 99201
E-Mail Address: MCFITZ@CNS2.COM Phone Number: 831-818-1936
Legal Description: Brouns ADD. via E37 1/2 L10 W 1/2 A L11 B 8 (1st assessors office)
Property Address (Location): 2012 W. Pacific Ave Spokane WA 99201
Describe Rehabilitation: House interior completely refurbished, reflecting period of initial build 1895. Includes demolition
Property is on: (check appropriate box) ☒ National Historic Register ☒ Local Register of Historic Places
Building Permit No: B2404584BLDR Date: 3/20/2024 Jurisdiction: Spokane/Spokane
Rehabilitation Started: 1/19/23 (date of start) Date Completed: 01/17/24 (2024)
Actual Cost of Rehabilitation: \$589,699.55 NO. of work completed 12/24

Affirmation

As owner(s) of the improvements described in this application, I/we hereby indicate by my signature that I/we am/are aware of the potential liability (see reverse) involved when my/our improvements cease to be eligible for special valuation under provisions of Chapter 84.26 RCW.

I/We hereby certify that the foregoing information is true and complete.

RECEIVED

JUL 23 2025

**SPOKANE COUNTY
ASSESSORS OFFICE**

Signature(s) of All Owner(s):

Michael C. Fitzgerald

II. Assessor

The undersigned does hereby certify that the ownership, legal description and the assessed value prior to rehabilitation reflected below has been verified from the records of this office as being correct.

Assessed value exclusive of land prior to rehabilitation:

Date: 7/24/2025

517,700

James [Signature]
Assessor/Deputy

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Teletype (TTY) users, please call (360) 705-6715. For tax assistance, call (360) 514-4400.

REV 64 6034e (4/20/12)

	Restoration project 2012 W. Pacific Ave. Spokane WA 99201							
	COSTS							
	Parson's Construction		\$452,972.56	(see Parson's completed bill)				
	Service Master by Antim		\$126,468.95		(see Travelers sheet 51 pages (see page 9)			
	Service Master by Antim		\$10,258.04		(see Parson's bill) -- supplemental cost by Antim			
	TOTAL		\$589,699.55					

Staff note: This will need to be updated with Service Master expenses removed (out of 2 year window) and some additional expenses added (consultant costs and utilities/taxes).

















VIESSMANN

If water is not hot at burner & not heating
correctly, check these two things first:

1. Open bottom panel on boiler to check
pressure gauge. Pressure may be 12.5psi. If
this is low, lift the brass hot handle on the
pressure tank to increase to 12psi.

Look at pressure tank for step 2.

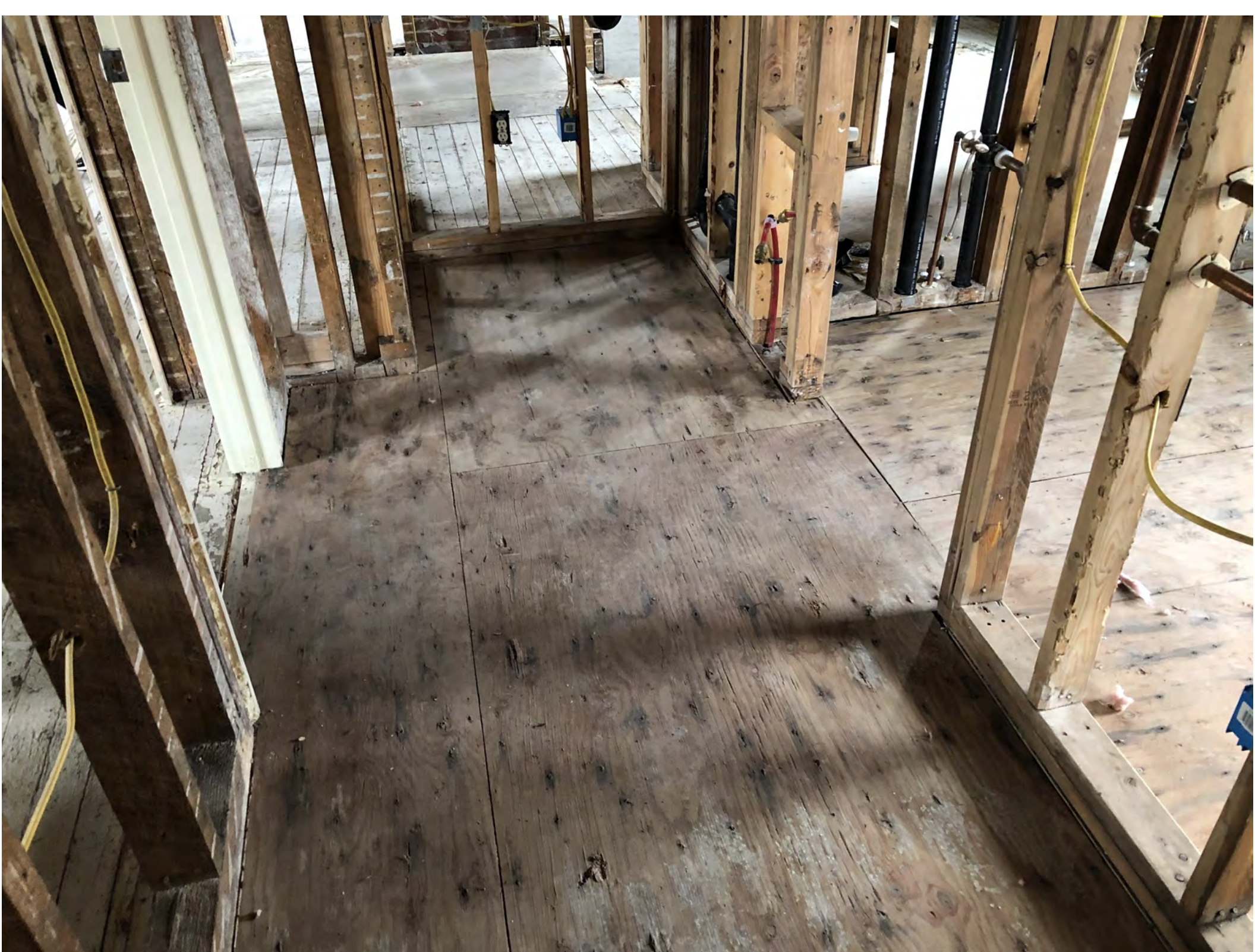
VITODENS 2

















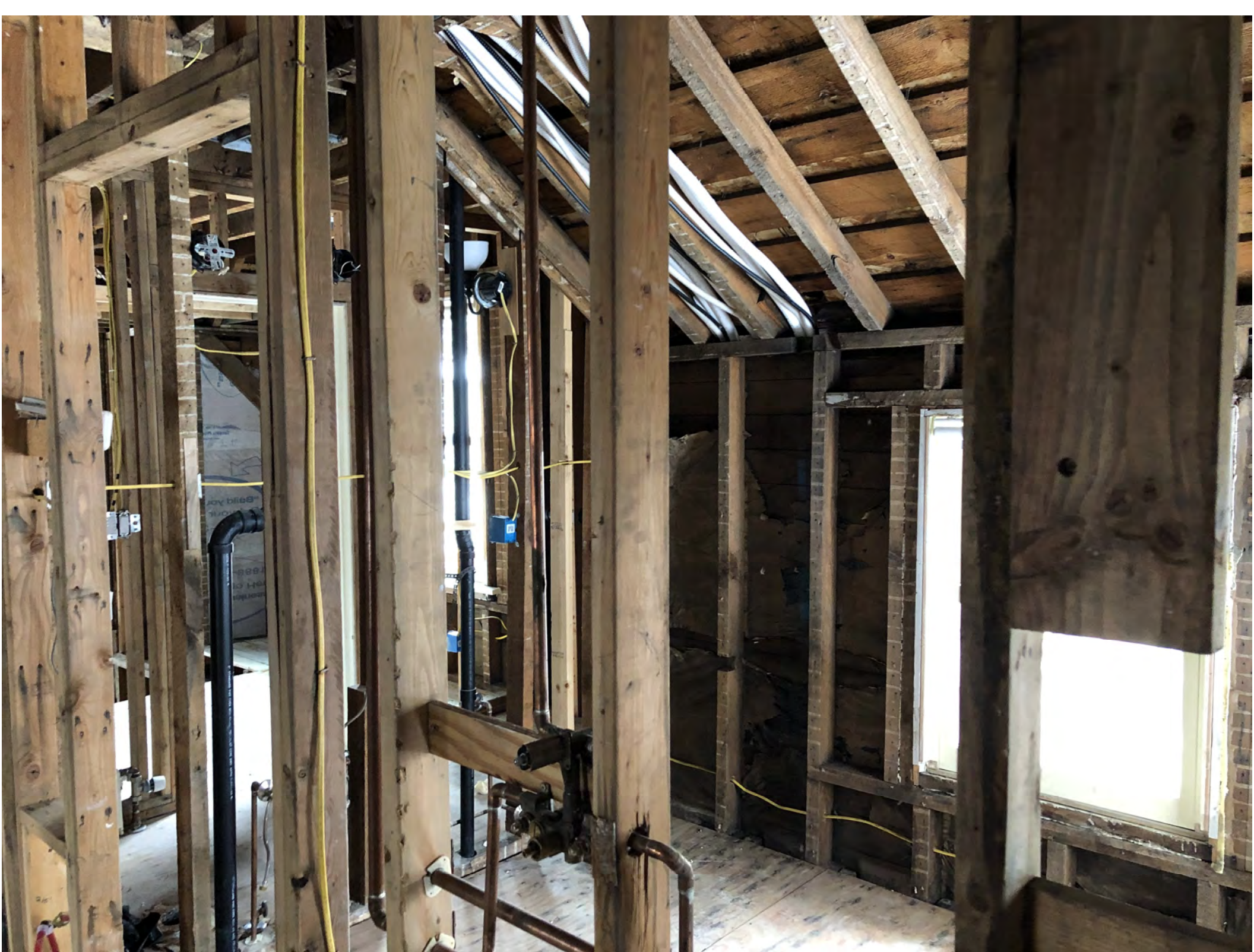












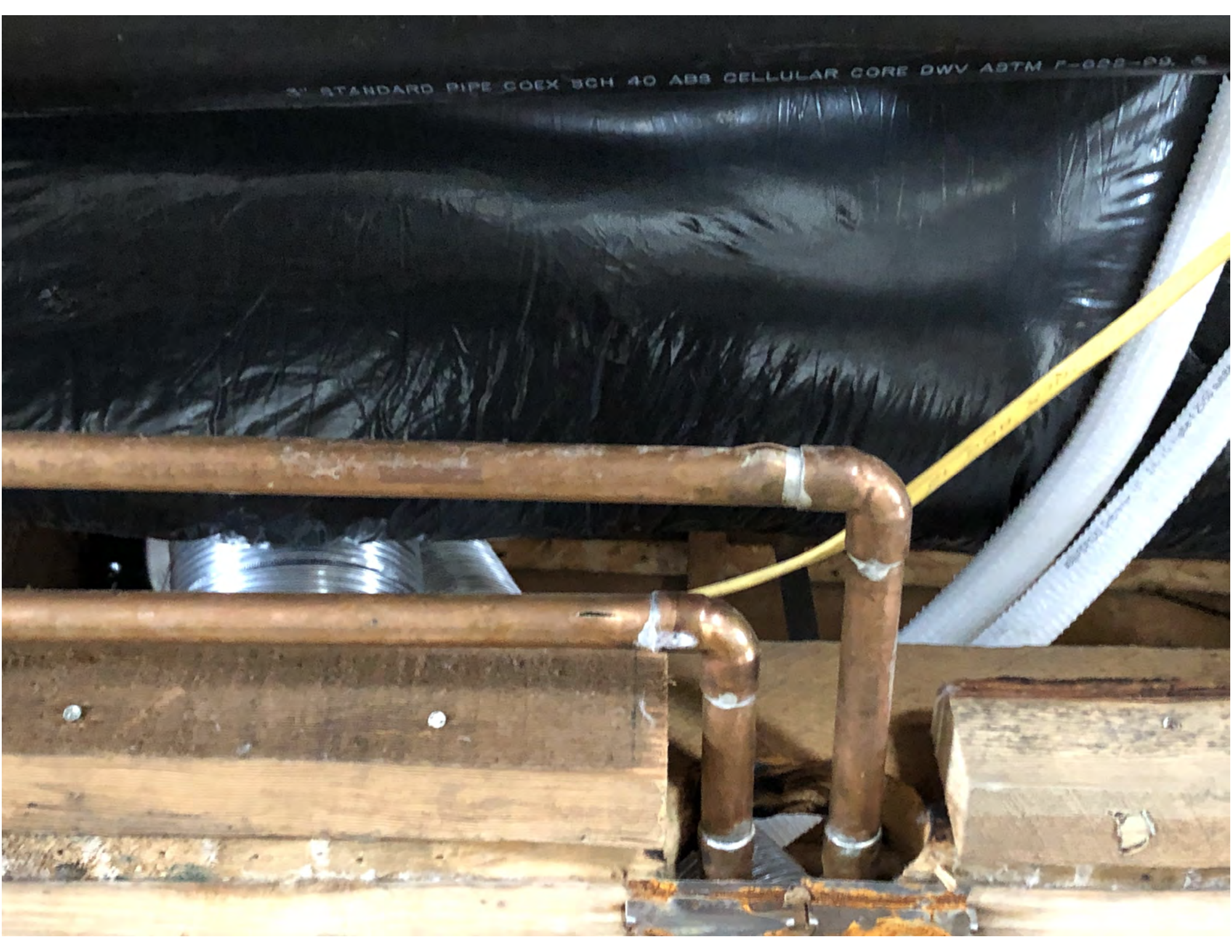








3" STANDARD PIPE COEX 5CH 40 ABS CELLULAR CORE DWV ASTM F-682-99





















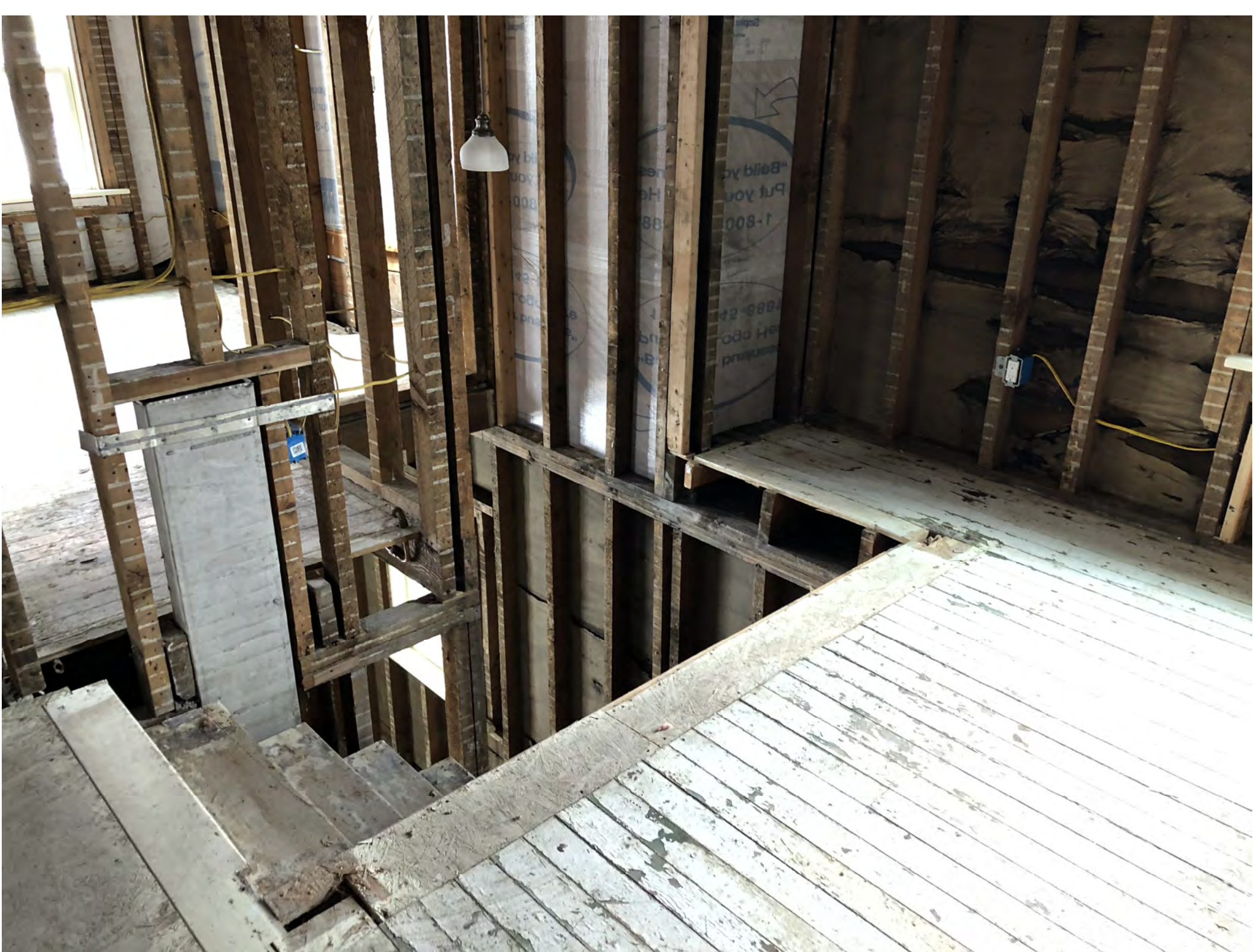






















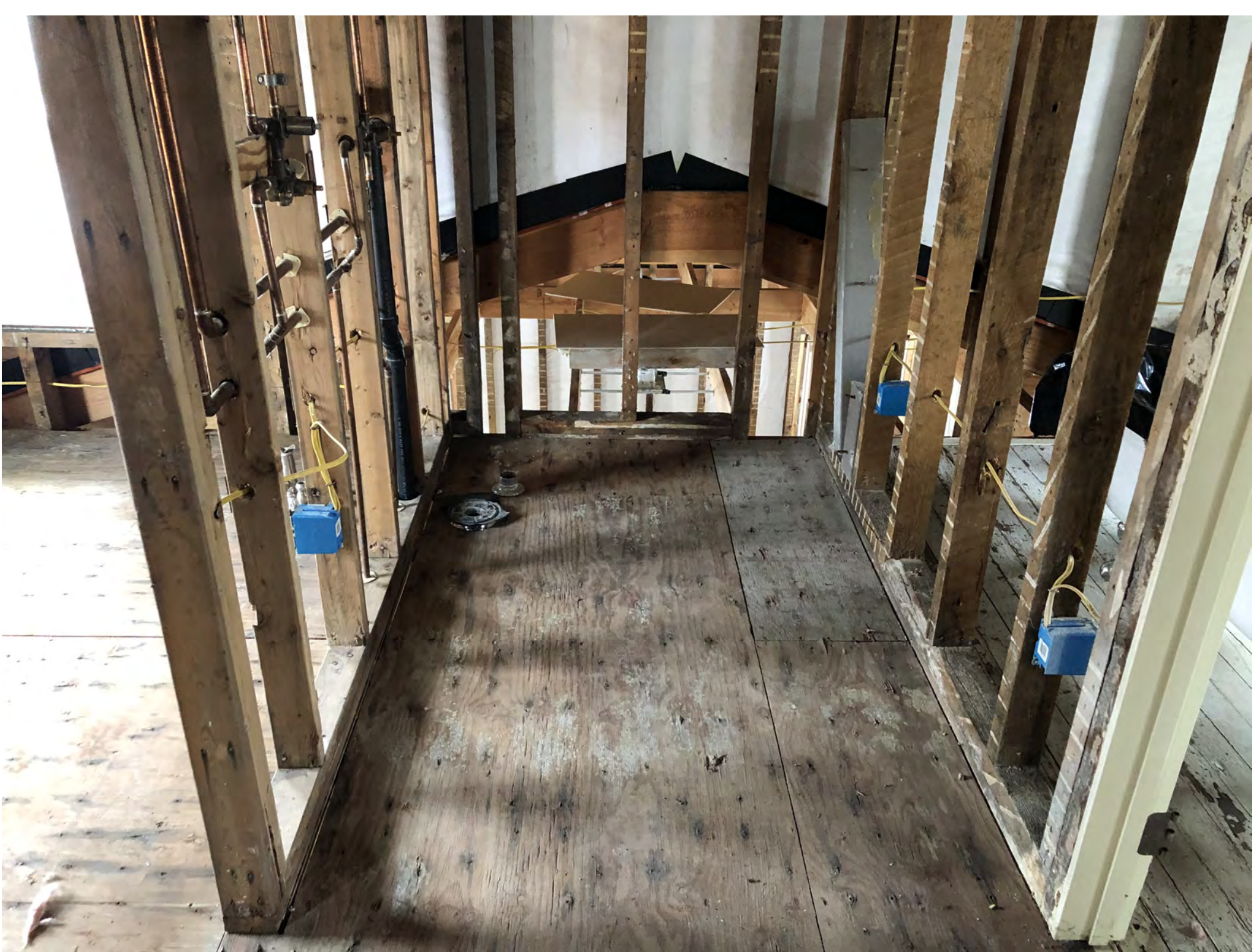


































AMTROL
WEST WARWICK, RI 02803

MODEL NO. **WH-41**

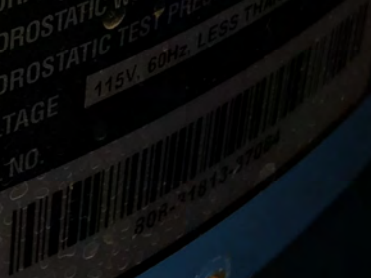
STORAGE CAPACITY **41.00 GALLONS**

HYDROSTATIC WORK PRESS **150 P.S.I.**

HYDROSTATIC TEST PRESS **300 P.S.I.**

VOLTAGE **115V. 60Hz. LESS THAN 12 AMP.**

SERIAL NO. **80A-11813-77004**





























Project Bid

Owner / Job:	Michael Fitzgerald
Address:	2012 W. Pacific Avenue
	Spokane, WA 99201
	CLAIM REFERENCE #876898

Finished	
Unfinished	
Garage	
Covered Patio	
TOTAL SQ FT	0

02/07/24 Date Last Edited

Code	Category	Description	Notes / Selection / Type	Quantity	Unit	Unit Cost	Total	Allowance	Fixed
01	PLANS/DESIGN/DEMO/INSURANCE								
01.01	Design	Architectural services					0.00		
01.01	Design	Design fees					0.00		
01.01	Design	Survey/engineering fee					0.00		
01.02	Reprographics	Reprographics (plan copies)					0.00		
01.03	Environ. Remediation	Asbestos testing & abatement					0.00		
01.04	Demolition	Demolition					0.00		
01.04	Demolition	Loading, hauling, and disposal					0.00		
01.05	Insurance	Insurance					0.00	\$ 3,348.00	
01.99	PCI Labor	PCI labor							
TOTAL • PLANS/DESIGN/DEMO/INSURANCE								\$	3,348.00
02	PERMITS								
02.01	Permit	Permit	Plumbing, HVAC & Insulation				0.00	\$ 800.00	
02.02	New Utility	Fees for new utility service					0.00		
02.03	HOA Fees	HOA plan review fees					0.00		
02.99	PCI Labor	PCI labor							\$ 32.00
TOTAL • PERMITS								\$	832.00
03	TEMPORARY POWER / EXCAVATION								
03.01	Temp Power	Temp power pole					0.00		
03.01	Temp Power	Ditching/sleeving					0.00		
03.02	Utility Bills	Power/utility bills during construction					0.00		
03.03	Temp Heat	Temp heat					0.00	open	
03.04	Stake Lot	Stake lot					0.00		
03.05	Test Holes	Test holes					0.00		
03.06	Excavation/Grading	Excavation					0.00		
03.06	Excavation/Grading	Mobilization (\$250 per move)					0.00		
03.06	Excavation/Grading	Backfill					0.00		
03.06	Excavation/Grading	Crushed Rock					0.00		
03.06	Excavation/Grading	Compaction					0.00		
03.06	Excavation/Grading	Rough Grade					0.00		
03.06	Excavation/Grading	Final Grade					0.00		
03.06	Excavation/Grading	Structural Fill Material					0.00		
03.06	Excavation/Grading	Drain tile and rock					0.00		
03.06	Excavation/Grading	Remove And Reset Pavers					0.00		

Code	Category	Description	Notes / Selection / Type	Quantity	Unit	Unit Cost	Total	Allowance	Fixed
03.07	Tree Removal	Tree removal					0.00		
03.08	Portable Toilet	Portable toilet rental		6		110	660.00	\$ 660.00	
03.99	PCI Labor	PCI labor.....							
TOTAL • TEMPORARY POWER / EXCAVATION								\$ 660.00	

04	FOOTINGS & FOUNDATION								
04.01	Foundation Labor	Footings					0.00		
04.01	Foundation Labor	Walls					0.00		
04.01	Foundation Labor	Rebar					0.00		
04.01	Foundation Labor	Strip footing boards					0.00		
04.02	Foundation Concrete	Footings					0.00		
04.02	Foundation Concrete	Walls					0.00		
04.02	Foundation Concrete	Sono tubes					0.00		
04.02	Foundation Concrete	Sill anchors					0.00		
04.03	Pump Truck	Pump truck					0.00		
04.04	Misc. Materials	Footing stakes					0.00		
04.04	Misc. Materials	Rebar					0.00		
04.04	Misc. Materials	Sono tubes					0.00		
04.04	Misc. Materials	Forms / lumber					0.00		
04.04	Misc. Materials	Crawl vents					0.00		
04.05	Equipment	Compactor					0.00		
04.06	Waterproofing	Emulsion					0.00		
04.06	Waterproofing	Clean footings					0.00		
04.06	Waterproofing	Basement window wells					0.00		
04.99	PCI Labor	PCI labor.....						\$ -	
TOTAL • FOOTINGS & FOUNDATION								\$ -	

05	FRAMING MATERIALS								
05.01	Framing Materials	Bid from take off sheet	1/2" CDX, Screws, Glue, Bits & Blades				0.00	\$ 1,256.00	
05.01	Framing Materials	Fasteners					0.00		
05.02	Structural Steel	Structural steel/brackets					0.00		
05.03	Equipment	Crane fees					0.00		
05.03	Equipment	Material lift					0.00		
05.99	PCI Labor	PCI labor.....						\$ 50.24	
TOTAL • FRAMING MATERIALS								\$ 1,306.24	

06	TRUSSES								
06.01	Trusses	Truss bid					0.00		
06.01	Trusses	Roof beams					0.00		
06.02	Delivery/Set	Delivery/crane fees					0.00		
06.99	PCI Labor	PCI labor.....						\$ -	
TOTAL • TRUSSES								\$ -	

Code	Category	Description	Notes / Selection / Type	Quantity	Unit	Unit Cost	Total	Allowance	Fixed	
07 FRAMING LABOR										
07.01	Framing Labor	Framing Labor	Screw Off Skip Sheathing On Main Floor				0.00	\$ 1,536.00		
07.01	Framing Labor	Framing Labor	1/2" CDX Subfloor				0.00	\$ 2,304.00		
07.01	Framing Labor	Set windows					0.00			
07.01	Framing Labor	Screw floors					0.00			
07.01	Framing Labor	Framing pickup/detailing					0.00			
07.99	PCI Labor	PCI labor.....							\$ 153.60	
TOTAL • FRAMING LABOR									\$ 3,993.60	
08 ROOFING										
08.01	Roofing	Roofing bid					0.00			
08.01	Roofing	Tar paper					0.00			
08.01	Roofing	Vents and underlayment					0.00			
08.01	Roofing	Eve, rake & valley metal					0.00			
08.02	Skylights	Skylights					0.00			
08.99	PCI Labor	PCI labor.....							\$ -	
TOTAL • ROOFING									\$ -	
09 WINDOWS										
09.01	Windows	Regular windows					0.00			
09.01	Windows	Basement windows					0.00			
09.02	Specialty/Custom	Specialty windows					0.00			
09.03	Sliders	Sliding units					0.00			
09.99	PCI Labor	PCI labor.....							\$ -	
TOTAL • WINDOWS									\$ -	
10 PLUMBING ROUGH										
10.01	Plumbing Rough	Base bid (40%)					0.00	\$ 3,620.00		
10.01	Plumbing Rough	Option:	Repair 4 Freeze Breaks Known				0.00	incl		
10.01	Plumbing Rough	Option:	Cut And Cap				0.00	incl		
10.01	Plumbing Rough	Option:	Air Test Water Piping				0.00	incl		
10.01	Plumbing Rough	Option:	Energize System				0.00	incl		
10.01	Plumbing Rough	Option:					0.00			
10.01	Plumbing Rough	Radon System					0.00			
10.01	Plumbing Rough	Insulate Hot Water Pipes	Where Needed For Code				0.00	\$ 425.00		
10.99	PCI Labor	PCI labor.....							\$ 161.80	
TOTAL • PLUMBING ROUGH									\$ 4,206.80	
11 ELECTRICAL ROUGH										
11.01	Electrical Rough	Base bid (80%)					0.00	\$ 5,985.00		
11.01	Electrical Rough	Option:	Remove Existing Fixture				0.00	incl		

Code	Category	Description	Notes / Selection / Type	Quantity	Unit	Unit Cost	Total	Allowance	Fixed	
11.01	Electrical Rough	Option:	Prep Switches & Outlets For Drywall				0.00	incl		
11.01	Electrical Rough	Option:	New Wiring Where Needed				0.00	incl		
11.01	Electrical Rough	Option:	New Arch Fault Breakers Per Code				0.00	incl		
11.01	Electrical Rough	Option:	New Recessed Cans				0.00	incl		
11.01	Electrical Rough	Option:	Install Grounding Per Code				0.00	incl		
11.01	Electrical Rough	Specialty requirement:					0.00			
11.01	Electrical Rough	Specialty requirement:					0.00			
11.01	Electrical Rough	Specialty requirement:					0.00			
11.01	Electrical Rough	Specialty requirement:					0.00			
11.01	Electrical Rough	Specialty requirement:					0.00			
11.01	Electrical Rough	Electrical changes allowance					0.00			
11.99	PCI Labor	PCI labor.....							\$	239.40
TOTAL • ELECTRICAL ROUGH									\$ 6,224.40	
12 FIREPLACE (GAS)										
12.01	Fireplace (Gas)	Unit cost	Reinstall Existing Gas Fireplace				0.00	\$ 495.00		
12.01	Fireplace (Gas)	Gas lines to units	Reconnect Existing Gas Line				0.00	incl		
12.01	Fireplace (Gas)	Venting	Reconnect To Existing Chimney Flue				0.00	incl		
12.01	Fireplace (Gas)	Chimney chase cap					0.00			
12.99	PCI Labor	PCI labor.....							\$	19.80
TOTAL • FIREPLACE (GAS)									\$ 514.80	
13 MASONRY / VENEER										
13.01	Masonry	Masonry bid					0.00			
13.01	Masonry	Dryvit					0.00			
13.01	Masonry	Cold weather tenting					0.00			
13.01	Masonry	Fireplace face veneer					0.00			
13.99	PCI Labor	PCI labor.....							\$	-
TOTAL • MASONRY / VENEER									\$ -	
14 FIREPLACE (PRE-FAB)										
14.01	Fireplace (Pre-Fab)	Unit cost					0.00			
14.01	Fireplace (Pre-Fab)	Installation labor					0.00			
14.99	PCI Labor	PCI labor.....							\$	-
TOTAL • PRE-FAB FIREPLACE									\$ -	
15 BASEMENT & GARAGE FLOOR										
15.01	B & G Floor Labor	Form prep - basement					0.00			
15.01	B & G Floor Labor	Form prep - garage					0.00			
15.01	B & G Floor Labor	Bobcat					0.00			
15.02	Materials - Fill	Basement					0.00			

Code	Category	Description	Notes / Selection / Type	Quantity	Unit	Unit Cost	Total	Allowance	Fixed	
15.02	Materials - Fill	Garage					0.00			
15.03	Materials - Concrete	Basement					0.00			
15.03	Materials - Concrete	Garage					0.00			
15.03	Materials - Concrete	Forms					0.00			
15.03	Materials - Concrete	Insulation board					0.00			
15.03	Materials - Concrete	Sealer					0.00			
15.03	Materials - Concrete	Reinforcing					0.00			
15.03	Materials - Concrete	Fiber mesh					0.00			
15.03	Materials - Concrete	Rebar					0.00			
15.01	B & G Floor Labor	Finish labor - basement					0.00			
15.01	B & G Floor Labor	Finish labor - garage					0.00			
15.01	B & G Floor Labor	Finish labor - minimums					0.00			
15.04	Miscellaneous	Equipment rental					0.00			
15.04	Miscellaneous	Compactor					0.00			
15.04	Miscellaneous	Visqueen/protection					0.00			
15.04	Miscellaneous	Drain tiles					0.00			
15.04	Miscellaneous	Blankets					0.00			
15.99	PCI Labor	PCI labor.....							\$	-
TOTAL • BASEMENT & GARAGE FLOOR									\$ -	

16	SIDING										
16.01	Siding Labor	Labor bid						0.00			
16.02	Siding Materials	Base bid						0.00			
16.02	Siding Materials	Tyvek house wrap						0.00			
16.02	Siding Materials	LP SmartSide						0.00			
16.02	Siding Materials	HardiePlank						0.00			
16.02	Siding Materials	Cedar						0.00			
16.02	Siding Materials	Soffits & fascia						0.00			
16.02	Siding Materials	Exterior trims						0.00			
16.02	Siding Materials	Supplies						0.00			
16.02	Siding Materials	Decorative columns						0.00			
16.02	Siding Materials	Specialty items						0.00			
16.02	Siding Materials	Vents						0.00			
16.99	PCI Labor	PCI labor.....								\$	-
TOTAL • SIDING										\$	-

17 HVAC									
17.01	HVAC	Base bid					0.00		
17.01	HVAC	Option:	Remove & Reset Scroll Radiator				0.00	\$ 495.00	
17.01	HVAC	Option:	Remove & Replace Baseboard Radiators	7			0.00	\$ 13,795.00	
17.01	HVAC	Option:	Air Test System				0.00	\$ 600.00	
17.01	HVAC	Option:	Panasonic Whisper Quiet Exhaust Fan	3		400	1200.00	\$ 1,200.00	
17.01	HVAC	Option:	Dryer Box W/ Venting	1			0.00	\$ 295.00	

Code	Category	Description	Notes / Selection / Type	Quantity	Unit	Unit Cost	Total	Allowance	Fixed	
17.01	HVAC	Option:	New Viessmann Boiler				0.00	\$ 11,495.00		
17.01	HVAC	Option:					0.00			
17.01	HVAC	Option:	Whisper Green Exhaust Fan	1			0.00	\$ 550.00		
17.01	HVAC	Option:					0.00			
17.99	PCI Labor	PCI labor.....							\$ 1,137.20	
TOTAL • HVAC									\$ 29,567.20	
18 INSULATION										
18.01	Insulation	Bid					0.00	\$ 5,750.00		
18.01	Insulation	Option:	R-13 Fiberglass Wall Insulation				0.00	incl		
18.01	Insulation	Option:	R-25 Fiberglass Cantilever Floor Insulation				0.00	incl		
18.01	Insulation	Option:	R-21 Fiberglass Rim Joist Insulation				0.00	incl		
18.01	Insulation	Option:					0.00			
18.01	Insulation	Option:					0.00			
18.01	Insulation	Option:	Closed cell Spray Foam In All Roof Assemblies To R-38				0.00	\$ 14,950.00		
18.01	Insulation	Option:	R-19 Raidant Floor Insulation				0.00	\$ 1,480.00		
18.01	Insulation	Option:					0.00			
18.99	PCI Labor	PCI labor.....							\$ 887.20	
TOTAL • INSULATION									\$ 23,067.20	
19 DRYWALL										
19.01	Drywall	Base bid					0.00	\$ 17,950.00		
19.01	Drywall	Option:	Imperfect Smooth Wall				0.00	incl		
19.01	Drywall	Option:	Square Corners				0.00	incl		
19.01	Drywall	Option:	5/8" Ceiling Drywall				0.00	incl		
19.01	Drywall	Option:	1/2" Wall Drywall				0.00	incl		
19.01	Drywall	Option:	Denshield In Showers				0.00	incl		
19.01	Drywall	Option:	Lower Level All 5/8" Drywall				0.00	incl		
19.01	Drywall	Option:					0.00			
19.01	Drywall	Option:					0.00			
19.01	Drywall	Option:					0.00			
19.99	PCI Labor	PCI labor.....							\$ 718.00	
TOTAL • DRYWALL									\$ 18,668.00	
20 SEWER / SEPTIC										
20.01	Engineering	Engineering fees					0.00			
20.02	Permit	Hookup fees / permit					0.00			
20.03	Septic System	Septic drainfield					0.00			
20.04	Sewer	Sewer ditching					0.00			
20.04	Sewer	Sewer pipe and fittings					0.00			
20.04	Sewer	Sewer labor					0.00			
20.99	PCI Labor	PCI labor.....							\$ -	

Code	Category	Description	Notes / Selection / Type	Quantity	Unit	Unit Cost	Total	Allowance	Fixed	
TOTAL • SEWER / SEPTIC							\$		-	
21	WATER HOOK-UP									
21.01	Connection	Hook-up fees					0.00			
21.02	Materials	Pipe line & materials					0.00			
21.03	Ditching	Ditching					0.00			
21.04	Labor	Labor					0.00			
21.99	PCI Labor	PCI labor.....							\$	-
TOTAL • WATER HOOK-UP							\$		-	
22	WELL									
22.01	Permits / Testing	Permits & testing					0.00			
22.02	Well System	Drilling					0.00			
22.02	Well System	Ditching					0.00			
22.02	Well System	Power, pump, pressure tanks					0.00			
22.99	PCI Labor	PCI labor.....							\$	-
TOTAL • WELL							\$		-	
23	DOWNSPOUTS & GUTTERS									
23.01	Downspouts/Gutters	Gutters					0.00			
23.01	Downspouts/Gutters	Down spouts					0.00			
23.01	Downspouts/Gutters	Tie into drainage					0.00			
23.01	Downspouts/Gutters	Pipe ditching					0.00			
23.99	PCI Labor	PCI labor.....							\$	-
TOTAL • DOWNSPOUTS & GUTTERS							\$		-	
24	EXTERIOR PAINT									
24.01	Exterior Paint	Base bid					0.00			
24.01	Exterior Paint	Option:					0.00			
24.01	Exterior Paint	Option:					0.00			
24.99	PCI Labor	PCI labor.....							\$	-
TOTAL • EXTERIOR PAINT							\$		-	
25	INTERIOR PAINT									
25.01	Interior Paint	Base bid					0.00	\$ 23,490.00		
25.01	Interior Paint	Option:	Paint Walls And Ceilings 2 Coats				0.00	incl		
25.01	Interior Paint	Option:	Prime Walls And Ceilings				0.00	incl		
25.01	Interior Paint	Option:	Paint Grade Doors				0.00	incl		
25.01	Interior Paint	Option:	Paint Grade Millwork				0.00	incl		
25.01	Interior Paint	Option:	Paint Grade Wood Walls Lower Level				0.00	incl		
25.01	Interior Paint	Option:	Paint Exterior Doors	3			0.00	incl		
25.99	PCI Labor	PCI labor.....							\$	939.60

Code	Category	Description	Notes / Selection / Type	Quantity	Unit	Unit Cost	Total	Allowance	Fixed
TOTAL • INTERIOR PAINT									\$ 24,429.60
26 WALLPAPER / PANELING									
26.01	Wallpaper/Paneling	Materials					0.00		
26.01	Wallpaper/Paneling	Labor					0.00		
26.01	Wallpaper/Paneling	Specialty paneling					0.00		
26.99	PCI Labor	PCI labor.....							\$ -
TOTAL • WALLPAPER / PANELING									\$ -
27 CABINETS & HARDWARE									
27.01	Cabinets & Hardware	Base bid					0.00	\$ 18,133.00	
27.01	Cabinets &Hardware	Option:	Cabinet Pulls and Knobs					incl	
27.01	Cabinets & Hardware	Option:	Stain Grade Kitchen Lowers				0.00	incl	
27.01	Cabinets & Hardware	Option:	Paint Grade Kitchen Uppers				0.00	incl	
27.01	Cabinets & Hardware	Option:	Paint Grade Bookcase Lower Level				0.00	\$ 1,246.00	
27.99	PCI Labor	PCI labor.....							\$ 775.16
TOTAL • CABINETS & HARDWARE									\$ 20,154.16
28 COUNTERTOPS, TILE & FLOORING									
28.01	Countertops	Laundry					0.00		
28.01	Countertops	Main bath					0.00		
28.01	Countertops	Powder bath					0.00		
28.01	Countertops	Living Room Hearth	Quartz				0.00	incl	
28.01	Countertops	Kitchen	Quartz				0.00	\$ 6,749.00	
28.01	Countertops	Other					0.00		
28.02	Tile	Laundry					0.00		
28.02	Tile	Main bath					0.00		
28.02	Tile	Powder bath					0.00		
28.02	Tile	Primary bath	Floor,Shower and Wainscot				0.00	\$ 20,664.00	
28.02	Tile	Kitchen	Backsplash				0.00	\$ 3,189.00	
28.02	Tile	Mud set shower	Master Shower				0.00	incl	
28.02	Tile	Installation	ALL Tile Installation Labor				0.00	\$ 31,815.00	
28.03	Flooring	Up Hall Bath	Tile Floor				0.00	\$ 760.00	
28.03	Flooring	Main bath					0.00		
28.03	Flooring	Powder bath					0.00		
28.03	Flooring	Primary bath					0.00		
28.03	Flooring	Kitchen					0.00		
28.03	Flooring	Entry					0.00		
28.03	Flooring	Underlayment and labor					0.00	incl	
28.03	Flooring	Protective products					0.00		
28.99	PCI Labor	PCI labor.....							\$ 2,527.08
TOTAL • COUNTERTOPS, TILE & FLOORING									\$ 65,704.08

Code	Category	Description	Notes / Selection / Type	Quantity	Unit	Unit Cost	Total	Allowance	Fixed
29 PLUMBING FINISH									
29.01	Plumbing Finish	Base bid (60% RI)					0.00	\$ 5,430.00	
29.01	Plumbing Finish	Option:	Trim Out All Plumbing				0.00	incl	
29.01	Plumbing Finish	Option:	Install All Plumbing Fixtures				0.00	incl	
29.01	Plumbing Finish	Option:					0.00		
29.01	Plumbing Finish	Option:					0.00		
29.01	Plumbing Finish	Option:					0.00		
29.02	Plumbing Fixtures	Sinks / faucets	Plumbing Fixture Allowance				0.00	\$ 8,900.00	
29.02	Plumbing Fixtures	Specialty fixtures					0.00		
29.03	Interior Glass	Bath shower doors	Primary & Main				0.00	\$ 3,220.00	
29.03	Interior Glass	Mirrors	Picture Framed	3			0.00	\$ 900.00	
29.03	Interior Glass	Specialty mirrors					0.00		
29.03	Interior Glass	Specialty glass					0.00		
29.99	PCI Labor	PCI labor.....							\$ 738.00
TOTAL • PLUMBING FINISH								\$ 19,188.00	
30 EXTERIOR & GARAGE DOORS									
30.01	Exterior Doors	Entry door	Fiberglass 1/2 Lite				0.00	\$ 690.00	
30.01	Exterior Doors	Entry Door	Labor To R&R Ext. Door & Storm Door	8		123	984.00	\$ 984.00	
30.02	Garage Doors	Overhead doors					0.00		
30.02	Garage Doors	OHD opener					0.00		
30.02	Garage Doors	Man door					0.00		
30.02	Garage Doors	Fire door					0.00		
30.99	PCI Labor	PCI labor.....							\$ 66.96
TOTAL • EXTERIOR & GARAGE DOORS								\$ 1,740.96	
31 ELECTRICAL FINISH									
31.01	Electrical Finish	Base bid (20% RI)					0.00	\$ 1,497.00	
31.02	Lighting Fixtures	Light fixtures		27		200	5400.00	\$ 5,400.00	
31.02	Lighting Fixtures	Ceiling fans					0.00		
31.03	Security System	Security system					0.00		
31.04	A/V System	Audio/visual system					0.00		
31.99	PCI Labor	PCI labor.....							\$ 275.88
TOTAL • ELECTRICAL FINISH								\$ 7,172.88	
32 CARPETS									
32.01	Carpets	Base bid					0.00	\$ 11,034.00	
32.01	Carpets	Prep and clean for carpet		8		54	432.00	\$ 432.00	
32.02	Protection	Protective products and labor	Labor and Material				0.00	\$ 530.00	
32.99	PCI Labor	PCI labor.....							\$ 479.84
TOTAL • CARPETS								\$ 12,475.84	

Code	Category	Description	Notes / Selection / Type	Quantity	Unit	Unit Cost	Total	Allowance	Fixed	
33 HARD-SURFACE FLOORING										
33.01	Hardwood	Hardwood	1/2"x3 1/4" Brazilian Cherry				0.00	\$ 10,593.00		
33.02	LVP	LVP					0.00			
33.03	Protection	Protective products and labor	Ram Board And Labor				0.00	\$ 984.00		
33.99	PCI Labor	PCI labor.....							\$ 463.08	
TOTAL ● HARD-SURFACE FLOORING									\$ 12,040.08	
34 INTERIOR DOORS & TRIM										
34.01	Millwork	Base bid					0.00	\$ 13,136.00		
34.01	Millwork	Doors:	4 Panel Paint Grade	15			0.00	incl		
34.01	Millwork	Doors:					0.00			
34.01	Millwork	Doors:					0.00			
34.01	Millwork	Baseboards:	7 1/4" Paint Grade W/ Shoe	650			0.00	incl		
34.01	Millwork	Baseboards:					0.00			
34.01	Millwork	Casing:	5 1/4" Paint Grade				0.00	incl		
34.01	Millwork	Casing:	3 Piece Paint Grade Headers	59			0.00	incl		
34.01	Millwork	Windows:	Full Wrap W/ Sill and Apron	17			0.00	incl		
34.01	Millwork	Lower Level Wood Walls	8" Mdf Shiplap L&M				0.00	\$ 6,102.00		
34.01	Millwork	Finish nails, shims, glue, etc.	INCLUDED				0.00	incl		
34.02	Custom Storage	Shelving system	All Closets Shelf, Cleat and Rod L&M				0.00	\$ 1,600.00		
34.02	Custom Storage	Closet system in master					0.00			
34.03	Interior Rail	Custom	To Match Existing As Close As Possible				0.00	\$ 2,910.00		
34.99	PCI Labor	PCI labor.....							\$ 949.92	
TOTAL ● INTERIOR DOORS & TRIM									\$ 24,697.92	
35 FINISH LABOR										
35.01	Finish Labor	Labor bid					0.00	\$ 24,542.00		
35.99	PCI Labor	PCI labor.....							\$ 981.68	
TOTAL ● FINISH LABOR									\$ 25,523.68	
36 FINISH HARDWARE										
36.01	Door Hardware	Entry locksets					0.00			
36.01	Door Hardware	Deadbolts					0.00			
36.01	Door Hardware	Pull/push (barn doors)					0.00			
36.01	Door Hardware	Interior locksets		15		65	975.00	\$ 975.00		
36.01	Door Hardware	Pocket door hardware		1		40	40.00	\$ 40.00		
36.01	Door Hardware	Barn door hardware					0.00			
36.02	Bath Hardware	Towel bars		3		70	210.00	\$ 210.00		
36.02	Bath Hardware	Paper holders		3		45	135.00	\$ 135.00		
36.02	Bath Hardware	Towel rings		4		55	220.00	\$ 220.00		
36.03	Misc. Hardware	Door stops		15		10	150.00	\$ 150.00		

Code	Category	Description	Notes / Selection / Type	Quantity	Unit	Unit Cost	Total	Allowance	Fixed	
36.03	Misc. Hardware	Closet rods & shelving					0.00			
36.03	Misc. Hardware	House numbers					0.00			
36.04	Hardware Labor	Labor		40		69	2760.00	\$ 2,760.00		
36.99	PCI Labor	PCI labor.....							\$	179.60
TOTAL • FINISH HARDWARE									\$ 4,669.60	

37	APPLIANCES									
37.01	Cooking	Cooktop					0.00			
37.01	Cooking	Double oven					0.00			
37.01	Cooking	Free standing range	36" Dual Fuel				0.00	\$ 10,323.00		
37.01	Cooking	Microwave	Micro Drawer				0.00	\$ 1,800.00		
37.01	Cooking	Hood					0.00	\$ 3,099.00		
37.02	Refrigeration	Refrigerator	Frech Door Built In				0.00	\$ 11,159.00		
37.02	Refrigeration	Wine cooler					0.00			
37.02	Refrigeration	Beverage center					0.00			
37.03	Washing	Dishwasher					0.00	\$ 1,399.00		
37.03	Washing	Washer					0.00			
37.03	Washing	Dryer					0.00			
37.04	Miscellaneous	Compactor					0.00			
37.04	Miscellaneous	Disposal					0.00			
37.04	Miscellaneous	Hot water dispenser					0.00			
37.05	Delivery/Set	Delivery					0.00	\$ 150.00		
37.05	Delivery/Set	Set appliances		8		123	984.00	\$ 984.00		
37.99	PCI Labor	PCI labor.....							\$	1,156.56
TOTAL • APPLIANCES									\$ 30,070.56	

38 DECKS										
38.01	Deck Materials	Decking					0.00			
38.01	Deck Materials	Hardware					0.00			
38.01	Deck Materials	Rails					0.00			
38.01	Deck Materials	Treads					0.00			
38.02	Deck Labor	Labor					0.00			
38.99	PCI Labor	PCI labor.....							\$	-
TOTAL • DECKS									\$ -	

39	EXTERIOR CONCRETE & DRIVE								
39.01	Form & Prep	Driveway					0.00		
39.01	Form & Prep	Porch					0.00		
39.01	Form & Prep	Walkways					0.00		
39.01	Form & Prep	Rear patio					0.00		
39.01	Form & Prep	Fill material					0.00		
39.01	Form & Prep	Compaction					0.00		
39.01	Form & Prep	Bobcat					0.00		
39.02	Materials	Entry					0.00		

Code	Category	Description	Notes / Selection / Type	Quantity	Unit	Unit Cost	Total	Allowance	Fixed	
39.02	Materials	Rear and front patio					0.00			
39.02	Materials	Driveway					0.00			
39.02	Materials	Driveway bands / special accents					0.00			
39.03	Concrete Finish	Entry					0.00			
39.03	Concrete Finish	Rear and front patio					0.00			
39.03	Concrete Finish	Driveway					0.00			
39.03	Concrete Finish	Steps					0.00			
39.03	Concrete Finish	Steel reinforce					0.00			
39.04	Other	Retaining wall					0.00			
39.04	Other	Gravel					0.00			
39.04	Other	Blacktop					0.00			
39.99	PCI Labor	PCI labor.....							\$	-
TOTAL • EXTERIOR CONCRETE & DRIVE									\$	-

40		CLEAN UP								
40.01	Clean Up	Job progress		96		54	5184.00	\$	5,184.00	
40.02	Dump Fees	Dump fees		2		345	690.00	\$	690.00	
40.03	Final	Final cleaning					0.00			
40.03	Final	Windows					0.00			
40.04	Punch List	Punch list (end of project)					0.00			
40.99	PCI Labor	PCI labor.....								
TOTAL • CLEAN UP										\$ 5,874.00

41 LANDSCAPING										
41.01	Landscaping	Labor & materials bid					0.00			
41.01	Landscaping	Conrete block retaining walls					0.00			
41.99	PCI Labor	PCI labor.....							\$	-
TOTAL • LANDSCAPING									\$	-

42	MISCELLANEOUS										
42.01	Small Tools	Small tools					0.00	\$	180.00		
42.02	Scaffolding	Scaffolding					0.00				
42.03	Blower Door Test	Blower door test					0.00				
42.04	Travel Cost	Travel cost					0.00				
42.05	Other						0.00				
42.99	PCI Labor	PCI labor.....									
TOTAL • MISCELLANEOUS									\$	180.00	

TOTAL HARD COSTS			\$ 346,309.60
Profit	10.0%		\$ 34,630.96
Overhead	10.0%		\$ 34,630.96
SUBTOTAL			\$ 415,571.52
Sales Tax	9.0%		\$ 37,401.44

Code	Category	Description	Notes / Selection / Type	Quantity	Unit	Unit Cost	Total	Allowance	Fixed
TOTAL PRICE									<u>\$ 452,972.96</u>

Builders Signature Date

Customer Signature Date

Customer Signature Date