



13737 se 26th St. Suite 7 **Estimate No:**
Bellevue Washington 98005 **Project:**
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COST ESTIMATE
Jean Marston

6/17/2026
26071
Remodel
17405 NE 136Th St,
Redmond, WA 98052

KEY	DESCRIPTION	UNIT	QTY	UNITARY PRICE	AMOUNT
EXECUTIVE PROJECT					
IM-1	ADMINISTRATIVE-Project planing and project management.	LOT	1	\$ 5,670.00	\$ 5,670.00
					\$ 5,670.00
PRELIMINARY					
Customer contents from the main work areas and any areas where work will be performed will be moved out of the work zone to a location designated by the tenant or client. All contents will be covered and properly protected throughout the duration of the project. A portable restroom will be set up on the propret for the deuration of the project.					
IM-1	LABOR AND MATERIALS	LOT	1	\$ 1,637.00	\$ 1,637.00
					\$ 1,637.00
DEMOLITION					
Interior Trim & Doors Remove and dispose of all existing baseboards, door trims, and window trims on the main and second floors as required for the renovation. All existing interior doors on the main and second floors shall remain in place. Remove and dispose of all existing wallpaper in areas scheduled for renovation and prepare surfaces for new finishes. Crpet Remove and dispose of all existing carpet from living room, dining room, family room stairs, hallway and all bedrooms. Railings Remove and dispose of the existing banister on eating and family room area. Save balusters to install them on the stair banister. Kitchen The xisting kietchen caountertops, sink, faucets, cabinets and backsplash will be removed and disposed. Bathrooms The existing countertops, sink, faucet, floor, shower and tub tile and panels will be removed and disposed.					
IM-1	LABOR AND MATERIALS	LOT	1	\$ 8,910.00	\$ 8,910.00
					\$ 8,910.00
FLOOR REFINISH					
The existing hardwood flooring in the foyer, hallway, eating area, and kitchen will be inspected to assess its condition. Any damaged boards will be removed and replaced with matching hardwood material. Once repairs are completed, the entire hardwood floor surface will be sanded down to bare wood, smoothed, and prepared for finishing. A three-coat natural stain and finish system will be applied to achieve a durable, uniform, and high-quality appearance consistent with industry standards. After the hardwood floor refinsh, the hardwood floor will be covered and protected with Ram Board to prevent damage during the remaining construction activities.					
IM-1	LABOR AND MATERIALS	LOT	1	\$ 5,621.40	\$ 5,621.40
					\$ 5,621.40
CARPET					
The existing subfloor in the living room, dining room, family room, stairs, hallway, primary bedroom, and both secondary bedrooms will be inspected and reinforced as needed. To eliminate any squeaking sounds, additional screws will be installed throughout identified areas of the plywood subfloor on both the main and second floors. Damaged or deteriorated tack strips will be removed and replaced as required. A new carpet pad will be prepared and installed in all areas listed above. New carpet will be measured, cut, stretched, and professionally installed to ensure a smooth, secure, and high-quality finish across the entire space. After the carpet installation, the new carpet flooring will be covered and protected with carpet mask to prevent damage during the remaining construction activities. Note: All walls, ceilings, and millwork will be fully painted prior to carpet installation. The carpet pricing included in this estimate is \$35.00 per square yard, including padding.					
IM-1	LABOR AND MATERIALS	LOT	1	\$ 13,740.00	\$ 13,740.00
					\$ 13,740.00
LVP					
The existing subfloor in the primary bathroom, main bathroom, and laundry room will be inspected to assess its condition. A new ½" underlayment will be prepared and installed, securely fastened to the existing subfloor in accordance with manufacturer specifications and industry standards. New LVT flooring will be prepared and properly installed in all areas listed above, following the manufacturer's installation instructions to ensure durability, performance, and a high-quality finish. After installation, the new LVT flooring will be covered and protected with Ram Board to prevent damage during the remaining construction activities. Note: this price incudes labor and materials as well as the underlyamnet.					
IM-1	LABOR AND MATERIALS	LOT	1	\$ 4,995.00	\$ 4,995.00
					\$ 4,995.00

ELECTRICAL

All existing light fixtures on the main and second floors will be disconnected and removed. New LED can-light trims, wall-mounted light fixtures, and chandeliers will be prepared and installed throughout all bedrooms, hallways, stairways, bathrooms, the kitchen, and the laundry room. Existing bathroom exhaust fans will be removed and replaced with new units.

Recessed Lighting & Fixture Schedule
(18-22) 6" LED can-light trims
(3) Bathroom exhaust fans
(3) Bathroom wall-mounted light fixtures
(1) Dining room chandelier

Electrical plates for all switches and receptacles will also be replaced to ensure a clean, updated finish throughout the home.

IM-1	LABOR AND MATERIALS	LOT	1	\$	7,722.00	\$	7,722.00
						\$	7,722.00

PLUMBING

The existing plumbing system will be inspected and reconfigured as necessary to accommodate the new bathroom layout provided by F&M. All required rerouting and relocation of plumbing lines will be completed in accordance with the updated design specifications. Hot and cold water supply lines, along with drain lines will be upgarded and installed and routed to the existing shower, bathtub, and toilet locations. All plumbing work will be performed in full compliance with applicable building codes and industry standards to ensure proper function, safety, and long-term reliability. Once the tile installation has been completed, all plumbing fixtures and finishes will be installed. This includes the tub filler, toilet, shower valve trim, faucets, and sinks. All fixtures will be installed with precision to ensure proper alignment, secure connections, and optimal performance.

IM-1	TUB FILLER SHOWER TRIM KIT	LOT	1				
IM-2	SHOWER VALVE KIT	LOT	1				
IM-3	FAUCETS	LOT	4				
IM-4	TOILET	LOT	3				
IM-5	BATHROOM SINK	LOT	4				
IM-6	KITCHEN SINK	LOT	1				
IM-7	KITCHEN FAUCET	LOT	1				
IM-8	LABOR AND MATERIALS	LOT	1	\$	11,502.00	\$	11,502.00
						\$	11,502.00

TILE

A Hydro-Block or Schluter curbless shower pan system will be prepared and installed in accordance with the approved design and manufacturer specifications. A complete Hydro-Block or Schluter waterproofing system will be applied to all shower walls and securely fastened to the structural framing in both the primary and main bathrooms. All screw penetrations, seams, corners, and transitions will be fully sealed and waterproofed to ensure a continuous, code-compliant moisture barrier.

Shower & Tub Area – Tile Installation
The shower subfloor will be inspected and properly prepared. A new fiberglass shower pan will be installed as required by the design. New tile will be measured, cut, and set using thinset mortar, maintaining proper spacing per manufacturer guidelines. All shower and tub walls will be inspected and prepared prior to tile installation. Wall tiles will be installed using thinset mortar, with grout joints maintained between 1/16" and 1/8", depending on tile specifications. Tile on tub walls will be installed up to 1.5 feet in height, providing a clean, durable, and water-resistant finish.

Bathroom Floor Tile Installation
The bathroom floor will be inspected, prepared, and tiled using thinset mortar. Tile spacing will follow manufacturer recommendations, and all transitions will be aligned with adjacent flooring materials for a seamless, professional appearance.

Kitchen Backsplash Tile Installation
The kitchen backsplash walls will be inspected and properly prepared. New tile will be measured, cut, and installed using thinset mortar, with grout spacing maintained between 1/8" and 1/16" depending on tile specifications. All tiles will be aligned and leveled to achieve a clean, uniform finish.

Final Tile Finishes
All tiled surfaces will be inspected and cleaned. Grout will be applied to all joints, ensuring full coverage and uniformity. Excess grout will be removed, and a high-quality sealer will be applied to protect the tile and grout for long-term durability.

IM-1	LABOR AND MATERIALS-KITCHEN BACKSPLASH	LOT	1	\$	3,300.75	\$	3,300.75
IM-1	LABOR AND MATERIALS-GUEST BATHROOM	LOT	1	\$	10,584.00	\$	10,584.00
IM-1	LABOR AND MATERIALS-PRIMARY BATHROOM	LOT	1	\$	13,446.00	\$	13,446.00
						\$	27,330.75

BASEBOARDS & TRIMS

All wall surfaces will be properly prepared for the installation of new baseboards and trim. New baseboards and door trims will be prepared and installed in the areas mentioned above, securely attached to the wall structure. Caulking will be applied as needed, all nail holes will be filled and smoothed, and primer will be applied where required to ensure a clean and uniform finish

IM-1	LABOR AND MATERIALS	LOT	1	\$	9,505.80	\$	9,505.80
						\$	9,505.80

CABINETRY						
The kitchen and bathroom walls will be inspected and properly prepared for installation. New shaker-style kitchen cabinets and bathroom vanities will be fabricated according to the approved project design, set in place, and professionally installed.						
All kitchen cabinets and vanities will be leveled, aligned, and securely fastened to the wall structure in accordance with manufacturer specifications and industry standards, ensuring proper fit, smooth operation, and a high-quality finish.						
IM-1	LABOR, CABINETS AND ROUGHING MATERIALS	LOT	1	\$	21,505.50	\$ 21,505.50
					\$	21,505.50
COUNTERTOP						
The countertop will be measured, templated, fabricated, and installed in accordance with industry standards and manufacturer specifications. Sink cutouts will be created, along with any required faucet holes based on the selected plumbing fixtures.						
The new countertop will be quartz, either matched to the existing kitchen countertop or selected in a new color according to the homeowner's preference.						
Sink Cutout Schedule						
Primary Bathroom: 2 sink cutouts						
Main Bathroom: 1 sink cutout						
Powder Room: 1 sink cutout						
IM-1	LABOR AND MATERIALS	LOT	1	\$	12,325.50	\$ 12,325.50
					\$	12,325.50
PAINT						
All walls and ceilings will be inspected and properly prepared for finishing. Texture will be applied as needed to ensure consistency with the existing finish in the surrounding areas. Once surface preparation is complete, one coat of primer will be applied, followed by two coats of high-quality paint to achieve a uniform and durable finish.						
All existing interior doors, baseboards, trims, and door casings within the bathroom will be inspected and properly prepared. A coat of primer will be applied, followed by a light sanding to ensure a smooth surface. Two coats of paint will then be professionally applied using a high-quality sprayer to provide a clean, consistent, and long-lasting finish						
IM-1	LABOR AND MATERIALS-WALLS	LOT	1	\$	19,332.00	\$ 19,332.00
IM-1	LABOR AND MATERIALS-MILLWORK	LOT	1	\$	14,715.00	\$ 14,715.00
					\$	34,047.00
HARDWARE						
The existing cabinets will be inspected and properly prepared for hardware installation. New knobs and handles will be prepared and installed, ensuring proper alignment and secure fastening.						
All existing interior doors will be inspected and prepared as needed. New door handles will be installed in accordance with manufacturer specifications, ensuring proper operation and long-term durability.						
Door stoppers will be prepared and properly installed to protect walls and ensure smooth door functionality.						
IM-1	CABINET HARDWARE	LOT	52			
IM-2	INTERIOR DOOR HARDWARE	LOT	14			
IM-3	LABOR AND ROUGHING MATERIALS	LOT	1	\$	3,840.75	\$ 3,840.75
					\$	3,840.75
RAILINGS						
The existing railing will be modified by removing the current ornamental elements. New balusters will be installed with less than 4 inches of spacing between each baluster, in full compliance with building code requirements.						
The railing will be properly prepared for finishing, and all staining or painting will be completed as part of the painting scope, with the cost already included in the painting portion of the estimate.						
IM-1	LABOR AND MATERIALS-WALLS	LOT	1	\$	1,287.00	\$ 1,287.00
					\$	1,287.00
COMPONENTS						
The bathroom area will be inspected, and all hardware components, including mirrors, towel hooks, towel bars, toilet paper holders, and other specified accessories, will be installed and securely fastened to the wall structure. All installations will be completed in accordance with manufacturer specifications and industry standards to ensure proper alignment, stability, and long-term performance.						
The existing primary bathroom mirror will remain in place, and F&M will provide and install a new custom frame around the mirror to enhance its appearance and integrate it with the updated bathroom design.						
IM-1	MIRRORS	LOT	2			
IM-2	BATHROOM HARDWARE	LOT	3			
IM-3	LABOR AND ROUGHING MATERIALS	LOT	1	\$	2,131.20	\$ 2,131.20
					\$	2,131.20
SHOWER GLASS						
The existing bathroom area will be inspected and properly prepared for installation. New frameless shower glass will be measured, fabricated, and professionally installed in accordance with the updated bathroom layout and design. All glass panels and hardware will be securely fastened to the floor and wall structure, ensuring proper alignment, stability, and long-term performance. The new shower glass will be tempered and manufactured with a thickness of 3/8" to provide enhanced strength, safety, and durability.						
A new shower glass dor will be createed and installe on the toilet/water room area.						
IM-1	LABOR AND MATERIALS-WALLS	LOT	1	\$	2,232.00	\$ 2,232.00
					\$	2,232.00

MISCELLANEOUS

The existing water heater and water heater expansion tank will be removed and properly disposed of. A new water heater and a new expansion tank will be prepared and professionally installed, connecting them to the existing water supply lines and gas or electrical connections as applicable. Both the water heater and the expansion tank will be properly strapped and secured in accordance with local code requirements, manufacturer specifications, and industry standards to ensure safe operation and long-term performance.

IM-1	LABOR AND ROUGHING MATERIALS	LOT	1	\$	2,821.50	\$	2,821.50
						\$	2,821.50

APPLIANCES

The new kitchen cabinets will be prepared and professionally installed in accordance with the approved design. A combination of existing appliances and newly purchased appliances will be prepared and properly installed, ensuring all units are securely connected and fully operational. The new appliances to be installed include:
JennAir Double Oven (pre-owned but in good condition)
LG 36" French Door Counter-Depth Refrigerator
Model: LF24Z6530S, Zero-clearance, 3-door configuration
GE Microwave
Model: GCST16S1WSS
GE Electric Cooktop
Model: TBD (as provided by homeowner)
All appliances will be connected to the existing water supply lines, electrical circuits, and venting requirements as applicable. Installation will follow manufacturer specifications and industry standards to ensure proper fit, safe operation, and long-term performance.

IM-1	JEEN AIR DOUBLE OVEN	LOT	1	\$	850.00	\$	850.00
IM-2	LG FRIDGE MODEL#LF24Z6530S	LOT	1	\$	2,450.00	\$	2,450.00
IM-3	GE MICROWAVE MODEL #GCST1WSS	LOT	1	\$	188.00	\$	188.00
IM-4	GE COOK TOP MODEL#JP3030DWBB	LOT	1	\$	699.00	\$	699.00
IM-5	DOWNDRAFT GE MODEL #UVD6361DPBB	LOT	1	\$	1,161.00	\$	1,161.00
IM-5	LABOR AND ROUGHING MATERIALS	LOT	1	\$	3,168.00	\$	3,168.00
						\$	8,516.00

FINAL CLEANING

All furniture will be returned and delivered to its original locations once construction activities are complete. A joint inspection will be conducted by an F&M Construction representative and the homeowner to review the completed work. During this walkthrough, a punch list will be created outlining any remaining items that require attention. All punch list items will be addressed promptly and professionally. After all corrections have been completed, a final cleaning of the work areas will be performed to ensure the space is fully ready for use.

NOTES

Final pricing is subject to change based on the client's final material selections and approved designs. This estimate includes all labor and materials required to complete the scope of work, excluding permit fees.
Painting Alternate
If the homeowner decides to paint all kitchen and bathroom cabinets instead of replacing them, the price for labor and materials will be: \$15,287.50
Bathroom Alternate
If the homeowner decides to install acrylic panels instead of tile in the primary bathroom shower, the price for labor and materials will be: \$5,995.00

SUBTOTAL	\$	185,340.40
TAX	\$	19,275.40
TOTAL	\$	204,615.80

F&M Construction and Remodelling
General Contractor