



ESTIMATE

Tidewater Home Improvement LLC

Class B Contractor #2705172863

414 Worster Ave

Hampton, Virginia 23669

United States

(757) 551-6413

tidehomepro.com

BILL TO

Brian Rezmer

Brian Rezmer

202 Dawson Dr

Seaford, 23696

United States

757-870-5939

Estimate Number: 1354

Estimate Date: September 7, 2026

Valid Until: September 14, 2026

Grand Total (USD): \$61,200.00

10100 General Conditions City permits (filed by THI), structural engineer coordination, inspections, jobsite protection.	1	\$1,800.00	\$1,800.00
10101 Demolition Roof tear-off both converted sides (~750 sf), existing staircase removal, old attic gas unit removal, squirrel/water-damaged sheathing and insulation tear-out, debris haul-off.	1	\$2,400.00	\$2,400.00
10103 Structural Bouncy-ceiling assessment, roof-conversion structural drawings, new stair opening review. Corrections or repairs beyond the included framing scope are quoted after the review.	1	\$1,600.00	\$1,600.00
10104 Roofing Blow out both roof sides for headroom (~750 sf), re-roof with underlayment, flashing at dormer walls, drip edge, ridge venting. New dormer rooflines: seamless gutters + downspouts tied into the existing drainage.	1	\$5,000.00	\$5,000.00
10105 Framing Roof/rafter framing both sides (~54 rafters), knee wall with storage, center dividing-wall extension, new 48-in straight stair (chair-lift ready), window rough openings, structural wood blocking (2x8/2x10) in the bathroom walls at toilet + shower for future grab bars, and TWO continuous wall-mounted handrails on the new stair (both sides, accessible height).	1	\$9,250.00	\$9,250.00



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10106 Insulation	1	\$2,250.00	\$2,250.00
New roof slopes + dormer/knee walls plus floor sound separation above the main house (~1,460 sf total, assumed - confirm).			
10110 Windows	1	\$2,400.00	\$2,400.00
Three units: two 32x52 dormer windows + front kitchen window (replaces squirrel-damaged unit); exterior flashing/foam/caulk.			
10111 Siding	1	\$1,750.00	\$1,750.00
New siding + weather barrier on both shed/dormer exteriors (~350 sf, assumed) and flashing/siding repair at the front window.			
10109 Doors & Trim	1	\$1,600.00	\$1,600.00
Three doors (stair-bottom, bedroom, bathroom) sized 32-in+ clear for wheelchair access, hung and cased. Baseboards/interior trim not included in this line; quarter round/shoe installs under 10117.			
10115 Countertop	1	\$2,500.00	\$2,500.00
6-8 linear ft base cabinets with sink counter and microwave/air-fryer landing (front wall near stairs).			
10117 Flooring	1	\$4,100.00	\$4,100.00
Luxury vinyl plank over the full apartment, 578 sq ft (two rooms), transitions + quarter round/shoe molding painted to match, including standard subfloor prep (screw-downs, seam sanding, light leveling); major self-leveling or subfloor replacement quoted as a change order before the work.			
10122 HVAC Rough and final	1	\$7,000.00	\$7,000.00
New ductless 2-zone mini-split system for the apartment, existing attic duct capped, old gas unit removed, new bath exhaust fan.			



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10130 Punchout Defect walk, hardware adjustments, deep clean of the apartment before move-in.	1	\$750.00	\$750.00
10107 Drywall Rough Install OPTIONAL ADD-ON - Drywall: interior drywall in the converted rooms, bathroom and stairwell (~1,500 sf est).	1	\$4,500.00	\$4,500.00
10113 Interior Painting OPTIONAL ADD-ON - Interior Painting: walls, ceilings, trim and doors, prime + finish.	1	\$2,800.00	\$2,800.00
10120 Plumbing Rough and final OPTIONAL ADD-ON - Plumbing: bathroom (4x4 prefab shower, single vanity, toilet) + kitchenette sink, rough-in and trim.	1	\$7,000.00	\$7,000.00
10121 Electrical Rough and final OPTIONAL ADD-ON - Electrical: kitchenette dedicated circuit, room lighting, ceiling fans, smoke/CO per permit set, mini-split power, and a dedicated 120V outlet at the stair landing for the future chair lift (roughed in before wall board).	1	\$4,500.00	\$4,500.00

Grand Total (USD): **\$61,200.00**

Notes / Terms

Payment: four (4) equal draws of 25% each -

Draw 1: deposit to schedule (upon signing);

Draw 2: after demo, roof and framing are complete;

Draw 3: after finishes and rough-in are complete;

Draw 4: final upon completion (on the accepted scope).

Jobsite will be left clean once completed.

Warranty: 12 months workmanship.



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Lines marked OPTIONAL ADD-ON can be added or removed. Base scope total is \$42,400; full build with all optional add-ons is \$61,200.

Validity: one week from the estimate date.