

# 6 FINAL SPECIFICATION AND PRICE SHEET - CLIENT COPY - SAMPLE Emerald Way.xlsx

NAME OF CLIENT FINAL SPECIFICATIONS AND PRICE SAMPLE			
Prepared for: NAME OF CLIENT			
ADDRESS OF SITE			
SPECIFICATION	TOTAL		
<b>PHS: 1 General Conditions</b>			
Building Permit: ALLOWANCE	4,850.00		
NOC			
<b>Permit &amp; Impact Fees Division Total</b>			
Engineered Drawings			
Architectural Drawings: As-Builts Architectural			
Camera For Sewer Line Mapping			
Shop Drawings			
Blueprints			
Meet Inspectors For Inspections			
<b>Architectural &amp; Design Division Total</b>			
Cut Trench To Run New Plumbing Waste Line & Water Lines For New Arrangement			
<b>Demolition Division Total</b>			
Since The Home Will Be Empty We Will Not Need Any Dust Mitigation			
<b>Dust Mitigation Division Total</b>			
Termite Treat - Under 500 S/F			
Drill & Epoxy Dowels			
Labor & Material - Prep & Pour Concrete in Plumbing Trenches			
Concrete Pump			
<b>Masonry Division Total</b>			
Add (2) Carbon/Smoke Detectors & (3) Bedroom Smoke Detectors, Per Code			
Add SP Switches In Each Guest Bedroom & (1) In Master Bedroom For Recess Lights			
Add (2) Recess Lights In Each Guest Bedroom & (3) In Master Bedroom			
<b>Electrical Division Total</b>			
OWNER REMOVE INSULATION FROM ATTIC			
ALLOWANCE - Labor & Material - Blow R-40 Insulation in Attic	2,145.00		
<b>Insulation Division Total</b>			
RE-TEXTURE CEILING IN THE HOUSE			
Material For Drywall Patching & Skimming Ceiling In Preparation For Texturing			
Labor - Patch & Skim Ceiling In Preparation For Texturing Ceiling			
Spray & Apply Knock-Down Texture on Ceiling of House & Garage			
<b>Drywall Division Total</b>			
DUMPSTER BY OWNER			
<b>Dumpster/Trash Division Total</b>			
Final Construction Cleaning: Deep Final Clean of House at End of Work			
<b>Construction Clean Division Total</b>			
Provide Port-O-Let For Construction Personnel			
<b>Port-O-Let Division Total</b>			
<b>PHS: 1 General Conditions Phase Total</b>	<b>32,577.34</b>		
<b>PHS: 2 Kitchen/Living/Dining</b>			
Security/Shoring/Dust Wall Material			
General Demolition Remove Window, Remove Back Wall, Window Etc.			
Sliding Glass Doors Off Back Wall of Dining Room & Side Wall of Breakfast Room			
Set Up Security Wall - Shoring/Dust Mitigation Wall at Kitchen, Dining & Breakfast Area			
Remove Soffit Used For Horizontal Roller (it is not needed any more)			
Cut Trench to Run Electrical to Island			
<b>Demolition Division Total</b>			
Framing Material:			
Framing Labor - Back Wall/Side Door Framing, Sliding Door Header Build Out, 2 x 8			
Framing Labor - Fur Out Entire Back Wall (approx. 2.5") to Compensate For New Track Width			
<b>Framing Division Total</b>			
PLUMBING LABOR AND FITTINGS FOR THE FOLLOWING:			
Plumbing Disconnect			
Disconnect & Move Refrigerator Water/Ice Line			
Re-Route Water & Waste Lines For Sink, Dishwasher			
Kitchen - Dishwasher Hook-Up			
Kitchen - Hook-Up Fixtures			
FIXTURES BY OWNER- Sink, Sink Faucet, Garbage Disposal			
<b>Plumbing Division Total</b>			
ALL MECHANICAL CONTRACTING WORK SUPPLIED BY OWNER'S HVAC CONTRACTOR			
<b>Mechanical Division Total</b>			
Total Electrical Cost			
Disconnect Old Wiring That is Hanging			
Add (8) 6" LED Fixtures on (2) Three-Way Dimmers			
Add (3) Pendant Lights Over Island on Dimmer - PENDANTS BY OWNER			
Add Dishwasher, Disposal, (4) Countertop GFI Receptacles, Run 4-Wire 50 Amp Range			
Wire For (2) End of Counter, (1) Island Pop Up, Cabinet Cut By Others			
Under Cabinet Light Wiring. UNDER CABINET LIGHTING BY CABINET CONTRACTOR			
Add (3) 6" LED Recessed Lights on Dimmers Over Cabinets in Living Room			
Relocate (3) Foyer Switches			
SP Switch & Electric Line For Flush-Mounted Ceiling Hood - HOOD & LABOR TO INSTALL BY OWNER			
<b>Electrical Division Total</b>			
ALLOWANCE: 6/0 x 6/8 Pocket Sliding Door, Insulated Impact Low E - (1) In Dining Room, (1) In Master Bedroom	3,852.00		
Labor - Remove Existing Door & Install New Door			
ALLOWANCE: 48" Wide x 40" MOL High HR Insulated Impact, Low E, Argon Filled	850.00		
Caulking, Tapcons & Fasteners			
Labor - Install Horizontal Roller Window			
ALLOWANCE: (3) MI 48" x 54" (VERIFY IN FIELD) Insulated, Impact, Single-Hung Windows & (2) Mull	1,818.00		
Caulking, Tapcons & Fasteners			
Labor - Install (3) Single-Hung, Insulated, Impact Windows w/(2) Mull Bars			
<b>Windows Division Total</b>			
Material - R-19 Batt: Johns Mansville 24" x 48" Batt to Exterior Walls of Kitchen & Door Walls			
Labor - Install Batt Insulation on Kitchen & Door Walls			
<b>Insulation Division Total</b>			
Drywall Sheets, w/Mud & Tape Included - Ceiling & Walls			
Drywall Board Labor - Hang & Tape Drywall Sheets Ready For Texture			
Spray Drywall Walls Orange Peel to Match Existing. NOTE: Ceiling Texture is in General Conditions			
<b>Drywall Division Total</b>			
General Note: Metal Lath & Stucco Exterior of Back Wall & Door Walls of Kitchen & SGD's			
Stucco (as described above) For Entire Back Wall & Side Wall (New Utility & Door)			
Stucco Repair - Front Windows			
<b>Stucco Division Total</b>			
ALLOWANCE 2/6 x 6/8 French Door, Fiberglass, 1-Lite Insulated, Impact	1,050.00		
Casing & Brick Mould For Exterior French Door			
Exterior French Door Labor Impact Regular Threshold			
<b>Millwork &amp; Trim Division Total</b>			
ALLOWANCE: Kitchen Backsplash Tile Material	110.00		
ALLOWANCE: Kitchen Backsplash Labor	400.00		
<b>Ceramic Tile Division Total</b>			
ALLOWANCE - Quartz Countertop Labor: Slabs or 1/2 Slabs - Template, Fabricate, Install	1,850.00		
ALLOWANCE - Quartz or Granite Countertop Labor: Sink Cut Out	150.00		

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	ALLOWANCE - Quartz Countertop Material: Slabs or 1/2 Slabs	1,989.00	
	<b>Granite/Solid Surface Counters Division Total</b>		
<b>PHS: 2</b>	<b>Kitchen/Living/Dining Phase Total</b>	<b>41,690.30</b>	
<b>PHS: 3</b>	<b>Master Bathroom</b>		
	Cut Shower Floor For New Shower Dimension		
	Debris Removal by John Robinson		
	OWNER TO REMOVE DRYWALL, DROP CEILING OVER SHOWER & POCKET DOOR FRAMES		
	Remove Bath & Closet Walls Needed To Extend Space		
	<b>Demolition Division Total</b>		
	Pour the New Shower Floor		
	Termite Treat - Part of Overall Concrete pouring		
	<b>Masonry Division Total</b>		
	Frame New Shower Walls, Shower Curb & Grab Bar Blocking, Closet Wall Extension		
	Framing Labor - (3) New Pocket Door Frames		
	Framing Material - For Above Scope of Work		
	<b>Framing Division Total</b>		
	PLUMBING LABOR & FITTINGS FOR THE FOLLOWING:		
	LABOR ALLOWANCE: Included In Above Figure: Shower Relocate Drain/Drain/Trim \$800		
	Plumbing Disconnect		
	2nd Rough Plumbing		
	Hook Up Sinks & Faucets		
	Hook Up Toilet		
	Hook Up Shower Valve Trim		
	PLUMBING FIXTURES BY OWNER EXCEPT THE ONES STILL NOTED		
	New 5" x 5" shower drain: Schluter	150.00	
	White Rectangular Sink		
	Shower Valve: Moen 2570 Posi-Temp Valves		
	Shower Valve Trim: Moen Eva Posi-Temp T2132 - Trim Kit Brushed Nickel		
	Toilet		
	Sink Faucet: Moen Eva 6400 Brushed Nickel		
	Schluter Shower Wall & Floor System - Material		
	Schluter Shower Wall & Floor System - Labor		
	<b>Plumbing Division Total</b>		
	ALL MECHANICAL CONTRACTING WORK SUPPLIED BY OWNER'S HVAC CONTRACTOR		
	<b>Mechanical Division Total</b>		
	ELECTRICAL WORK AS FOLLOWS:		
	Disconnect & Re-Route Wiring as Applicable to Layout		
	Add (2) Vanity 6" Recessed LED Lights on Dimmer Switch		
	Add (1) 6" Shower Recessed Light on Dimmer Switch		
	Add (2) Vanity Plugs GFI		
	Supply Electric & Hook Up Electric to Exhaust Fan (Fan by Others)		
	SP Switch For (3) Recessed Lights		
	(3) Recessed Lights Over Vanity		
	<b>Electrical Division Total</b>		
	INSULATION BY OWNER		
	Material - R-11 Sound Deadening Batt: Johns Mansville 16" x 48" on Bath Walls		
	Labor - Install Batt Insulation on Bath Walls		
	Provide Alfoil Insulation on Masonry Walls of Bathroom		
	<b>Insulation Division Total</b>		
	NOTE: NEW BOARD IS ONLY GOING WHERE NOTED - REMAINDER WILL BE SKIMMED READY		
	Drywall Sheets, w/Mud & Tape Included - Bath Ceiling, Closet/Bath Expansion Walls & Over Vanity		
	Drywall Board Labor - Hang, Tape & Prep Drywall Sheets For Spray		
	Skim Walls in Preparation For Texture - Closet Area		
	Spray Drywall - Walls		
	<b>Drywall Division Total</b>		
	3/0 x 6/8 HC Arch Top Masonite Slab For Bathroom, Closet, Bedroom Entry Pocket Doors		
	Casing & Pocket Door Stop		
	Accessories Labor ALLOWANCE	100.00	
	Kwik Set Antique Brass Pocket Door Lock		
	Lock Installation Labor - Pocket Door Locks		
	Pocket Door Labor - Install Pocket Door Slabs In Pocket Door Frames		
	<b>Millwork &amp; Trim Division Total</b>		
	CERAMIC TILE MATERIAL ALLOWANCES:		
	Shower Floor Tile: Dal Tile Bakersfield Series Mosaic 2 x 2 Slip Coefficient > 0.42	263.00	
	Wall Tile: Dal Tile Avondale Line 12 x 24	310.20	
	Bullnose: Dal Tile Avondale Series 3 x 12	116.80	
	Listello or Accent Tile - 4" Wide on Walls - Florida Tile (Bliss Line) Natural Glass or Stone	102.00	
	Delivery Charge	150.00	
	Grout	20.00	
	Thin Set	35.00	
	CERAMIC TILE LABOR ALLOWANCES:		
	Shower Pre-Slope Labor & Material	345.00	
	Build Shower Curb	185.00	
	Build Mud Bed	250.00	
	Shower Floor Tile - Labor	100.00	
	Bullnose - Labor	203.00	
	Wall Tile - Labor	1,200.00	
	Listello - Labor	375.00	
	Niches - Labor	75.00	
	<b>Ceramic Tile Division Total</b>		
	OWNER TO SUPPLY - Plate Glass Mirrors - Labor & Material - Square Edge		
	OWNER TO SUPPLY - 5' Shower Enclosure: 60" x 84" Frameless System - Chrome or BN		
	<b>Mirrors/Shower Enclosure Division Total</b>		
	ALLOWANCE - Quartz Countertop Material: Slabs or 1/2 Slabs	460.00	
	ALLOWANCE - Quartz Countertop Labor: Slabs or 1/2 Slabs - Template, Fabricate, Install	575.00	
	ALLOWANCE - Quartz or Granite Countertop Labor: Sink Cut Out	300.00	
	<b>Granite/Solid Surface Counters Division Total</b>		
<b>PHS: 3</b>	<b>Master Bathroom Phase Total</b>	<b>20,941.51</b>	
<b>PHS: 4</b>	<b>Guest Bathroom</b>		
	OWNER - Remove Dropped Ceiling Over Bath Tub		
	<b>Demolition Division Total</b>		
	Framing Labor - (1) New Pocket Door Frame		
	Framing Material - For Above Scope of Work		
	<b>Framing Division Total</b>		
	PLUMBING LABOR & FITTINGS FOR THE FOLLOWING		
	Plumbing Disconnect		
	2nd Rough Plumbing - Tub/Shower Valve, Waster & Waste Lines		
	Hook Up Sinks & Faucets		
	Hook Up Toilet		
	Hook Up Tub/Shower Valve Trim & Shower Head		
	Hook Up Jetted Tub & Tub Faucet - Supplied By Owner		
	PLUMBING FIXTURES - BY OWNER		
	White Rectangular Sink		
	Tub/Shower Valve: Moen 2570 Posi-Temp Valves		
	Tub/Shower Valve Trim: Moen Eva Posi-Temp T2132 - Trim Kit Brushed Nickel		
	Toilet		
	Sink Faucet: Moen Eva 6400 Brushed Nickel		



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	JETTED TUB SUPPLIED BY OWNER	
	Schluter Shower Wall & Floor System - Material	
	Schluter Shower Wall & Floor System - Labor	
	<b>Plumbing Division Total</b>	
	ALL MECHANICAL CONTRACTING WORK SUPPLIED BY OWNER'S HVAC CONTRACTOR	
	<b>Mechanical Division Total</b>	
	ELECTRICAL WORK AS FOLLOWS:	
	Disconnect Hanging Wire For New Arrangement	
	Change (2) Vanity Plugs to GFI	
	Remove Ceiling Fan Outlet & Switch	
	Wire For (2) 6" LED Recessed Lights Over Vanity	
	Wire & Install (1) 6" Recessed LED Light Over Tub	
	Wire For Vent Fan & Heater w/(1) Switch For Each (vent fan & heater by others)	
	Add (1) 120 Volt, 20 Amp Jetted Tub GFI Circuit	
	<b>Electrical Division Total</b>	
	INSULATION BY OWNER	
	Provide Alfoil Insulation on Masonry Walls of Bathroom	
	Material - R-11 Sound Deadening Batt: Johns Mansville 16" x 48" on Bath Walls	
	Labor - Install Batt Insulation on Bath Walls	
	<b>Insulation Division Total</b>	
	NOTE: NEW BOARD IS ONLY GOING WHERE NOTED - REMAINDER WILL BE SKIMMED READY	
	Drywall Sheets, w/Mud & Tape Included	
	Drywall Board Labor - Hang, Tape & Prep Drywall Sheets For Spray	
	Skim Walls in Preparation For Texture - Closet Area	
	Spray Drywall - Walls	
	<b>Drywall Division Total</b>	
	3/0 x 6/8 HC Masonite Arch Top Slab	
	Casing & Pocket Door Stop	
	<b>Accessories Labor - ALLOWANCE</b>	100.00
	Kwik Set Antique Brass Pocket Door Lock	
	Lock Installation - Labor - Pocket Door Lock	
	Pocket Door - Labor - Install Slab in Pocket Door Frame	
	<b>Millwork &amp; Trim Division Total</b>	
	<b>CERAMIC TILE MATERIAL ALLOWANCES:</b>	
	Wall Tile: Dal Tile Avondale Line 12 x 24	169.20
	Bullnose: Dal Tile Avondale Series 3 x 12	65.70
	Listello or Accent Tile: 4" Wide on Walls - Florida Tile (Bliss Line) Natural Glass or Stone	102.00
	Delivery Charge	150.00
	Grout	20.00
	Thin Set	35.00
	<b>CERAMIC TILE LABOR ALLOWANCES:</b>	
	Wall Tile - Labor	660.00
	Bullnose - Labor	112.00
	Listello - Labor	375.00
	Niches - Labor	75.00
	<b>Ceramic Tile Division Total</b>	
	OWERN TO SUPPLY - Plate Glass Mirrors Labor & Material - Square Edge	
	OWNER TO SUPPLY - 5' Tub Enclosure - 60" x 64 MOL" Frameless System - Chrome or BN	
	<b>Mirrors/Shower Enclosure Division Total</b>	
	<b>ALLOWANCE - Quartz Countertop Labor: Slabs or 1/2 Slabs - Template, Fabricate, Install</b>	475.00
	<b>ALLOWANCE - Quartz or Granite Countertop Labor: Sink Cut Out</b>	300.00
	<b>ALLOWANCE - Quartz Countertop Material: Slabs or 1/2 Slabs</b>	437.00
	<b>Granite/Solid Surface Counters Division Total</b>	
<b>PHS: 4</b>	<b>Guest Bathroom Phase Total</b>	<b>13,014.29</b>
<b>PHS: 5</b>	<b>Utility Room</b>	
	Framing Material	
	Frame New Walls Per Plan Plus Chase Wall Next to BR For Plumbing	
	Remove & Reframe Archway Going Into Hall to Bath & Bedrooms	
	<b>Framing Division Total</b>	
	Rough 1st & 2nd - Floor Drain, Waste & Water - Labor & Fittings	
	Washing Machine Box W/1/4TS AR	
	NOTE: OWNER DOES NOT WISH TO DO FLOOR DRAIN	
	<b>Plumbing Division Total</b>	
	ALL MECHANICAL CONTRACTING WORK SUPPLIED BY OWNER'S HVAC CONTRACTOR	
	<b>Mechanical Division Total</b>	
	ELECTRICAL WORK AS FOLLOWS:	
	Run New Circuits Per Code & Plan	
	Relocate (4) Walls Switches	
	Add 4-Wire 30 Amp Circuit for Dryer	
	120 Volt 20 Amp Washer Circuit	
	(1) Switch & (1) 4' LED Light	
	<b>Electrical Division Total</b>	
	INSULATION BY OWNER	
	Material - R-11 Sound Deadening Batt: Johns Mansville 16" x 48" on Utility Walls	
	Labor - Install Batt Insulation on Utility Room Walls	
	Provide Alfoil Insulation on Masonry Walls of Utility Room	
	<b>Insulation Division Total</b>	
	NOTE: NEW BOARD IS ONLY GOING WHERE NOTED - REMAINDER WILL BE SKIMMED READY	
	Drywall Sheets, w/Mud & Tape Included	
	Drywall Board Labor - Hang, Tape & Prep Drywall Sheets For Spray	
	Skim Walls in Preparation For Texture - Utility, Hall & Closet Area	
	Spray Drywall - Walls	
	<b>Drywall Division Total</b>	
	3/0 x 6/8 HC Masonite Arch Top Pre Hung Door	
	Kwikset Balboa Lever Handle Privacy Lock	
	Lock Installation - Labor	
	Pre Hung Door - Labor	
	<b>Millwork &amp; Trim Division Total</b>	
<b>PHS: 5</b>	<b>Utility Room Phase Total</b>	<b>7,194.88</b>
<b>PHS: 6</b>	<b>Trim &amp; Millwork</b>	
	Trim Base Moulding 5-1/2 or Other Wide Base Paint Grade - Whole House	
	Trim Labor Base Moulding 5-1/4"	
	<b>Millwork &amp; Trim Division Total</b>	
<b>PHS: 6</b>	<b>Trim &amp; Millwork Phase Total</b>	<b>3,620.80</b>
<b>PHS: 7</b>	<b>Front Door &amp; Sidelight</b>	
	Remove Front Door & Sidelight	
	<b>Demolition Division Total</b>	
	Reframe Front Door Opening To Allow For New 3/0 x 6/8 Door w/18" Sidelight	
	Framing Material for the front door modification	
	<b>Framing Division Total</b>	
	Stucco Patch Around Front Door	
	<b>Stucco Division Total</b>	
	<b>ALLOWANCE: 3/0 x 6/8 Fiberglass Door w/Fiberglass Jamb, Insulated, Impact Glass Insert</b>	1,250.00
	<b>ALLOWANCE: 18" x 6/8 Sidelights w/Insulated, Impact Glass</b>	650.00
	Casing, Brick Moulding, Lattice Door Trim	
	Front Door, Sidelight & Trim - Labor	
	<b>ALLOWANCE: Heritage Type Front Door Handle w/Keyed Deadbolt</b>	175.00
	Lock Installation - Labor	

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	<b>Millwork &amp; Trim Division Total</b>	
	OWNER - Paint Stucco Wall Around Front Door & Sidelight	
	OWNER - Paint Front Door, Sidelight & Trim (inside and out)	
	<b>Paint Division Total</b>	
<b>PHS: 7</b>	<b>Front Door &amp; Sidelight Phase Total</b>	<b>4,460.30</b>
<b>PHS: 8</b>	<b>Owner Controlled Items</b>	
	THE FOLLOWING ITEMS ARE WHERE EMERALD IS INTRODUCING THE CLIENT TO THEIR CONTRACTORS OR THE OWNER IS WORKING WITH HIS TRADES. THIS IS TO REDUCE THE COST	
	<b>Architectural &amp; Design Division Total</b>	
	MECHANICAL BY OWNER	
	This shall include, but not be limited to, new equipment, new ductwork, supplies and returns, venting.	
	<b>Mechanical Division Total</b>	
	WINDOW MATERIAL & LABOR NOT IN CONTRACTOR'S SCOPE - BY OWNER -WITH THE EXCEPTION OF THE WINDOW & SLIDING GLASS DOOR SPECIFIED IN THE KITCHEN SCOPE OF WORK. MASTER BEDROOM & LIVING ROOM.	
	<b>Windows Division Total</b>	
	PAINTING BY OWNER	
	Emerald will introduce the Owner to (2) painting contractors to do all interior & exterior painting.	
	<b>Paint Division Total</b>	
	ALL FLOORING VINYL WOOD PLANK AND TILE BY OWNER	
	Emerald will introduce the Client to (2) flooring contractors for ALL flooring.	
	<b>Flooring Division Total</b>	
	Emerald has introduced the Client to Michelle Manzini of Fusion Cabinets.	
	<b>Cabinets/ Vanities Division Total</b>	
	APPLIANCES & INSTALLATION OF APPLIANCES BY OWNER	
	<b>Appliances Material Division Total</b>	
<b>PHS: 8</b>	<b>Owner Controlled Items Phase Total</b>	<b>0.00</b>
<b>PHS: 9</b>	<b>Options</b>	
	EMERALD IS PUTTING THE SELECTED OPTIONS INTO THEIR SCOPE OF WORK	
	Change 150 Amp Service Panel to 200 Amp 40 Space Panel GFI Circuit For Sprinkler	
	Remove Energy Management System Which Has Been Disconnected	
	Install & Connect Manual Transfer Switch Supplied by Contractor	
	Generac Manual Transfer Switch: 6334 100 Amp Single Load Main SUPPLIED BY EMERALD	
	<b>Electrical Division Total</b>	
<b>PHS: 9</b>	<b>Options Phase Total</b>	<b>3,585.00</b>
<b>PHS: 10</b>	<b>Front Porch</b>	
	<b>ALLOWANCE - Building Permit</b>	<b>250.00</b>
	<b>Permit &amp; Impact Fees Division Total</b>	
	Engineered Drawings	
	Architectural Drawings For Front Porch Renovation	
	<b>Architectural &amp; Design Division Total</b>	
	General Demolition - Remove Arches & Square Off Openings	
	<b>Demolition Division Total</b>	
	<b>ALLOWANCE - General Framing: Fabricate "Country" Cross Bracing To Give Front Entry Country Feel</b>	<b>720.00</b>
	Framing Material - Cross Bracing	
	<b>Framing Division Total</b>	
	Scratch Coat & Lace Finish- Front/Back Of Pillars	
	<b>Stucco Division Total</b>	
	PAINTING IS THE RESPONSIBILITY OF OWNER	
	<b>Paint Division Total</b>	
<b>PHS: 10</b>	<b>Front Porch Phase Total</b>	<b>9,211.87</b>
	<b>Grand Total</b>	<b>136,296.29</b>
	<b>RED ITEMS ARE ALLOWANCE ITEMS</b>	