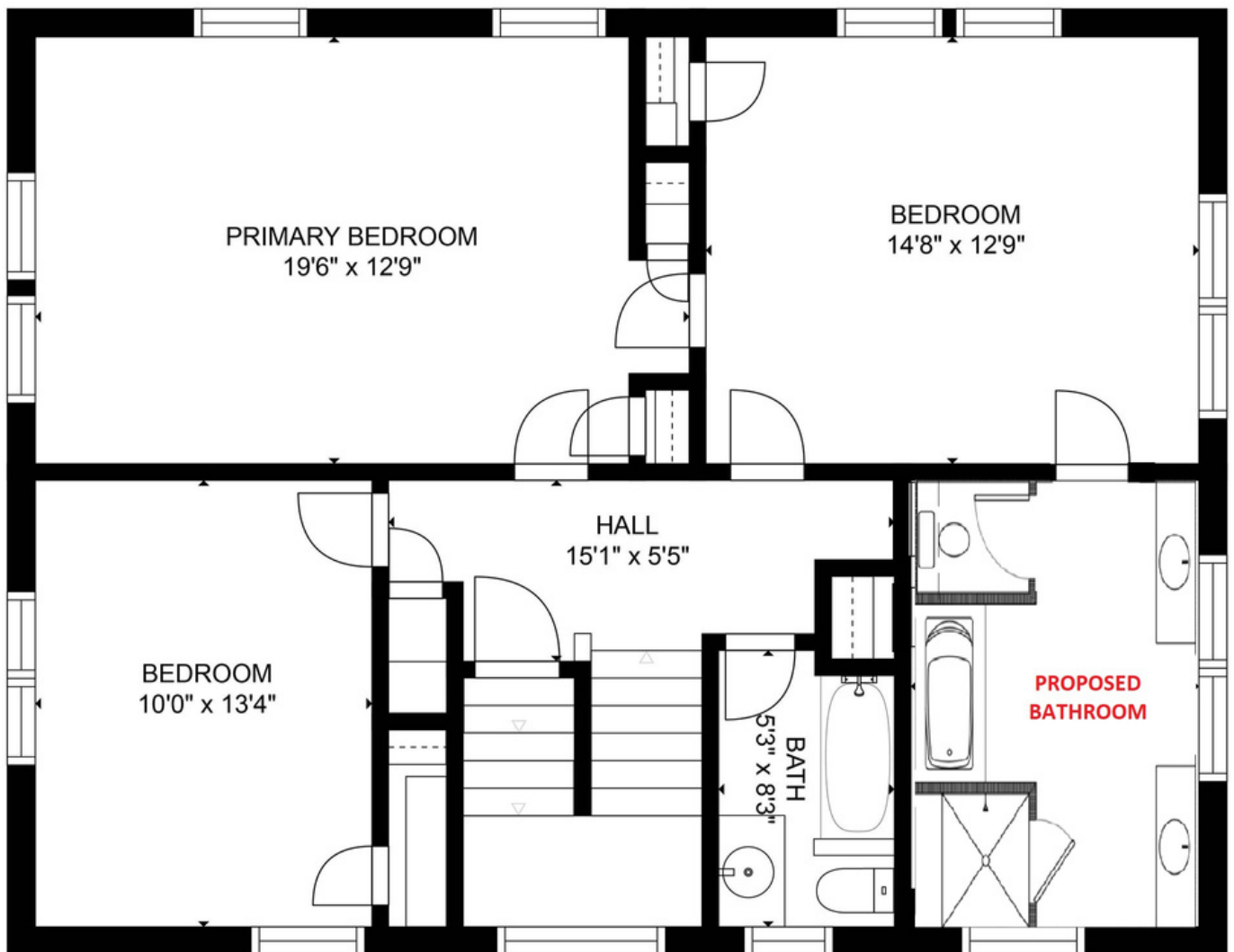
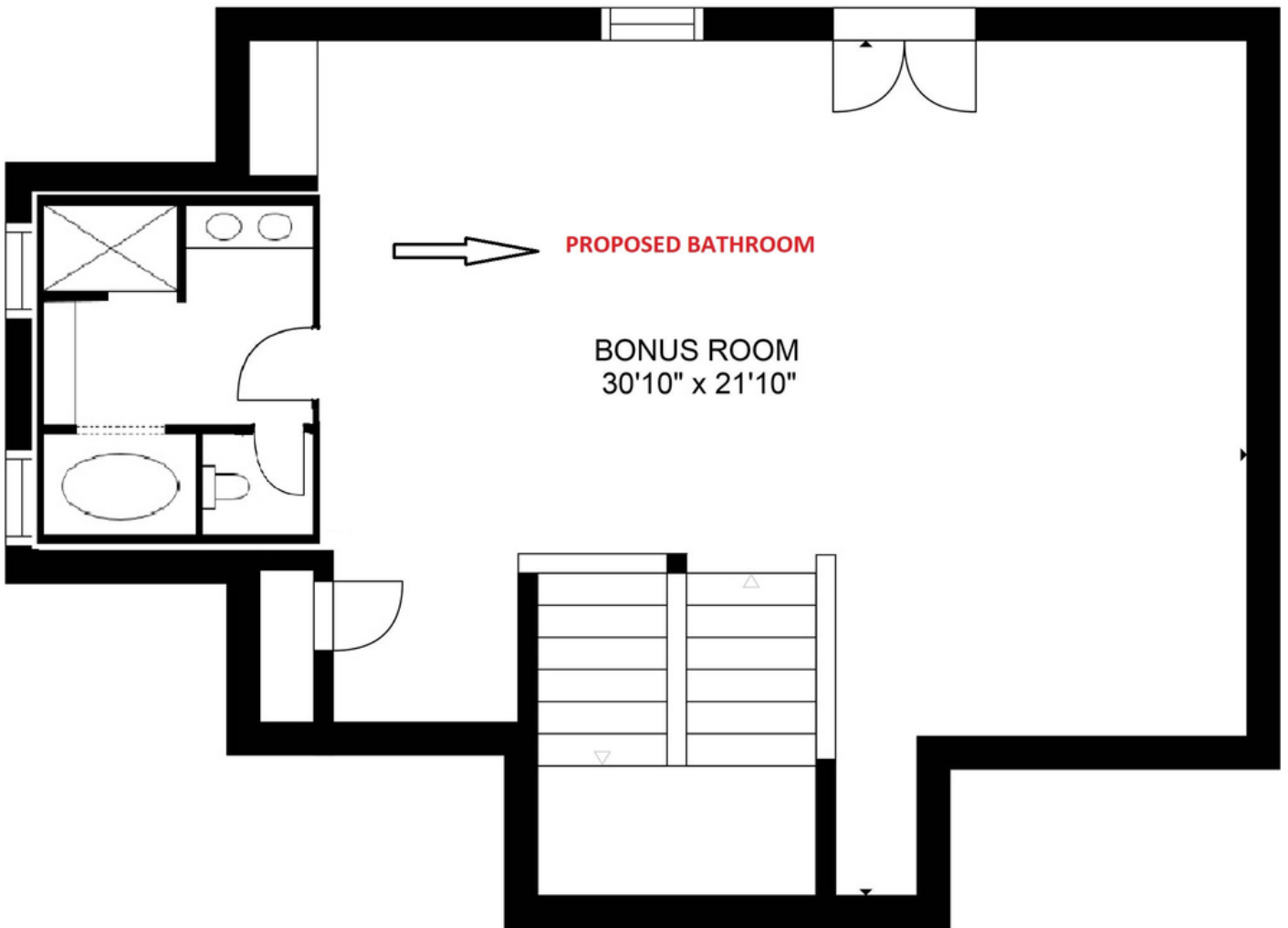


Options and  
Estimates to add  
Primary Bathroom  
& Central A/C

# 2nd Floor Proposed Bathroom Addition



# 3rd Floor Proposed Bathroom Addition





## Work Quote

Pollock Properties Group  
7 Madison Ave  
Maplewood, NJ  
[PPGdesignasst@gmail.com](mailto:PPGdesignasst@gmail.com)

**August 24, 2022**

### **Bathroom build:**

#### Plumbing:

- New drain line and water lines using PVC and PEX, to the main drain line, install new bathtub, toilet, sinks, shower.

#### Building:

- New framing beam (walls), to enclose new bathroom, check the floor level, install new insulation where is needed, new sheetrock on walls and ceiling, new subfloor and Hardie backer where tile will be installed.

#### Electrical:

- New light and outlets wires, install new lights fixtures, new ceiling exhaust fan, sconce lights, new GFCI outlets and lights switches.

#### Tile:

- New tile on shower walls, floor, bathroom floor.

#### Moldings and doors:

- New baseboard, molding around the door, windows, baseboard.

#### Painting:

- The entire room, ceiling, walls, trim, doors, paint new wall at bedroom side.

Materials not included in price:

- Tile and grout, faucets, sinks, light fixtures (recessed lights only are included), toilet, vanity, shower doors, bathtub, finishing materials in general.

Prices:

- 3<sup>rd</sup> floor, using extra space by windows, **\$25,000.00 to \$29,000.00** depending on final architect design.
- 2<sup>nd</sup> floor, using smaller bedroom next to master bedroom, **\$28,000.00 to \$33,000.00** depending on final architect design.

Notes:

- This project requires construction permits from the Maplewood township.
- These prices will change once we can see final plans.
- Add 6.625% sales tax to final price.

Luis Quesada  
973 8569035



14 Woodland Ave  
 Rockaway, NJ 07866  
 (973) 223-5462  
 JMmechanical23@gmail.com

# Estimate

For: Pollock Properties Group  
 ppgtransactioncoordinator@gmail.com  
 7 Madison Ave  
 Maplewood, NJ, 07040  
 9173318998

Estimate No: 4321  
 Date: 08/30/2022

Description	Quantity	Rate	Amount
Install a Coleman 3.5 ton Air conditioning unit (air handler and condenser). Install a 2 zone system with a thermostat in each floor. (2nd fl and attic). Install new metal duct work for each zone with R8 insolation in attic. Install 10 new AC supply vents (8x8" registers in kitchen, living rm, Dinning rm, and 1 in each rm in the 2nd fl, One 6x6" in bathroom and attic) Each supply vent in attic will have a manual damper for proper air balancing. Both refrigerant lines with be install inside of a white outdoor cover. Install an emergency drain pan with wet shut off switch underneath air handler. Install one main return in attic. Install 3/4" PVC drain pipe for the air handler that will drain into the gutter. Start up and charge system for proper operation.	1	\$20,500.00	\$20,500.00*
Air handler will be install in attic crawl space left hand side. if for any reason unit does not fit, wall must be removed to be able to gain access to duct work and air handler. (this work will not be done by JM Mechanical).	1	\$0.00	\$0.00
** Permits and Electrical work Not included.	1	\$0.00	\$0.00

\*Indicates non-taxable item

Subtotal	\$20,500.00
TAX 6.625%	\$0.00
<b>Total</b>	<b>\$20,500.00</b>

**Total \$20,500.00**

## Notes

### Disclaimer :

This is a quote, not an invoice. Prices quoted are valid for 30 days from the day of the quote unless otherwise indicated. Quote does not reflect applicable tax charges. Shipping and Handling charges will be applied if necessary at the time of order.