

Telios Construction

Project	Estimate #	Date
3840 Linden Ave N	E24-14	3/24/2024

Name / Address
Tom Mattausch 3840 Linden Ave N SeaWA 98103



Description	Total
<p>This is a preliminary estimate for remodeling the property at 3840 Linden Ave N. It is understood that this is to provide potential buyers a list of initial or near-term repairs to the property with the objective of bringing this historic Victorian home to a livable condition. With any estimate of this nature, assumptions must be made regarding scope of work, quality of finishes, etc. and this estimate should not be considered exhaustive or without inaccuracies and/or omissions.</p>	
Complete Electrical Upgrade - The fire and age of the system warrants a complete replacement of the electric service throughout the house. (Ohm Plumbing)	37,000.00T
Plumbing - General repair and tune up of the plumbing - sinks work, nothing leaks. (Odyssey Plumbing)	1,500.00T
Plumbing - Restoration of both baths in the house (Restore claw foot tub, ensure primary fixtures operate, wall repair, etc.). (206FIX & Odyssey Plumbing)	22,000.00T
Wall Repair - Repair of existing walls. (DnD drywall)	6,000.00T
Interior Painting - Fully painting the interior walls, ceiling and trim. (Norlish Painting)	12,000.00T
Flooring - Kitchen and Bath - Period appropriate true (linseed/jute) Linoleum sheet flooring in Kitchen and primary bath. (Tile Works)	2,500.00T
Flooring - Sand, putty and Swedish Finish original wood floors throughout main and bedroom floors (1900sqft @ \$3.50/sqft) (Magnificent Hardwood Flooring)	6,650.00T
Exterior Repairs - Short term repairs. A full assessment of the siding was not attempted. A cursory overview showed the siding to be generally intact with several areas requiring various degrees of repair or replacement. (206FIX)	3,000.00T
Insulation - Dense blown Cellulose was assumed due to the ability to fill the cavity from the interior or exterior, without open stud bays. (Superior Insulation Products)	6,500.00T
HVAC - Boiler/heating re-charge, inspection and repair (CYC Mechanical) 1726 - Seattle 10.1%	3,000.00T 10,115.15

	Total	\$110,265.15
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For more information, visit Teliosconstruction.com
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