



DC Home Improvement
Contractor Lic #420215000094

VA Class A - Commercial Builder
Lic #2705132717

VA Class A - Residential Builder
Lic #2705132717

EPA Cert. Reno Firm
Certification# NAT-122303-2

VA Master Plumber
Lic #2705132717

VA Master Electrician
Lic #2705132717

VA Master Gas Fitter
Lic #2705132717

DC LEAD-SAFE Contractor
Lic #DC21-0343

PRELIMINARY PROJECT SUMMARY REPORT

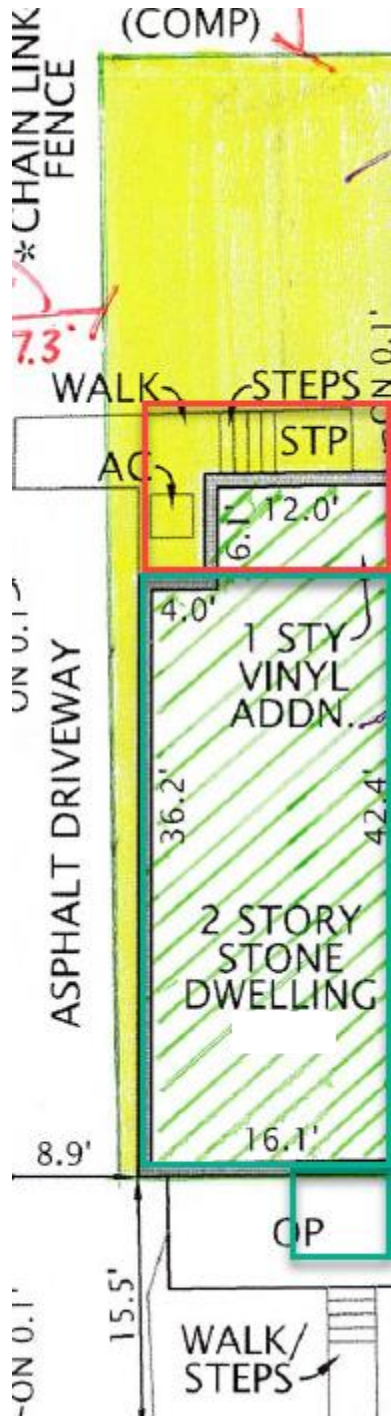
Date: Tuesday, November 4, 2025
Address: 123 Main Street, Alexandria, VA 22314
Contacts: John Doe | Johndoe@gmail.com
Project: Rear addition and new 3rd level

As requested, Moore Construction Group, LLC submits the following preliminary summary for the project as mentioned above, including all work listed below.

**Note: Pricing estimates for components have been included where possible. MCG Package selections have been accounted for throughout this evaluation. You may change/update selections as you desire during the Design Phase.*

ADDITION

- Construct three new additions
 - A rear addition 20' deep at the rear of the house spanning 30' (600 SQFT) along the left side as shown below
 - This addition is to be constructed on piers with enclosing lattice
 - A top addition which will create a new 3rd story approximately 55'x28' (1,540 SQFT) as shown below
 - A front addition to create a portico at the entry approximately 10' x 10' (100 SQFT) as shown below



- Exterior footing soil is assumed adequate to support standard footings. Client to engage MCG to confirm with SoilTech.

BASEMENT LEVEL

- Drywall removal and repairs as needed for new utility connections

MAIN LEVEL

Layout

- Gut main level to the studs
- Create a 2 bedroom/ 2 bathroom program at the main level
- Construct new kitchen
- Include a walk-in pantry. All shelves to be wooden.
- Utilize addition space to create an optimal configuration. Configuration options that require more significant changes will add to the overall budget.
- Include powder room at a new location.

Powder Room

Provide and install new package selection fixtures and finishes in the bathroom, including:

- Vanity
- Countertops
- Sink
- Faucet
- Tile floor

<u>MODERN FARMHOUSE PACKAGE</u>	\$25,000 (x 0.3 for powder room)
<u>CONTEMPORARY PACKAGE</u>	\$25,000 (x 0.3 for powder room)
<u>CLASSIC PACKAGE</u>	\$21,500 (x 0.3 for powder room)
<u>SIMPLICITY PACKAGE</u>	\$19,500 (x 0.3 for powder room)

- The exact configuration is TBD during the Design Phase.

Kitchen

- Create a new open-concept kitchen with an island with at least 4 seats
- Include connections for gas appliances. Utilize existing gas line in house.
- Provide and install new package selection fixtures and finishes in the kitchen, including:
 - Cabinets
 - Countertops
 - Sink
 - Faucet
 - Backsplash
 - Appliances (purchase price of appliances not included)

FOR EXAMPLE ONLY: Pricing for new 10x10 kitchens with scope as follows:

New kitchens are priced based on 10’x10’ size excluding appliances and layout changes. Your kitchen will be larger than 10’x10’.

The package includes demolition and haul away of existing cabinets, countertops, fixtures, and finishes. Existing drywall to remain. Labor and materials to replace fixtures and finishes, existing layout to remain. Package finish materials included: floor tile, cabinets, countertops, stainless steel sink, under-mount sink, faucet, garbage disposal, cabinet door hardware, and backsplash tile. Reinstall existing (or installation of new owner-provided) appliances, assuming wiring and hookups are adequate per code.

Our example project price assumes a single-family home with easy access and adequate free parking.

<u>MODERN FARMHOUSE PACKAGE</u>	\$42,000
<u>CONTEMPORARY PACKAGE</u>	\$42,000
<u>CLASSIC PACKAGE</u>	\$34,500
<u>SIMPLICITY PACKAGE</u>	\$29,000

Portico

- New portico to be constructed with reverse-gable configuration as shown below



- New portico to be finished with painted wood and architectural shingles to match the new roof
- Steps and landing to be poured concrete

NEW UPPER LEVEL

Layout

- Utilize addition to reconfigure the second level into three bedrooms and three bathrooms.
- Include secondary laundry
- Evaluate options to attain the ideal configuration for the available space.
- The exact configuration is TBD during the Design Phase.

Hall Bath 1

- Construct a new hall bath with an optimal location and configuration
- Provide and install new package selection fixtures and finishes in the bathroom, including:
 - Vanity
 - Countertops
 - Sink(s)
 - Faucet(s)
 - Toilet
 - Backsplash
 - Tub
 - Shower assembly
 - Tub filler
 - Tile floor
 - Tile tub surround

FOR EXAMPLE ONLY: Pricing for new 5x8 bathrooms with scope as follows:

The package includes demolition and haul away of existing fixtures and finishes — labor and materials to replace fixtures and finishes, existing layout to remain. Package finishes materials included: floor tile, tub, tub faucet, tub surround tile to the ceiling, two corner shelves within the shower, shower curtain rod, vanity w/ top, sink, and faucet, mirror, vanity light, toilet, towel bar, towel ring, toilet paper holder, replacement exhaust fan, drywall touch up and paint throughout. *Our example project price assumes a single-family home with easy access and adequate free parking.*

<u>MODERN FARMHOUSE PACKAGE</u>	\$25,000
<u>CONTEMPORARY PACKAGE</u>	\$25,000
<u>CLASSIC PACKAGE</u>	\$17,500
<u>SIMPLICITY PACKAGE</u>	\$17,000

Hall Bath 2

- Construct a new hall bath with an optimal location and configuration
- Provide and install new package selection fixtures and finishes in the bathroom, including:
 - Vanity
 - Countertops
 - Sink(s)
 - Faucet(s)
 - Toilet
 - Backsplash
 - Shower
 - Shower assembly
 - Tub filler
 - Tile floor
 - Tile shower surround.

FOR EXAMPLE ONLY: Pricing for new 5x8 bathrooms with scope as follows:

The package includes demolition and haul away of existing fixtures and finishes — labor and materials to replace fixtures and finishes, existing layout to remain. Package finishes materials included: floor tile, tub, tub faucet, tub surround tile to the ceiling, two corner shelves within the shower, shower curtain rod, vanity w/ top, sink, and faucet, mirror, vanity light, toilet, towel bar, towel ring, toilet paper holder, replacement exhaust fan, drywall touch up and paint throughout. *Our example project price assumes a single-family home with easy access and adequate free parking.*

<u>MODERN FARMHOUSE PACKAGE</u>	\$25,000
<u>CONTEMPORARY PACKAGE</u>	\$25,000
<u>CLASSIC PACKAGE</u>	\$17,500
<u>SIMPLICITY PACKAGE</u>	\$17,000

Primary Suite

- Utilize available space to create the following:
 - Walk-in closet
 - Primary bathroom with double vanity
- Provide and install new package selection fixtures and finishes in the bathroom, including:
 - Vanity
 - Countertops
 - Sinks
 - Faucets
 - Toilet
 - Backsplash
 - Shower
 - Shower assembly
 - Tub filler
 - Tile floor
 - Tile shower surround.

FOR EXAMPLE ONLY: Pricing for new 5x8 bathrooms with scope as follows:

The package includes demolition and haul away of existing fixtures and finishes— labor and materials to replace fixtures and finishes, existing layout to remain. Package finishes materials included: floor tile, tub, tub faucet, tub surround tile to the ceiling, two corner shelves within the shower, shower curtain rod, vanity w/ top, sink, and faucet, mirror, vanity light, toilet, towel bar, towel ring, toilet paper holder, replacement exhaust fan, drywall touch up and paint throughout. *Our example project price assumes a single-family home with easy access and adequate free parking.*

<u>MODERN FARMHOUSE PACKAGE</u>	\$25,000 (x 1.5 for proposed primary)
<u>CONTEMPORARY PACKAGE</u>	\$25,000 (x 1.5 for proposed primary)
<u>CLASSIC PACKAGE</u>	\$17,500 (x 1.5 for proposed primary)
<u>SIMPLICITY PACKAGE</u>	\$17,000 (x 1.5 for proposed primary)

GENERAL

FLOORING

- Provide and install new hardwood at main and upper level including stairs
 - Excludes bathrooms and laundry which will be finished with tile

INTERIOR WALLS

- Provide and install new drywall throughout the main and upper levels
- Tape through the finish and prime
- Paint 3 Color scheme Sherwin Williams paint included: flat ceilings, semi-gloss white trim, and flat single-color walls throughout the main and upper-level work areas.

DOORS/TRIM

- Provide and install new railings at entry stair
- Provide and install new package selection doors throughout the main and upper levels
- Provide and install new package selection door hardware for new doors
- Provide and install new package selection base trim as needed throughout the main and upper levels, excluding the basement.
- Provide and install new package selection window and door casing at new window and door locations.

WINDOWS

- Provide and install new package selection vinyl windows in addition. Existing windows to remain elsewhere.

EXTERIOR

- Provide and install new package selection Hardie plank siding at additions.
- Provide and install new roofing at additions and main home

HVAC

- Ductwork, bulkheads, etc., as needed
- Provide and install 2nd new HVAC systems creating a 2-zone configuration, minimizing or eliminating bulkheads and chase where possible.

PLUMBING

- New plumbing will be installed per code to service the kitchen and baths.
- Assumes incoming waterline and outgoing waste lines are adequate

ELECTRICAL

- Provide and install new recessed lights per modern layout throughout the home, excluding the basement (exact layout, selection, and configuration TBD during the Design Phase)

- Provide and install new electrical runs as required by code
- Update outlets to GFCI and ARC Fault protected as required by code
- Provide and install hard-wired smoke and carbon monoxide detectors as required by code
- Provide and install new plugs and switches per code throughout the home
- All new wiring throughout home
- Existing 200 amp panel and service to remain
- Provide and install new 100 amp sub panel at new upper level

MISCELLANEOUS

- Prioritize storage throughout the design
- Options to install brick façade throughout the front of the home at additional cost

Design and Permitting Summary

Design Development (Architectural Design, Engineering, Finish Selections, and Permitting) will likely fall in the **\$25k range** and take **3-4 months**. This budget will depend significantly upon design selections, material selections, and finalized layout. Jurisdictional fees, variance processing assistance and representation are not currently included.

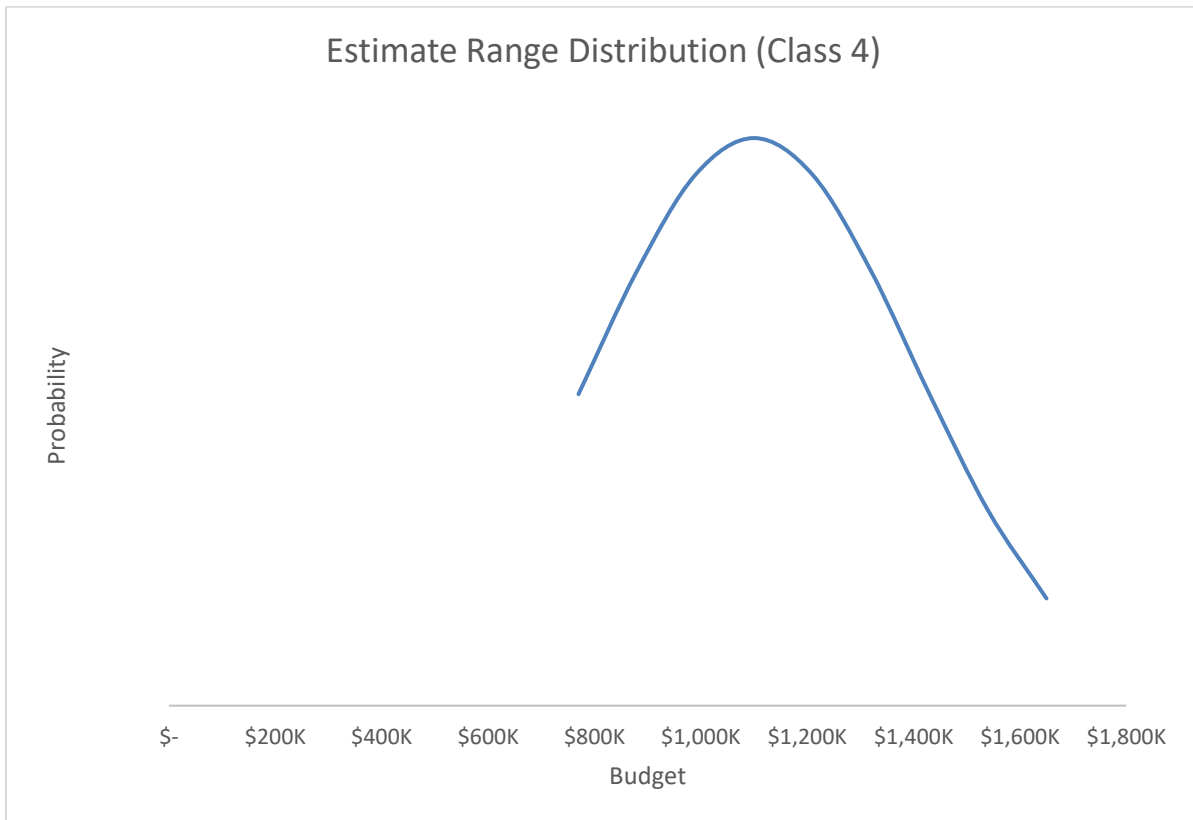
Construction Summary

Based on the above scope and considering [Classic Package](#) finishes, we expect a reasonable budget to start in the **\$1.1mil range** and the project to take **24-30 weeks**.

We are scheduling new projects like yours about **two months** after Construction Contracts are signed.

COST ESTIMATE CLASSIFICATION MATRIX [a]				
	Primary Characteristic	Secondary Characteristic		
ESTIMATE CLASS	LEVEL OF PROJECT DEFINITION Expressed as % of complete definition	END USAGE Typical purpose of estimate	METHODOLOGY Typical estimating method	EXPECTED ACCURACY RANGE Typical variation in low and high ranges [b]
Class 5	0% to 2%	Concept Screening	Capacity Factored, Parametric Models, Judgment, or Analogy	L: -20% to -50% H: +30% to +100%
Class 4	1% to 15%	Study or Feasibility	Equipment Factored or Parametric Models	L: -15% to -30% H: +20% to +50%
Class 3	10% to 40%	Budget, Authorization, or Control	Semi-Detailed Unit Costs with Assembly Level Line Items	L: -10% to -20% H: +10% to +30%
Class 2	30% to 70%	Control or Bid/Tender	Detailed Unit Cost with Forced Detailed Take-Off	L: -5% to -15% H: +5% to +20%
Class 1	50% to 100%	Check Estimate or Bid/Tender	Detailed Unit Cost with Detailed TakeOff	L: -3% to -10% H: +3% to +15%

- Notes:
- [a] [Cost estimate classification matrix as presented by AACE International \(Association for the Advancement of Cost Engineering\)](#)
 - [b] The state of process technology and availability of applicable reference cost data affect the range markedly. The +/- value represents typical percentage variation of actual costs from the cost estimate after application of contingency (typically at a 50% level of confidence) for given scope.



It's important to keep in mind that the budget provided is only an estimate. Our team has done their best to prepare this budget based on the information available, and it reflects our current understanding of the cost to construct your project in today's market.

Please note that this report has been created based on your notes and the direction given via email, phone calls, and site visit. We kindly request you to review this report for its accuracy and completeness. In case there is anything that needs to be added, clarified, or corrected, please do let us know.