

Proposal

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Prepared for Areen Ibranossian | 3511 Stonehill Pl, Sherman Oaks CA 91423 | August 4, 2026

THE PROJECT

Complete remodel of a 3,500 square foot single story residence built in 1961. Five bedrooms, three bathrooms and a powder room. The work includes a full interior renovation, a new roof, new windows and doors throughout, a new 200 amp electrical service, two new heat pump systems, a solar system with battery storage, conversion of the existing carport to an enclosed two door garage, and exterior improvements.

SCOPE OF WORK

- Site and structure.** Mobilization, temporary facilities and site protection. Interior demolition. Foundation and waterproofing. Framing for new openings, the carport enclosure, closet and bathroom reconfiguration, and window and slider openings.
- Building envelope.** Complete roof replacement in torch down membrane. New windows, sliding doors and entry doors throughout. Stucco patching at all new openings and a new smooth finish over the entire house. New rain gutters. Insulation at exterior walls and roof.
- Mechanical.** Two new Mitsubishi heat pump systems with new ducting, returns and controls. Two tankless water heaters with recirculation pumps.
- Electrical and low voltage.** New 200 amp combination meter-main and 100 amp subpanel. Complete rewire. Recessed lighting throughout, wall sconces and chandelier. Lutron Caseta lighting control with bridge. Structured wiring to all rooms, televisions and office. Mesh wifi. Camera system. Smoke and carbon monoxide detection. Electric vehicle charger.
- Plumbing.** Repipe as required. New shower valves. Relocated supply and waste for the new kitchen layout. All finish fixtures set. Pool heat pump.
- Interior finishes.** Level 5 smooth drywall throughout. Custom millwork including kitchen, island, dry bar, banquette, laundry, closets and all vanities. Marble slab countertops. Tile and micro cement at bathrooms and kitchen. New flooring throughout. Interior and exterior paint. Shower glass and enclosures.
- Exterior.** Carport converted to an enclosed garage with two insulated doors and openers. Rock steps, concrete sidewalk, BBQ area and deck. 19.78 kW solar array with battery storage.

INVESTMENT

Standard finish	\$987,062
Premium finish	\$1,317,998
Both levels include the identical scope of work described above. The difference is material selection and level of finish in ten areas: windows, flooring, tile, shower glass, drywall finish, roofing membrane, mechanical controls, lighting automation, paint and insulation.	
Nine categories are unchanged between the two levels: stucco, mechanical, demolition, drywall, framing, garage doors, mobilization, foundation and permits.	

DETAIL BY TRADE

Trade	Standard / Premium
Windows, sliding doors and entry doors	\$148,670 / \$230,332
Millwork and cabinetry	\$120,000 / \$189,945
Electrical and low voltage	\$89,000 / \$96,000
Solar and battery storage	\$65,000 / \$94,146
Plumbing	\$48,770 / \$67,425
Stucco	\$46,490 / \$46,490
Roofing	\$46,225 / \$60,203
Mechanical	\$39,790 / \$39,790
Demolition	\$38,500 / \$38,500
Drywall and finish	\$38,100 / \$38,100
Framing	\$31,800 / \$31,800
Flooring	\$31,450 / \$64,050
Hardscape, steps, sidewalk, BBQ and deck	\$28,000 / \$41,000
Interior and exterior paint	\$28,225 / \$37,625
Garage doors, two, provide and install	\$24,118 / \$24,118
Tile and micro cement	\$21,500 / \$35,000
Mobilization	\$18,000 / \$18,000
Foundation and waterproofing	\$17,250 / \$17,250
Architect	\$12,000 / \$15,000
Rain gutters	\$7,500 / \$9,000
Shower glass and glazing	\$7,000 / \$18,000
Insulation	\$5,600 / \$9,000
Permits	\$5,000 / \$5,000
Final clean	\$4,500 / \$6,000

ALLOWANCES

The following are carried as allowances and will be reconciled by change order when final selections are made and trade bids are received.

- Millwork and cabinetry, pending final shop drawings and fabrication bid
- Tile and stone material, carried at a per square foot allowance
- Flooring material, carried at a per square foot allowance
- Hardscape, pending final layout of steps, sidewalk, BBQ area and deck

SCHEDULE

Approximately five months from construction start, subject to permit issuance, material lead times and timely owner selections.

EXCLUDES

- Appliances. Installation is included, the appliances are not.
- Plumbing fixtures. Tubs, toilets, sinks, faucets and shower trim. Installation is included.
- Decorative light fixtures. Chandelier, wall sconces, pendants and vanity lights. Installation is included.
- Door hardware. Locksets, pulls, handles and closers.
- Mirrors and medicine cabinets.
- Window coverings and shutters.
- Furniture, artwork and accessories.
- Structural engineering and stamped details.
- Title 24 energy compliance documentation and forms.
- Soils or geotechnical report and property survey.
- Landscape, irrigation and planting.
- Pool resurfacing and pool equipment other than the heat pump and its power.
- Hazardous material survey, testing, abatement or disposal, including asbestos and lead.
- Termite, dry rot and pest repair.
- Structural or foundation repair beyond what is specified.
- Utility company fees and charges, including service upgrade, meter and connection costs.
- Sewer lateral repair or replacement if required.
- Fire sprinkler system if required.
- Gas service or gas line upsizing if required.
- Alarm monitoring, camera subscriptions and internet service.
- Temporary housing, storage and moving.

TERMS AND CONDITIONS

- This proposal is valid for 30 days from the date above.
- Allowances are estimates. When final selections are made and trade bids are received, the difference is reconciled by change order at the same markup.
- Any addition to this scope requires a written change order signed before the work is performed.
- Concealed conditions inside walls, ceilings, under the structure or below grade are not included and will be handled by written change order.
- Delays caused by owner selections, owner supplied material or third party contractors extend the schedule accordingly.

- Material price escalation beyond 90 days from the date of this proposal is not included.
- Windows and custom millwork carry the longest lead times on this project and must be ordered at contract execution to hold the schedule.
- A contingency is not included in this price and is recommended.

ACCEPTANCE

Accepted by _____ Date _____

Printed name _____