



Conte Maintenance Group,  
LLC

221 West Hallandale Beach Boulevard,  
Suite #491  
Hallandale Beach, FL, USA  
(305)-219-9464

INVOICE  
INV591

DATE  
10/16/2025

DUE  
On Receipt

PO #  
1253 NW 44th St: Proposal

BALANCE DUE  
USD \$10,569.21

BILL TO

Eli Kagan

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DESCRIPTION	RATE	QTY	AMOUNT
Scope of Work – Kitchen Relocation & Build-Out	\$15,784.80	1	\$15,784.80
Plumbing			
• Install all new plumbing lines and connections for relocated kitchen, including supply and drain lines. Includes water line for refrigerator.			
• Provide and install new kitchen sink with undermount installation.			
• Install new kitchen faucet. (Upgraded to Moen)			
Electrical			
• Provide and install new wiring, circuits, and outlets to serve relocated kitchen layout.			
• Coordinate electrical service for appliances, lighting, and general power.			
Cabinetry & Countertops			
• Deliver and install new kitchen cabinets per layout.			
• Install new kitchen countertops, including cutting and fitting for sink and appliances.			

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<ul style="list-style-type: none"><li>Perform all necessary finishing, leveling, and adjustments for cabinetry.</li><li>Cutting section of drywall where wall cabinets and shelving will be installed, to install a backing.</li><li>Build wall for countertop support on overhang bar top.</li></ul> Includes two outlets in code approved spots			
Appliances & Ventilation			
<ul style="list-style-type: none"><li>Install and secure range hood, including new exhaust ductwork to exterior. Area of the ceiling where hood is to be installed, will be re-enforced with wood.</li><li>Connecting appliances</li></ul>			
Fixtures & Hardware			
<ul style="list-style-type: none"><li>Provide and install kitchen sink with undermount attachment.</li><li>Provide and install one kitchen faucet, properly connected and tested.</li></ul>			
Project Supervising of Flooring Installation	\$0.75	461 Sqft	\$345.75
Electrical: recessed lights, outlets, switches and screw less plates	\$1,546.00	1	\$1,546.00
Wall construction: including door, replacing support, soundproofing foam inside.	\$1,600.00	1	\$1,600.00
Demolition: Entire existing kitchen, capping off existing plumbing, existing refrigerator wall. Breaking down cabinets for disposal.	\$1,100.00	1	\$1,100.00
Estimate: Interior Painting & Drywall Repair	\$2.75	1,200 Sqft	\$3,300.00
<ul style="list-style-type: none"><li>Wallpaper will be removed from designated interior areas.</li><li>A section of drywall in one bedroom closet affected by mold will be cut out and removed.</li><li>All wall damage will be patched and repaired in preparation for painting.</li><li>Ceilings will be painted in flat white, walls will be eggshell, doors, baseboards, and trims will be painted in semi-gloss</li></ul>			
Includes labor and materials			

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Painting Exterior: includes pressure cleaning, painting of window trims, window bars and walls.	\$3.00	1,200 Sqft	\$3,600.00
Removal of popcorn and skim coating ceilings. Includes labor and materials	\$2,200.00	1	\$2,200.00
Miscellaneous Materials	\$2,992.66	1	\$2,992.66
Window blinds			
Vanity faucets (Upgraded to Moen)			
Vanity Mirrors			
Compression valves			
Toilet flappers			
Nest thermostat			
Smoke detectors			
Shower kit in gold			
Exhaust fans			
Fan ducts			
Door locks interior and exterior			
Bi-fold doors 8 total			
Curtain rods			
Closet shelving and rods			
Door stops			
Wood for curb			
Shower liner for curb			
Sheet of privacy glass for bathroom			
Door casing for AC closet			
White epoxy spray paint cans			
Brushed gold shower handles 3 piece			
Brushed gold shower head			
Fence gate piping and materials			
Labor for Miscellaneous Work	\$4,800.00	1	\$4,800.00
Bathrooms			
<ul style="list-style-type: none"> <li>Replace shower kit, including new shower valve</li> <li>Replace two vanities</li> <li>Replace mirrors and lighting</li> <li>Construct curb in one bathroom</li> <li>Install faucets in both bathrooms</li> <li>Replace shower valve in guest bathroom and raise them to</li> </ul>			

DESCRIPTION	RATE	QTY	AMOUNT
<p>their normal height before microcementing</p> <ul style="list-style-type: none"> <li>• Replace shower head</li> <li>• Install bathroom exhaust fans (two bathrooms)</li> <li>• Replace one broken glass</li> </ul>			
<p>Interior Work</p> <ul style="list-style-type: none"> <li>• Install window blinds at each window after removing existing curtains/blinds</li> <li>• Clean all windows to remove tinting</li> <li>• Install Nest thermostat</li> <li>• Install 7 ceiling light fixtures</li> <li>• Install smoke detectors</li> <li>• Paint AC grills</li> <li>• Install bifold doors with new tracks</li> <li>• Remove and install new interior and exterior door locks</li> <li>• Installation of closet shelving and clothes hanger poles in 4 closets.</li> </ul>			
<p>Exterior Work</p> <ul style="list-style-type: none"> <li>• Demolish existing gates at porch entrance</li> <li>• Replace porch entrance light and conduit.</li> <li>• Building a gate where fence is missing</li> <li>• Painting mailbox</li> </ul>			
<p>HVAC</p> <ul style="list-style-type: none"> <li>• Cleaning of AC coils</li> </ul>			
Trash Disposal: 2 Trucks calculated	\$700.00	1	\$700.00
<p>Added Bathroom work for each bathrooms.</p> <p>- Micro cementing of tiled walls:</p> <p>Bathroom 8'6x4'11 (142sqft of tile)</p> <p>- \$1000 Microcementing Shower including materials</p> <p>- \$650 Cutting of wall to replace tile, install backing for floating vanity installation. (Excludes bathroom Vanity) Installation of bathroom accessories in brushed gold.</p> <p>- \$600 Fixed 3/8" shower glass.</p>	\$2,250.00	2 Bathroom	\$4,500.00
Lighting Installation in Master Bedroom including materials.	\$600.00	1	\$600.00

Payment Info	TOTAL	\$43,069.21
	Payment	-\$5,000.00
BY CHECK	Bank Transfer	09/25/2025
Conte Maintenance Group	Payment	-\$5,000.00
	Bank Transfer	09/26/2025
	Payment	-\$10,000.00
	Bank Transfer	09/29/2025
	Payment	-\$5,000.00
	Bank Transfer	10/15/2025
	Payment	-\$5,000.00
	Bank Transfer	10/23/2025
	Payment	-\$2,500.00
	Bank Transfer	10/31/2025
		BALANCE DUE
		USD \$10,569.21

\*Items or work that are excluded: Bathroom Vanity(s), Vanity Lighting (2), Kitchen Appliances, Laminate Flooring, Range Hood, Skim Coating of every wall, Replacing HVAC system, Permits, Roofing work, waterfall countertop, landscaping, replacing electrical panel or items/labor unreasonably out of the original scope.





