

# TrueCost

Construction Cost Estimate

## Kitchen Remodel - 123 Main St

123 Main Street, Denver, CO 80202

**\$35,359**

Total Project Estimate

Prepared: December 10, 2025

## Executive Summary

**\$35,359**

TOTAL PROJECT ESTIMATE

**6 weeks**

ESTIMATED DURATION

**\$177/sf**

COST PER SQ FT

### Project Overview

<b>Project Name:</b>	Kitchen Remodel - 123 Main St
<b>Location:</b>	123 Main Street, Denver, CO 80202
<b>Project Type:</b>	Residential Renovation
<b>Square Footage:</b>	200 sq ft
<b>Scope:</b>	Full kitchen remodel including custom cabinetry, granite countertops, new appliances, flooring, electrical and plumbing upgrades, and complete refinishing.

### About This Estimate

This estimate has been prepared based on current market pricing for materials and labor in your area. The total includes all work described in the project scope, permits, and standard project management.

### Key Cost Drivers

- Cabinetry:** \$4,500 (10% of total)
- Appliances:** \$3,500 (8% of total)
- Countertops:** \$3,400 (8% of total)
- Labor:** \$11,919 (35% of total)

## Cost Summary

Summary of project costs by major category. All prices are inclusive of materials, labor, and applicable fees.

### Project Cost Summary

Category	Amount
Cabinetry & Millwork	\$8,840
Countertops & Surfaces	\$5,304
Flooring	\$4,243
Plumbing	\$5,304
Electrical	\$4,243
Painting & Finishes	\$3,536
Appliances (Allowance)	\$2,829
Permits & Inspections	\$1,022
<b>Total Project Estimate</b>	<b>\$35,359</b>

*Note: This is a preliminary estimate. Final costs will be confirmed after site visit and detailed scope review. Allowance items are budgeted amounts subject to your final selections.*

# Assumptions & Exclusions

This section documents the assumptions made in preparing this estimate and items that are specifically excluded from the scope of work.

## Key Assumptions

This estimate is based on the following assumptions. If actual conditions differ, costs may need to be adjusted accordingly.

- Site access is adequate for material delivery and crew parking
- Work performed during normal business hours (8am-5pm, Monday-Friday)
- No hidden damage, asbestos, lead paint, or mold present
- All required permits will be obtainable within 5 business days
- Existing electrical panel has adequate capacity for new loads
- Existing plumbing can support new fixture locations
- Material prices valid for 30 days from estimate date
- Client will make timely decisions on selections

## Scope Inclusions

The following items are specifically included in this estimate:

- ✓ All materials, labor, and equipment as specified
- ✓ Project management and site supervision
- ✓ Permit fees and inspection costs
- ✓ Standard 1-year workmanship warranty
- ✓ Daily cleanup and final construction cleaning
- ✓ Dumpster rental and debris disposal
- ✓ Protection of adjacent surfaces during construction

## Scope Exclusions

The following items are specifically **NOT** included in this estimate:

Category	Excluded Items
Structural Work	Load-bearing wall modifications, Foundation repairs, Structural engineering
Hazardous Materials	Asbestos abatement, Lead paint remediation, Mold remediation
HVAC	HVAC system replacement, Ductwork modifications
Appliances	Appliance delivery beyond curb, Installation of owner-supplied appliances

## Change Order Policy

### Important Notice

Any work outside the defined scope will require a written change order before work begins. Change orders may affect the project schedule and final cost. All change orders must be approved by the owner in writing.

## Warranty Information

Category	Duration	Coverage
Workmanship	1 Year	Defects in installation and construction
Materials	Varies	Per manufacturer warranty (typically 1-10 years)
Appliances	Varies	Per manufacturer warranty
Plumbing Fixtures	Lifetime*	*Limited lifetime warranty per manufacturer

### Important Disclaimers

This estimate is provided for budgeting and planning purposes only and does not constitute a contract or binding agreement. Actual costs may vary based on final material selections, site conditions discovered during construction, permit requirements, and market conditions at the time of construction.

This estimate is valid for 30 days from the preparation date. Material prices and labor rates are subject to change. A formal contract with detailed specifications will be required before work begins.

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