



Professional Construction Estimation

Bathroom Renovation

742 Evergreen Terrace, Cary, NC 27513

\$24,508

P50: \$24,508 | P80: \$25,439 | P90: \$25,929

Prepared: December 16, 2025

Estimate ID: demo_bathroom_2025

Executive Summary

\$24,508

TOTAL ESTIMATED COST

3-4 weeks

3.85%

Project Overview

Project Name:	Bathroom Renovation - 742 Evergreen Terrace
Location:	742 Evergreen Terrace, Cary, NC 27513
Project Type:	Residential Renovation
Square Footage:	85 sq ft
Scope:	Full bathroom renovation including tile installation, plumbing fixtures, electrical updates, and complete refinishing with standing bathtub.

Cost Confidence Levels

Based on Monte Carlo simulation with 1000 iterations, accounting for material price volatility and labor market conditions.

Percentile	Estimated Cost	Description
P50	\$24,508	50% probability the actual cost will be at or below this amount (median)
P80	\$25,439	80% probability the actual cost will be at or below this amount (likely)
P90	\$25,929	90% probability the actual cost will be at or below this amount (conservative)

Key Cost Drivers

- Standing Bathtub: \$4,000 (16% of materials)
- Tile & Stone: \$2,206 (22% of materials)
- Plumbing: \$5,235 (51% of materials)
- Labor: \$7,902 (32% of total)

Cost Breakdown by Division

Costs organized according to CSI MasterFormat divisions. Each division shows material costs, labor costs, and combined totals.

Tile & Stone		\$2,206		
Item		Quantity	Unit Cost	Total
Large Format Porcelain Tile (24x48)		150 sq ft	\$7	\$1,088
Floor Tile (12x24)		85 sq ft	\$5	\$467
Tile Adhesive (Modified Thinset) 50lb		6 bags	\$39	\$234
Epoxy Grout 9lb		2 units	\$79	\$158
Tile Trim & Edging		1 kit	\$194	\$194
Grout Sealer		1 bottle	\$65	\$65

Waterproofing		\$534		
Item		Quantity	Unit Cost	Total
Kerdi Waterproof Membrane		60 sq ft	\$4	\$249
Cement Board (1/2")		10 sheets	\$14	\$140
Waterproofing Corners & Bands		1 kit	\$145	\$145

Electrical		\$463		
Item		Quantity	Unit Cost	Total
6" LED Recessed Light Kit		6 units	\$39	\$234
Dimmer Switch		1 unit	\$65	\$65
Romex 12/2 Wire		75 ft	\$1	\$94
GFCI Outlets		2 units	\$35	\$70

Plumbing		\$5,235		
Item		Quantity	Unit Cost	Total
Toilet - Elongated Comfort Height		1 unit	\$345	\$345
Ceiling Mount Rain Shower Head		1 unit	\$259	\$259
Standing Bathtub		1 unit	\$4,000	\$4,000
Copper Pipe (3/4")		25 ft	\$9	\$213
Shower Valve & Trim Kit		1 unit	\$285	\$285

Wax Ring & Bolts	1 kit	\$18	\$18
Bathtub Drain Kit	1 kit	\$115	\$115

Framing \$352

Item	Quantity	Unit Cost	Total
Pressure Treated 2x4 Studs 8ft	24 pcs	\$7	\$162
Construction Screws & Fasteners	1 kit	\$65	\$65
Subfloor Patch Material	1 kit	\$125	\$125

Paint \$240

Item	Quantity	Unit Cost	Total
Cabinet Paint (Semi-Gloss)	3 gal	\$52	\$156
Primer (Bonding)	2 gal	\$42	\$84

Demolition \$550

Item	Quantity	Unit Cost	Total
Disposal & Hauling	1 load	\$550	\$550

Permits \$525

Item	Quantity	Unit Cost	Total
Building Permit	1 permit	\$525	\$525

Supplies \$95

Item	Quantity	Unit Cost	Total
Caulk, Backer Rod & Sealants	1 kit	\$95	\$95

Cost Summary

Category	Amount	% of Total
Material Costs	\$10,200	42%
Labor Costs	\$7,902	32%
Equipment	\$750	3%
Overhead (10%)	\$1,885	8%
Profit (15%)	\$2,828	12%
Contingency (5%)	\$943	4%
Grand Total	\$24,508	100%

Labor Analysis

Detailed breakdown of labor requirements by trade, including estimated hours and costs based on local market rates for Cary, NC area.

Labor Summary by Trade

Trade	Hours	Rate/Hr	Total
Tile Setter	36	\$50	\$1,800
Plumber	24	\$55	\$1,320
Electrician	12	\$68	\$816
Carpenter (Framing)	18	\$42	\$756
Drywall Installer	16	\$36	\$576
Painter	14	\$23	\$322
General Labor	32	\$20	\$640
Project Supervision	24	\$38	\$912
Demolition	16	\$24	\$384
Bathtub Installation	8	\$47	\$376
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Total Labor	200		\$7,902

200

TOTAL LABOR HOURS

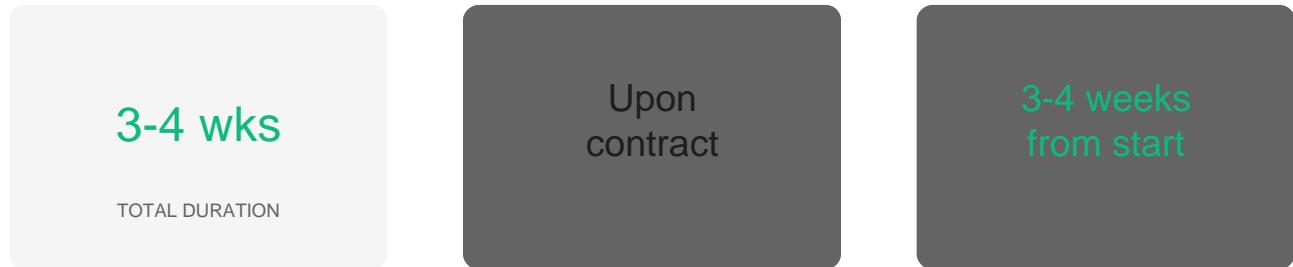
\$7,902

32%

25

Project Schedule

Estimated project timeline based on scope of work, crew availability, and typical construction sequencing.



Phase Schedule

#	Phase / Task	Duration	Start	End	Dependencies
1	Pre-Construction	2-3 days	Week 1	Week 1	-
1.1	Permits & Approvals	2-3 days	Day 1	Day 3	Contract signed
1.2	Material Ordering	1-2 days	Day 2	Day 3	Permits filed
2	Demolition	2 days	Week 1	Week 1	Pre-construction
3	Rough Work	4-5 days	Week 1	Week 2	Demolition
3.1	Plumbing Rough-in	2 days	Week 1	Week 2	Demo complete
3.2	Electrical Rough-in	1 day	Week 2	Week 2	Demo complete
4	Inspections	1 day	Week 2	Week 2	Rough work
5	Finishes	5-7 days	Week 2	Week 3	Inspections passed
5.1	Waterproofing	1 day	Week 2	Week 2	Inspection passed
5.2	Tile Installation	3-4 days	Week 2	Week 3	Waterproofing
6	Fixtures & Final	2-3 days	Week 3	Week 4	Finishes
7	Final Inspection	1 day	Week 4	Week 4	All work complete

