



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



## 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

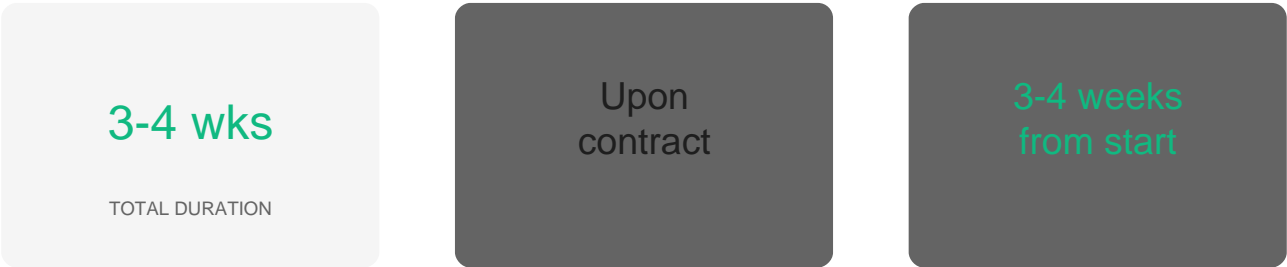
Detailed breakdown of labor requirements by trade, including estimated hours and costs based on local market rates for Cary, NC area.

| 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   |
|                        |       |         |         |
| Total Labor            | 200   |         | \$7,902 |



# 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   | <b>Pre-Construction</b>     | <b>2-3 days</b> | <b>Week 1</b> | <b>Week 1</b> | -                         |
| 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   | <b>Demolition</b>           | <b>2 days</b>   | <b>Week 1</b> | <b>Week 1</b> | <b>Pre-construction</b>   |
| 3   | <b>Rough Work</b>           | <b>4-5 days</b> | <b>Week 1</b> | <b>Week 2</b> | <b>Demolition</b>         |
| 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   | <b>Inspections</b>          | <b>1 day</b>    | <b>Week 2</b> | <b>Week 2</b> | <b>Rough work</b>         |
| 5   | <b>Finishes</b>             | <b>5-7 days</b> | <b>Week 2</b> | <b>Week 3</b> | <b>Inspections passed</b> |
| 5.1 | Waterproofing               | 1 day           | Week 2        | Week 2        | Inspection passed         |
| 5.2 | Tile Installation           | 3-4 days        | Week 2        | Week 3        | Waterproofing             |
| 6   | <b>Fixtures &amp; Final</b> | <b>2-3 days</b> | <b>Week 3</b> | <b>Week 4</b> | <b>Finishes</b>           |
| 7   | <b>Final Inspection</b>     | <b>1 day</b>    | <b>Week 4</b> | <b>Week 4</b> | <b>All work complete</b>  |









