

Estimate

676



Date | February 22, 2022
 Estimate Number | 676
 Expiration Date | May 25, 2021

From | Paradyne Painting
 Tonow Tokunaga
 3451 Ambrosia Ave
 Victoria, BC V8C 0K4
 CA
 To | Green Vision Properties

Estimate Total | \$23,152.50

Task	Rate	Qty	Amount
Interior and Exterior Painting on approx 4009 Sq feet @ 3642 Ridge View Terrace	\$22,050	1	\$22,050

Subtotal	\$22,050.00
Taxes	\$1,102.50
Total ?	\$23,152.50

Notes

WCB # 2004 89 269
 GST # 793 725 540
 Insurance Policy # LMFI1553

Terms

INTERIOR SCOPE

- Walls when ready will be sealed with Hi – Hide drywall sealer on areas as needed.
- The following areas will receive a primer coat and at least 2 top coats of the paint of my choice.
- Ceilings (flat), Walls (eggshell), Trim and Doors (semi – gloss).Once
- 3 Colors in total. 1 for the main wall color, 2 for the accent walls color and 3 for the trim and doors.
- \$250 per extra color / colors of if in a different sheen or paint product.
- All walk in closets will have white ceilings and the according wall color.
- All regular closets will be 1 color through out (ceilings will be in the wall paint).

- To be completed in 2 stages.
 - Stage 1 includes drywall sealer, an additional coat on the walls, and final 2 coats on the ceilings.
 - Stage 2 finalize to completion.
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- All finished floors including concrete in the garage is to be covered at least 90 % by the general contractor.
 - All drywall in the entire house including the garage is to be ready at the same time before I begin sealing the house.
 - Areas to be swept clean of all construction debris, sockets to be vacuumed out before sealer stage begins.
 - If the sealer is done in separate sections a \$500 spilt fee will incur.
 - Once the ceilings are completed all pot lights and none hanging lighting under 6 inches are to be installed and energized before the 2nd stage begins.
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- The house is to be swept, clean of any construction waste before we're expected to commence work for the 2nd stage.
 - No other trades in the unit while our team is there. A \$35 fee / hr / person would be charged otherwise.
 - Shelving in the closets to be installed after trim and walls are painted. An extra \$100 to \$500 per closet fee if installed before hand.
 - Toilets to be installed after trim and walls are completed. An extra \$60 per toilet if installed before hand.
 - Power, sufficient heat and water to be provided by the GC.
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- If I do any work outside the above scope an hourly charge of \$65 per hour plus materials will be charged out.
 - This includes cleaning up after other trades.
 - Once there is any furniture moved into the unit all work there after will be considered extra.
 - Job is completed in 2 phases
 - Anything there after will be considered extra if there is any trade damage and or additional trim or doors added after my second and final visit.

EXTERIOR PREPARATION AND SPECIFICS

- cover any windows or any areas with a potential to get any undesired paint coatings.
- Exterior caulking completed by siders but we can do minor finishing touches.
- Any hardy panels aluminum trim will also be prepped by the siders or we can do as an extra.
- 3 colors only 2 for the body and 1 for the trim. anything outside of this will be extra.
- Any downspouts put up before painting will not be our responsibility if they incur any damage.
- Scaffold and or boom access must be provided by General Contractor for work above 25 feet.
- Not to be expected to paint during the months of Oct to Feb.

NOT INCLUDED

- Stain grade wood, fiber glass gel stain
- Soffits
- exterior or interior handrails.
- stair treads or risers
- wainscotting, passthroughs, cabinets, shelving, crown moulding
- adjacent buildings, sheds, etc.
- Front doors wider than 40 inches.