



ESTIMATE	#7213-4
ESTIMATE DATE	Sep 10, 2025
TOTAL	\$30,750.00

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ESTIMATE

Services

Project Overview - Vision

+Introduction: Vision

Based on our conversations and understanding of your vision, our objective is to enhance your commercial space with a sophisticated, modern aesthetic while thoughtfully preserving its historic character.

+Project Expectations: See Below

- Project Preparation: 1 Week (6 days)
- Project Time Line: 3-4 Weeks (or sooner)
- Work Week: Monday- Friday (See terms & conditions)
- Optional Work Days: Saturday
- Non-Work Days: Sunday or Holidays (State/ Federal)
- Possible Delays: Change orders/ Health Related/ Material delays/Employee Availability (Personal days)
- Management Admin Day: Saturday or Monday (TBD)
- *Designated for Planning & Inspections

+Payment Schedule: 50/40/10

--Contract Total: \$30,750

-1st. Payment Due: \$15,375
(Prior to project commencement)

-2nd. Payment Due: \$12,300
(At 50% completion- Detailed in Project Outline)

-Final Payment Due: \$3,075
(Due Upon Completion of Project- Prior to final Punch List)

****Terms & Conditions (Basic)****

-Credit/ Debit Card Processing Fee: 3.9% (Charged for all credit/debit card transactions)

-Zelle Payments to CSRD shall NOT incur a fee

-Check payments Made to CSRD shall NOT incur a fee

-Payments made by check shall have a hold period, which is determined by the paying and receiving bank. We will provide daily updates to the availability of funds. Work shall NOT commence until funds have cleared.

-For more information, please see our terms and conditions.

Permits/ Inspections / Fees

All required municipal permits shall be obtained prior to commencement of work. Permit fees include applicable filing charges, administrative costs, and inspections necessary to ensure compliance with local building codes and regulations.

+Permit Fees & Inspections:

-General Contractor Registration (If applicable)

-Electrical (Where Applicable)

-Plumbing (Where Applicable)

-Roofing & General Carpentry (Where Applicable)

Disclosures

-Permit fees are assessed per trade usually or by specialty

-Inspections may incur additional fees & re-inspections may incur fees

-If city inspector requires additional work outside of agreed upon scope, such work shall incur additional cost.

Ladder: Exterior

Area Scope: Exterior side or back of building

+Phase 1: Build out

-Install Support posts (Treated)

-Create stair casing and frame

-Install landing

-Install safety railing

-Perform safety inspection

+Phase 2: Clean up

-Remove project related debris

Ladder Disclosures

- Stairs shall be constructed of wood
 - Supports shall be 4x4 or 6x6 (Per city)
 - Wood shall be treated
 - Railing shall be braced
 - Stair opening shall be 42in (3.5 ft.)
 - Paint/ Stain Not included
 - Permit Required: Yes
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Paint: Exterior

Area Scope: Paint

+Phase 1: Cleaning

- Apply degreaser and detergent
- Soft/ Power Wash
- inspect property for wash

+Phase 2: Primer + Paint

- Apply concrete/brick primer for proper adhesion
- Inspect for proper coverage
- Paint exterior of property
- Inspect for proper coverage

Paint Disclosures

- Paint Provided by CITY of Texas City
 - Color Combinations: 1
 - Coats: 2 or 3 (3 only where needed)
 - Paint Finish: Satin
 - Application: Brush/ Roll/ Spray (Determined by contractor)
 - Color Selection: Limited by city
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Landscaping: Exterior

Area Scope: landscaping

+Phase 1: Demo

- Remove designated plants / bushes ONLY
- Inspect ground and remove unnecessary debris
- Level ground w/soil and/or sand (where required ONLY)

+Phase 2: Plant

- Plant 5 Crepe Myrtles

-Plant 3 Cherry Blossoms

Landscaping Disclosures

***General Spacing Guidelines**

- Total plant area: 20x25 Sf (500sf total)
- Crepe Myrtle: 10–15 feet apart
- Cherry Blossom: 20–25 feet apart
- Keep 10–15 ft from structures, driveways, or property lines

***Maintenance Notes**

- Pruning: Crepe myrtles need gentle shaping (avoid “crape murder”). Cherry blossoms need occasional deadwood removal.
 - Watering: Regular watering in the first 2 years is key for root establishment, especially for cherry trees.
 - Mulching: Use mulch around the base (2–3 inches), but keep it away from the trunk to prevent rot.
 - Permit Required: Yes
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Sprinklers: Exterior

Area Scope: Landscaping area ONLY

+Phase 1: Preparations

- PVC: Schedule 40 or per city requirements
- Zone Count: 4
- Head Count: 6
- Rain Sensor (Yes/No): Yes
- Irrigation Controller: Yes
- Wifi (Yes/No): No

+Phase 2: Install

- Run PVC (specs per city)
- Connect electric sprinkler valves & valve box
- Connect Sprinkler heads
- Connect all related plumbing and cut off valves
- Connect Irrigation controller
- Perform pressure test (24 hrs. or per city)

+Phase 3: Debris Removal

- Remove project related debris

Sprinkler Disclosures

- PVC shall be schedule 40 or per city requirements

-Controller Brand and Model: TBD
-Installation methods shall be done per city code
-Permit Required: Yes

Subtotal	\$30,750.00
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Total	\$30,750.00
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By approving this estimate, you acknowledge and agree to all terms and conditions outlined in the "Terms & Conditions" section of this digital document. You also confirm that your digital signature serves as your authorized and legal signature. Thank you for your business!

Cornerstone Renovation &
Development

<http://www.csrenodev.com>