PURE ARENA
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SAMPLE RESIDENTIAL ESTIMATE

Contractor review format | Houston, Texas | USD

PROJECT	Illustrative Whole-Home Renovation	**ESTIMATE ID**	PAE-SAMPLE-001	**ISSUE DATE**	October 11, 2026
LOCATION	Houston, Texas	**AREA**	1,507 SF	**DURATION**	14-18 weeks

SCOPE

Full interior renovation of an approximately 1,507 sq ft residence, including selective demolition, framing and drywall modifications, electrical and plumbing refresh, one full bathroom, kitchen, flooring, interior doors, paint, HVAC modifications and final closeout.

DIRECT COST	OVERHEAD + PROFIT	CONTINGENCY	TOTAL ESTIMATE	COST PER SF
$217,500	**$43,500**	**$10,875**	**$271,875**	**$180.41 / SF**

TRADE / DIVISION	DIRECT COST	% OF DIRECT
Finishes	$62,500	28.7%
Furnishings	$39,000	17.9%
General Conditions	$23,300	10.7%
Electrical	$20,500	9.4%
Plumbing	$20,200	9.3%
Wood and Plastics	$15,000	6.9%
Other divisions	$37,000	17.0%
TOTAL DIRECT CONSTRUCTION COST	**$217,500**	**100.0%**

Detailed Estimate

Editable unit-rate structure used for contractor review

CODE	SCOPE DESCRIPTION	QTY	UNIT	MATERIAL	LABOR	SUB	DIRECT COST	BASIS / NOTE
01-100	Mobilization, site setup and closeout	1.00	LS	$1,400.00	$2,600.00	$0.00	$4,000.00	Initial setup, coordination and demobilization
01-200	Occupied-area protection and temporary controls	1.00	LS	$800.00	$2,200.00	$0.00	$3,000.00	Dust control, floor protection and temporary barriers
01-300	Permit and inspection allowance	1.00	ALLOW	$2,500.00	$0.00	$0.00	$2,500.00	Reconcile to actual jurisdictional fees
02-100	Selective interior demolition	1,507.00	SF	$800.00	$7,200.00	$0.00	$8,000.00	Non-structural interior removal only
02-200	Dumpsters, hauling and disposal	3.00	EA	$0.00	$0.00	$4,500.00	$4,500.00	Standard construction debris; hazardous material excluded
06-100	Interior framing modifications	400.00	LF	$2,500.00	$6,500.00	$0.00	$9,000.00	Non-load-bearing framing; engineering excluded
09-100	Gypsum board partitions, ceilings and patches	3,500.00	SF	$5,600.00	$8,400.00	$0.00	$14,000.00	Level 4 finish in typical interior areas
07-100	Interior acoustic and thermal insulation	1,000.00	SF	$1,600.00	$1,400.00	$0.00	$3,000.00	Batt insulation at opened walls and ceilings
08-100	Interior doors, hardware and installation	10.00	EA	$5,500.00	$2,500.00	$0.00	$8,000.00	Paint-grade solid-core allowance
26-100	Electrical rough-in, devices and trim-out	1,507.00	SF	$4,500.00	$5,500.00	$4,000.00	$14,000.00	Service upgrade and utility work excluded
26-200	Decorative lighting allowance and installation	1.00	ALLOW	$5,000.00	$1,500.00	$0.00	$6,500.00	Fixture selection allowance
22-100	Domestic water and sanitary rough-in modifications	1.00	LS	$3,500.00	$6,500.00	$4,000.00	$14,000.00	One kitchen and one bathroom; slab trenching excluded
22-200	Plumbing fixture allowance and trim-out	1.00	ALLOW	$5,000.00	$1,200.00	$0.00	$6,200.00	Mid-range fixtures; owner upgrades reconciled
09-300	Bathroom waterproofing and tile assemblies	450.00	SF	$6,500.00	$9,500.00	$0.00	$16,000.00	One full bathroom with tiled shower surround
10-100	Shower glass, mirrors and bath accessories	1.00	ALLOW	$3,500.00	$0.00	$2,000.00	$5,500.00	Final dimensions and selections required
12-100	Kitchen cabinets and installation	26.00	LF	$19,000.00	$4,500.00	$0.00	$23,500.00	Semi-custom painted cabinetry allowance
12-200	Quartz countertops	55.00	SF	$0.00	$0.00	$5,500.00	$5,500.00	Fabrication, standard edge and installation
12-300	Kitchen appliance allowance	1.00	ALLOW	$10,000.00	$0.00	$0.00	$10,000.00	Owner selections to be reconciled
09-400	Kitchen backsplash tile	45.00	SF	$1,200.00	$1,800.00	$0.00	$3,000.00	Standard pattern and substrate preparation
09-600	Engineered wood or premium LVP flooring	1,350.00	SF	$8,000.00	$7,500.00	$0.00	$15,500.00	Level substrate assumed; major remediation excluded
06-200	Baseboards and interior trim	600.00	LF	$2,500.00	$3,500.00	$0.00	$6,000.00	Paint-grade trim profile
09-900	Interior paint walls, ceilings and trim	10,500.00	SF	$4,200.00	$9,800.00	$0.00	$14,000.00	Two finish coats over prepared surfaces
23-100	HVAC distribution and equipment modifications	1.00	LS	$2,500.00	$2,500.00	$3,000.00	$8,000.00	Existing equipment retained subject to inspection
01-400	Final cleaning and punch completion	1,507.00	SF	$0.00	$1,200.00	$600.00	$1,800.00	Construction clean; specialty restoration excluded
01-500	Project supervision and trade coordination	12.00	WK	$0.00	$12,000.00	$0.00	$12,000.00	Assumes standard sequencing over 12 active weeks
	DIRECT CONSTRUCTION COST						$217,500.00	

Estimate Basis

Scope assumptions, exclusions and market calibration

ASSUMPTIONS
• Existing residence is approximately 1,507 sq ft and accessible during normal working hours.
• Scope is based on a concept-level full interior renovation with one full bathroom and one kitchen.
• Existing structure, foundation, roof and exterior envelope remain unless specifically noted.
• Quantities are illustrative and require verification against issued drawings and field conditions.
• Material allowances assume mid-range selections available through standard Houston-area suppliers.
• Electrical, plumbing and HVAC work assumes reuse of existing utility service capacities where code-compliant.
• Overhead, profit and contingency are shown separately so a contractor can replace them with company standards.

EXCLUSIONS
• Architectural, engineering, surveying and interior design fees
• Structural modifications, foundation work, roofing and exterior envelope work
• Hazardous-material testing or abatement, mold remediation and concealed-condition repairs
• Utility company charges, service upgrades and work outside the building footprint
• Sales tax treatment, financing costs, bonds and builder's risk insurance
• Owner-requested premium selections above the stated allowances

MARKET CALIBRATION SOURCE	URL
U.S. Bureau of Labor Statistics, Houston construction and extraction wages, May 2025	https://www.bls.gov/regions/southwest/news-release/occupationalemploymentandwages_houston.htm
Sky Pro Remodeling, Houston remodeling cost guide 2026	https://skyprohouston.com/remodeling-cost-houston/
Novara Construction, Greater Houston remodeling cost guide 2026	https://novaraconstructiontx.com/blog/houston-remodeling-cost-guide-2026
Angi, Houston bathroom remodel cost 2026	https://www.angi.com/articles/how-much-does-bathroom-remodel-cost/tx/houston

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