



## How do I read my estimate? What's included...What's not?

### Frequently asked questions from our customers:

- What is included the foundation price?  
We always include 9 ft foundations in our estimate. You can always request 8 ft or 10 ft. We also include the rubber wall in our price.
- What is included in the labor price for Cetwinski Construction?  
We include labor for framing your home, sheeting and shingling the roof, house wrap and then siding the home and putting up the soffit and fascia. We also install all of the doors and windows, build all interior walls, install kitchen and bathroom cabinets and do all trimwork (no custom work, such as built in cabinets unless requested). Finally, we will do a simple rod and single shelf closet organizer in your bedroom closets. You are welcome to choose a custom organizer for an additional price.
- What is included in the material price from the lumberyard?  
We will give you a print out of each item that will be ordered for your home. If you change the items (by choosing something less expensive or more expensive), your price will change accordingly.
- What is included in the cabinet and countertop allowance?  
We include a fair allowance for the size of your home. You need to choose your kitchen and bathroom cabinets and countertops without exceeding that budget amount or anything above that price will be billed to you as the homeowner.

- What is included in the flooring allowance?

We include a fair allowance for the size of your home with a combination of carpet and tile/wood flooring. Cetwinski Construction does not provide labor for flooring, unless it is figured separately. Most carpet estimates will include labor. You can also ask them to figure a price for hardwood or tile installation. Matt can lay hardwood or tile flooring but many times the product warranty will be void unless the store installs it themselves. You need to inquire when receiving an estimate.

- What is included for the drywall price?

This price includes hanging, taping and mudding all of your drywall. You need to let us know if you want the garage drywalled or not.

- What is included in the painting price?

Normally, the painter will allow you 2 or 3 colors for the home. If you choose more colors, there may be an additional charge. The painter will prime and paint twice. You choose the sheen (for example: flat or satin) for your paint. You will meet with the painter to discuss all of your options.

- What is included in the electrical and light fixture price?

The electrical price is based on the blueprint. The estimate should show you where (in a diagram) the lighting will be. We can help show you this in greater detail. If you desire more outlets or can lights, we can get a closer estimate for you. We allow a fair amount of fixtures. If you spend more than the allotted amount, you will go over budget.

- What is included in the HVAC and plumbing price?

You may choose any HVAC or plumbing company. We normally use Grasser's for a baseline price. They give us detailed pricing and we share that printout with you as part of your estimate. If you would like something different (for example): a tankless water heater or a larger whirlpool tub, please make us aware of this so that your bid is accurate. You are welcome to go to Grasser's and look at all of your options in their showroom.

- What is included for the insulation price?

We recommend meeting with Home Comfort and they can help guide you as to what will work best for you. We normally will price the fiberglass insulation for

estimate. Their estimate will give you more options. All exterior walls and exterior ceilings are fully insulated. The garage is also insulated. We have included the detailed estimate for you to clearly understand what R factors are used and where throughout your project.

- What is included for the fireplace allowance?  
Maze Lumber can help you choose a fireplace and can go over the multitude of options that are available. We give you an allowance. Remember that Maze will give you a price for *JUST THE FIREPLACE*. You will need to save some of the allowance for a hearth and/or mantle if you desire one.

**Finally, here is a list of some of our sub-contractors and their contact information so that you can visit them or call them. I am always happy to let them know that you will be coming if you give me some notice to contact them.**

Foundation, Ed Durdan - (Durdan Concrete)--815-249-5093

Materials and Fireplace, Joe Salz - (Maze Lumber) --815-223-1742

Kitchen and Bathroom Design , Patty or Judy-(Maze Lumber)--815-220-4208

HVAC and Plumbing, (Grasser's)--815-882-2111

Insulation, Steve Lafont, (Home Comfort)--309-657-1279

Electrical, Dave Thompson, (Thompson Electric)--815-236-7181

OR

Electrical, Paul Durdan, (Bob Durdan & Sons)--815-249-6837

Flooring, (Terpstra's Floor Center)--815-434-9800

Gutters, (A&M Gutterman)--815-663-2001

Garage Doors, (Overhead Door)--815-223-8471

**\*\* We never upcharge for materials. We will share your detailed estimates at any time. \*\***

**We look forward to partnering with you to build a  
quality home!**

*You can always reach Jen with Cetwinski Construction  
Company at:*

*815-667-4386 or 815-252-3679*