



RENOWNEDGROUP

DESIGN.BUILD.RENOVATE.

4848 Lemmon Ave Ste 106 • Dallas, TX 75219-1401 • Phone: 972-232-7122

P I Piassick Morton I 3504 Villanova St
 Sam Piassick authorized rep Ann Piassick Cox GST Exempt Trust
 Phone: 469-258-4898

Job Address:
 3504 Villanova St
 Dallas, TX 75225

Print Date: 5-1-2026

Reconciliation 2

Change Order ID: **Piassick-0007**

Items	Description	Cost Type	Qty/Unit	Unit Price	Price
Site Requirements	Allowance \$18,000.00 Spend to Date \$23,364.09 Estimated Total \$25,000.00		1	\$7,000.00	\$7,000.00
Site Requirements					
Demo Demolition	Allowance \$12,825.00 Rec 1 Increase \$400.00 Total Spend \$12,513.15 Credit (\$711.85)		1	-\$711.85	-\$711.85
Carpentry Labor	Allowance \$24,792.50 Rec 1 Increase \$2,037.50 Spend to Date \$44,374.50 Estimated Total \$45,830.00		1	\$19,000.00	\$19,000.00
Carpentry Labor					
Carpentry Materials	Allowance \$13,750.00 Rec 1 Deduction -\$2,500.00 Spend to Date \$14,645.16 Estimated Total \$14,750.00		1	\$3,500.00	\$3,500.00
Carpentry Materials					
Windows	Allowance \$11,000.00 Rec 1 Deduction -\$8,000.00 Total Spend \$767.42		1	-\$2,232.58	-\$2,232.58
Windows					
Plumbing	Allowance \$12,000.00 Rec 1 Increase \$800.00 Water Heater Replacement \$4,450.00 Water filter, softener, & RO \$4,800.00		1	\$5,868.38	\$5,868.38
Plumbing					

	Generator \$4,750.00 Spend to Date \$30,431.62 Estimated Total \$36,300.00			
Electrical Labor	Allowance \$12,600.00 Rec 1 Increase \$5,600.00 Generator \$3,000.00 Spend to Date \$28,304.50 Estimated Total \$31,700.00	1	\$10,500.00	\$10,500.00
Electrical Labor				
HVAC	Allowance \$11,700.00 HVAC Replacement \$28,100.00 Spend to Date \$42,906.87 Estimated Total \$51,270.94	1	\$11,470.94	\$11,470.94
HVAC				
Cabinetry	Allowance \$113,650.00 Rec 1 Increase \$18,866.29 Total Spend \$148,406.08	1	\$15,889.79	\$15,889.79
Cabinetry				
Countertop Material	Allowance \$11,375.00 Rec 1 Increase 7,239.67 Total Spend \$20,604.90	1	\$1,990.23	\$1,990.23
Stone Slabs / Solid Surfaces				
Fab & Install	Allowance \$6,415.00 Rec 1 Increase \$1,560.00 Total Spend \$13,004.00	1	\$5,029.00	\$5,029.00
Fabrication/Installation				
Tile Setting Materials	Allowance \$6,000.00 Rec 1 Increase \$750.00 Total Spend \$6,602.88	1	-\$147.12	-\$147.12
Tile Setting Materials				
Tile Install	Allowance \$32,080.00 Rec 1 Increase \$6,000.00 Total Spend \$41,130.00	1	\$3,050.00	\$3,050.00
Tile Installation				
Tile Materials	Allowance \$16,500.00 Rec 1 Deduction -\$1,500.00 Spend to Date \$14,212.96	1	-\$787.04	-\$787.04
Tile Materials				
Fireplace	Allowance \$18,000.00 Spend to Date \$25,543.78 Estimated Total \$26,240.00	1	\$8,248.00	\$8,248.00
Fireplace				
Stairs	Allowance \$16,200.00 Total Spend \$15,775.00	1	-\$425.00	-\$425.00
Stair Materials and Labor				
Wood Flooring	Allowance \$26,193.50 Total Spend \$31,561.37	1	\$5,367.87	\$5,367.87
Flooring				
Paint Labor	Allowance \$55,000.00 Rec 1 Increase \$4,000.00 Spend to Date \$80,383.00 Estimated Total \$82,000.00	1	\$23,000.00	\$23,000.00
Paint Labor				
Paint Materials	Allowance \$9,200.00 Spend to Date \$11,067.00 Estimated Total \$11,200.00	1	\$2,000.00	\$2,000.00
Paint Materials				

Glazing	Allowance \$6,250.00	1	\$1,871.26	\$1,871.26
Glazing	Total Spend \$8,121.26			
Fixtures	Allowance \$23,000.00	1	-	-
Fixtures	Water filter, softener, & RO \$4,540.02		\$15,658.13	\$15,658.13
	Generator \$26,090.42			
	Spend \$37,972.31			
	Estimated Total Spend less Filtration & Generator \$7,341.87			
Hardware	Allowance \$11,500.00	1	\$2,324.07	\$2,324.07
Hardware	Total Spend \$13,824.07			
Sonos & Networking	Allowance \$15,400.00	1	-\$1,067.93	-\$1,067.93
AV / Home Automation	Rec 1 Increase \$7,500.00			
	Total Spend \$21,832.07			
Appliance Install	Allowance \$1,800.00	1	\$2,500.00	\$2,500.00
Appliances	Spend to Date \$3,750.00			
	Estimated Total \$4,300.00			
Roofing	Allowance \$0.00	1	\$485.00	\$485.00
Roofing	Total Spend \$485.00			
Attic Insulation	Allowance \$0.00	1	\$9,562.75	\$9,562.75
Insulation	Estimated Total \$9,562.75			
	Scope			
	Remove all existing insulation from the attic space using vacuum extraction. Disinfect and sanitize all accessible attic surfaces to prepare for new insulation installation.			
	Poly seal all ceiling penetrations from below to provide an airtight barrier between the living space and attic, improving energy efficiency and reducing air leakage.			
	Install 14 inches of loose-fill fiberglass insulation to achieve an R-38 thermal rating, ensuring even coverage and compliance with current energy code requirements.			
Garage, Gate, & Fence	Allowance \$0.00	1	\$4,012.36	\$4,012.36
Fence	Spend to Date \$3,412.36			
	Estimated Total: \$4,012.36			
Window Treatments	Allowance \$10,200.00	1	\$11,000.00	\$11,000.00
Window Treatment	Spend to Date \$20,880.45			
	Estimated Total \$21,200.00			
Contingency		1	-\$5,000.00	-\$5,000.00
Contingency				
Mark Up	Management & Overhead: No charge	1	\$25,308.00	\$25,308.00
General Conditions	Markup on direct cost \$25,308			
Alarm Credit	Credit for Alarm system damage	1	-\$1,781.59	-\$1,781.59
Electrical Labor				

Total price: \$151,166.41