

**Master bedroom and rear entry addition.**

**Address:**

**City, State, Zip:**

**Phone:**

**Email:**

**BUDGET ANALYSIS**



**Project Description:**

**Date: 7/24/2017**

Project Description: Master bedroom and rear entry addition. Electrical fixtures supplied by homeowner.

	Qty.	Unit	Low Budget	High Budget
<b>01. Permits and Design</b>				
Permit	1	EA	\$ 2,562.20	\$ 2,818.42
Design and Planning Process -- See Design and Planning Agreement for Details.	1	EA	\$ 4,075.00	\$ 4,075.00
<b>Subtotal - Category 1</b>			<b>\$ 6,637.20</b>	<b>\$ 6,893.42</b>
<b>02. Site Prep and Demolition</b>				
Site Prep (Includes floor protection, poly curtain walls, and delivery of tools/equipment and set up of job site). Place yard sign and order dumpster. Protect floors through home to work area. Install poly curtain walls and zipper doors to work area.	1	EA	\$ 621.00	\$ 683.10
- Work areas shall be sealed off from the rest of the house best as possible and kept neat and clean on a daily basis. Hardwood floors shall be protected at the dining room opening.				
Demolition of work area to EPA lead safe work practices.	1	EA	\$ 2,340.25	\$ 2,574.28
Removal of backyard trees (as needed), plantings, walkways and decking to be completed by Homeowners.				
- Castle will provide ground protection in the vicinity of the small tree to protect the root system.				
- Castle will remove and reinstall fence section for access to the yard.				
- NOTE: No re-seeding or re-sodding of yard is included.				
Exterior of house:				
- Remove and dispose of rear entry porch and deck, entirely.				
- Remove stucco from east wall of house at location of the addition, and around the SE corner of the house, at least 6" from the corner. Also remove stucco to at least 6" above roof line of new addition.				
- Electrical meter to be relocated, with preparation work done by Castle's electrician and new meter provided and re-connected by Xcel Energy. Xcel Energy charges for this work will be paid for directly by the Homeowners.				
Dining Room:				
- Remove plaster, lathe & framing in area of new door opening to the addition.				
- Remove base moldings at east wall of dining room, and save material for reinstallations.				
Basement:				
- Enlarge window on east wall in basement for access to crawl space, and mechanical runs.				
<b>Subtotal - Category 2</b>			<b>\$ 2,961.25</b>	<b>\$ 3,257.38</b>
<b>03. Landscaping and Fence - By Field Outdoor Spaces (www.fieldoutdoorspaces.com)</b>				
<b>Subtotal - Category 3</b>			<b>\$ -</b>	<b>\$ -</b>
<b>04. Concrete and Foundation</b>				

Excavation for crawl space foundation. Assumes 42" deep. <b>REMOVE THIS NOTE: Include strip footings, block walls, drain tile and flat concrete work.</b>	1 EA	\$	10,115.40	\$	11,126.94
<ul style="list-style-type: none"> <li>- Excavate for crawl space foundation footings at addition perimeter.</li> <li>- Waterproofing of crawl space foundation is included</li> </ul> <p>Concrete work as seen below:</p> <ul style="list-style-type: none"> <li>- Install 16" x 8" frost footings and 8" CMU block foundation as per specifications.</li> <li>- Concrete fill top course of block and install required anchors bolts for sill plates.</li> <li>- Create pocket in new block work for LVL beam, as shown in plan.</li> <li>- Install 2" rigid insulate for new addition foundation, per code requirements and plan specifications.</li> <li>- Pour 12" dia. X 42" deep deck footing, per plan.</li> <li>- Provide 14" x 24" x 12" deep footing pad for beam support at house, as required.</li> <li>- Waterproofing of crawl space foundation is included</li> <li>- Cut opening for enlarged access to crawl space.</li> <li>- No sidewalk flat work included. Rear entry deck stairs to be supported by brick walkway.</li> </ul>					
<b>Subtotal - Category 4</b>			<b>\$</b>	<b>10,115.40</b>	<b>\$</b> <b>11,126.94</b>
<b>05. Masonry</b>					
<b>Subtotal - Category 5</b>			<b>\$</b>	<b>-</b>	<b>\$</b> <b>-</b>
<b>06. Framing</b>					
Floor Framing as seen below:	1 EA	\$	13,283.51	\$	14,611.86
<ul style="list-style-type: none"> <li>- Install 2 x 10 floor framing, 16" o. c. on 2 x 6 treated sill plate, and 3/4" tongue &amp; groove OSB sub-floor for new addition</li> </ul> <p>Wall Framing as seen below:</p> <ul style="list-style-type: none"> <li>- Install new exterior walls for addition w/2 x 6 SPF lumber, 16" o.c.</li> <li>- Install 1/2" CDX exterior wall sheathing.</li> <li>- Install new interior walls w/2 x 4 SPF lumber, 16" o.c.</li> <li>- Install window and door headers as specified.</li> <li>- Frame new door opening to addition (at dining room east wall), including support header as specified.</li> <li>- Fur out any plaster walls at new dining room opening, as needed, for 1/2" drywall repairs.</li> <li>- Misc. wall framing, blocking and bathroom accessory backing as needed.</li> <li>- NOTE: Existing basement window openings will be used for crawl space access.</li> </ul> <p>Ceiling &amp; Roof Framing as seen below:</p> <ul style="list-style-type: none"> <li>- Frame addition roof/ceiling with engineered trusses, 24" o.c.</li> <li>- Sheet new roofs with 5/8" OSB plywood.</li> <li>- Sheet eave overhangs to match existing style on house.</li> <li>- Provide all framing, as needed, for lookouts and subfascias.</li> </ul>					
<b>Subtotal - Category 6</b>			<b>\$</b>	<b>13,283.51</b>	<b>\$</b> <b>14,611.86</b>
<b>09. Roofing, Flashing, Gutters</b>					
Roofing details as seen below:	1 EA	\$	5,077.64	\$	5,585.41
<ul style="list-style-type: none"> <li>- Install architectural shingles, to match house as closely as possible with currently available stock shingles, on pitched areas of new addition roof.</li> </ul> <p>Rubber Roof System:</p> <ul style="list-style-type: none"> <li>- Install 60 mil. EPDM rubber roof system on flat roof section of addition roof.</li> <li>- Ventilate the roof with continuous ridge venting at intersection of flat roof and pitched shingled roof. Install vent chutes throughout pitched roof perimeter.</li> </ul> <p>Soffit/Fascia/Gutters</p> <ul style="list-style-type: none"> <li>- Eave soffit and fascia to be wrapped in aluminum to match the existing material on the house. Install vented soffit material.</li> <li>- Install new gutters and downspouts (with downspout extensions) at addition. Match color and style of existing gutters.</li> </ul>					
<b>Subtotal - Category 9</b>			<b>\$</b>	<b>5,077.64</b>	<b>\$</b> <b>5,585.41</b>
<b>10. Exterior Trim, Porches and Decks</b>					

Exterior Trim and Deck details as seen below:	1 EA	\$	7,253.53	\$	7,978.89
<ul style="list-style-type: none"> <li>- Install 2 x 6, S4S red cedar decking, w/1" overhang, at rear entry, over 2 x 8 treated deck framing. Deck fascia to also be 2 x 8 S4S red cedar.</li> <li>- Construct deck stairs with cedar treads and closed risers, and 2 x 12 full stringers. Deck stairs to be supported temporarily until Homeowner's re-install brick walkway section to support stairs.</li> <li>- Install T &amp; G bead board ceiling, over deck, at rear entry.</li> <li>- Install two 6 x6 support columns at rear entry, as specified in plans. NOTE: The NE corner column continues to the footing below and is secured to the footing with a 6 x 6 post anchor.</li> <li>- Both rear entry columns to be trim at the bottom, w/ 1 x 8 primed cedar, and the top, with 1 x 6 primed cedar and Scherer Bros. Lumber #57 cedar cove, as shown in plan.</li> <li>- Exterior door trim to be 5/4" x 4" LP reversible fiber trim, smooth composite casing, w/ 1 1/2" thick extended cedar sub-sills and white aluminum drip cap.</li> </ul>					
<b>Subtotal - Category 10</b>		\$	<b>7,253.53</b>	\$	<b>7,978.89</b>
<b>11. Siding, Soffit, and Fascia</b>					
Siding - Stucco details seen below:	1 EA	\$	12,029.00	\$	13,231.90
<ul style="list-style-type: none"> <li>- Install double D felt at all new and exposed exterior walls.</li> <li>- Install stucco siding on addition exterior walls to match texture of existing stucco. Color match new stucco to old, as closely as possible.</li> <li>- Skim coat stucco on new foundation block to match existing.</li> <li>- Repair/tie in stucco at wall and roof connections of addition to the house.</li> </ul>					
<b>Subtotal - Category 11</b>		\$	<b>12,029.00</b>	\$	<b>13,231.90</b>
<b>12. Exterior Doors and Trim</b>					
Exterior Doors as seen below:	1 EA	\$	1,468.33	\$	1,615.16
<ul style="list-style-type: none"> <li>- Install a 36" x 80" entry door at rear entry –</li> <li>- Door hardware, TBD</li> <li>- Door exterior and interior finishes to be primed steel.</li>   <li>-Install storm door – Andersen 3000 Series with self-storing screen, in White</li> <li>-Door hardware, TBD</li> </ul>					
<b>Subtotal - Category 12</b>		\$	<b>1,468.33</b>	\$	<b>1,615.16</b>
<b>13. Windows</b>					
Furnish and install new custom clad/wood replacement window sash kit; Sash replacement kit allowance \$400.00/ea.	1 EA	\$	5,363.07	\$	5,899.38
<p>Window Details as seen below:</p> <ul style="list-style-type: none"> <li>- Install new Kolbe Traditional style windows per schedule on plan</li> <li>- Rear entry window - awning</li> <li>- Bathroom window – double hung</li> <li>- Bedroom east wall windows – double hungs</li> <li>- Bedroom south wall window – 2-wide double hung with 5" wide center mull. NOTE: This window is egress rated.</li> </ul> <p>Specificaitons:</p> <ul style="list-style-type: none"> <li>b. All window sash to be one-lite (no divided lites or grids)</li> <li>c. Window hardware – TBD</li> <li>d. Window exterior finish – aluminum clad – color : TBD</li> <li>e. Window to be double glaze, low-E glass with Argon gas fill.</li> <li>f. Window installed with window wrap and window flashing products, as required.</li> </ul>					
<b>Subtotal - Category 13</b>		\$	<b>5,363.07</b>	\$	<b>5,899.38</b>
<b>14. Plumbing</b>					
Plumbing permit	1 EA	\$	149.50	\$	164.45
Furnish and install an under mount vanity sink <u>Sink Allowance: \$120.00</u>	1 EA	\$	379.50	\$	417.45
Furnish and install sink faucet; Sink faucet allowance \$250.00/ea.	1 EA	\$	546.25	\$	600.88
Furnish and install shower faucet, diverter and controller; Shower faucet package allowance \$300.00/set	1 EA	\$	718.75	\$	790.63
Furnish and install toilet; Toilet allowance \$400.00/ea.	1 EA	\$	678.50	\$	746.35
New full bathroom rough-in (base price)	1 EA	\$	3,910.00	\$	4,301.00
<b>Subtotal - Category 14</b>		\$	<b>6,382.50</b>	\$	<b>7,020.75</b>
<b>15. HVAC</b>					

Mechanical permit	1 EA	\$	138.00	\$	151.80
HVAC details as seen below:	1 EA	\$	3,565.00	\$	3,921.50
<ul style="list-style-type: none"> <li>- Provide new ducting and venting for bathroom exhaust fan.</li> <li>- Provide new HVAC supplies and returns for rear entry, bathroom and bedroom. Supply and return ductwork routed through crawl space, to be insulated, as required.</li> <li>- Disconnect AC unit and move for excavation, and reinstall in same location after backfill.</li> </ul>					
<b>Subtotal - Category 15</b>			<b>\$ 3,703.00</b>	<b>\$</b>	<b>4,073.30</b>
<b>16. Electrical</b>					
Electrical Permit	1 EA	\$	126.50	\$	139.15
Electrical Details as seen below:	1 EA	\$	5,594.75	\$	6,154.23
<ul style="list-style-type: none"> <li>- Demolish existing conduit &amp; wiring as needed.</li> <li>- Install smoke/CO detector(s), as required by code, throughout home.</li> <li>- Verify service panel and sub-panel to determine if number of existing open circuits is adequate.</li> <li>- 100A disconnect installed next to meter and then SER cable will be run through crawl space to existing service panel.</li> <li>- Prepare and coordinate new service disconnect and re-connect with Xcel Energy.</li> <li>- New mast will run up wall of addition and through soffit at SE corner.</li> <li>- Garage underground power feed will be reconnected, however, trenching to re-feed the garage, if needed, is not included in the project pricing.</li> <li>-All decorative light fixtures to be provided by Homeowner, unless otherwise noted.</li> </ul> <p>Bathroom price for electrical (Includes GFI Outlet to code, new switches and wiring in bath).</p> <ul style="list-style-type: none"> <li>- Wire and install Homeowner's two (2) wall mounted vanity light fixtures on 3-way dimmer switches.</li> <li>- Provide, wire and install vapor proof shower ceiling fixture on 3-way dimmer switches.</li> <li>- Provide, wire and install Panasonic WhisperValue 80 CFM exhaust fan on single pole dimmer switches.</li> </ul> <p>Bedroom:</p> <ul style="list-style-type: none"> <li>- Provide standard duplex wall outlets as required, and as shown on plan.</li> <li>-Wire and install Homeowner's ceiling light fixture on single pole dimmer switch.</li> <li>- Wire and install Homeowner's fan/light fixture on single pole switch. Light to be dimmable.</li> <li>- Provide and install 24" fluorescent fixture in bedroom closet, on wall above door, on single pole switch.</li> </ul> <p>Dining Room Hallway:</p> <ul style="list-style-type: none"> <li>- Wire and install Homeowner's ceiling light fixture on 3-way dimmer switch.</li> </ul> <p>Rear Entry &amp; Hallway:</p> <ul style="list-style-type: none"> <li>-Wire and install Homeowner's ceiling light fixture on 3-way dimmer switch.</li> <li>- Wire and install Homeowner's rear entry deck wall sconce fixture on 3-way dimmer switch.</li> <li>- Wire and install Homeowner's flood light fixture, w/motion detector, on single pole switch.</li> <li>- Provide and install two (2) weatherproof receptacles, one at rear entry and the second location</li> </ul>					
<b>Subtotal - Category 16</b>			<b>\$ 5,721.25</b>	<b>\$</b>	<b>6,293.38</b>
<b>17. Insulation</b>					
Insulation details as seen below:	1 EA	\$	2,505.85	\$	2,756.44
<ul style="list-style-type: none"> <li>- Install insulation in addition walls to min. R19 with batt insulation.</li> <li>- Insulate addition ceilings to min. R44 with batt, or blown-in, insulation.</li> <li>- Install roof venting, as needed or required.</li> <li>- Install closed cell foam insulation at new addition rim joists and top of block foundation, as required by code.</li> <li>- Install 4 mil. vapor barrier on all walls and ceiling. Tape and seal all penetrations per code.</li> <li>- Seal all new window and door openings.</li> <li>- Install ventilation chutes for all rafters in new roof construction.</li> </ul>					
<b>Subtotal - Category 17</b>			<b>\$ 2,505.85</b>	<b>\$</b>	<b>2,756.44</b>
<b>18. Drywall</b>					

Drywall details as seen below:	1 EA	\$	3,289.00	\$	3,617.90
<ul style="list-style-type: none"> <li>- Install ½” drywall on all new or exposed walls.</li> <li>- Install 5/8” drywall on all new or exposed ceilings.</li> <li>- Tape and finish all walls and ceilings to paint ready condition.</li> <li>- Provide smooth ceiling and wall finishes throughout.</li> <li>- Repair, patch and tape, to paint ready condition, east dining room wall, at new opening.</li> <li>- Install ½ Durock, or Denshield, on shower walls, floor to ceiling.</li> </ul>					
<b>Subtotal - Category 18</b>			<b>\$ 3,289.00</b>	<b>\$</b>	<b>3,617.90</b>
<b>19. Tile and Stone</b>					
Tile details as seen below:	1 EA	\$	4,542.50	\$	4,996.75
<ul style="list-style-type: none"> <li>Install bathroom &amp; shower floor tile, with ½” Denshield tile backer on floor.</li> <li>- Manufacturer: TBD</li>   <li>Install bathroom shower wall tile</li> <li>- Manufacturer: TBD</li>   <li>Install Schluter Jolly corner trim in lieu of bullnose tile.</li>   <li>Install Accent tile</li> <li>4” row</li>   <li>Install tile shower niche on west shower wall</li> </ul>					
Furnish and install linear drain and sloped membrane for a curb less shower; <u>Tile allowance:</u> \$10/SF	15 SF	\$	1,604.25	\$	1,764.68
<b>Subtotal - Category 19</b>			<b>\$ 6,146.75</b>	<b>\$</b>	<b>6,761.43</b>
<b>20. Millwork, Doors, Hardware</b>					
Millwork and Interior Trim details as seen below:	1 EA	\$	7,597.25	\$	8,356.97
<ul style="list-style-type: none"> <li>- Install window and door casing throughout addition to match existing.</li> <li>- Custom 4 3/8”, paint grade casing, with flat head casing and detail trim above and below.</li> <li>- ¾” window sill and custom apron molding – all paint-grade.</li> <li>- Install baseboard throughout addition, including bathroom, to match existing.</li> <li>- 1 x 8 paint grade baseboard, with 2” custom base cap and base shoe trim.</li> <li>- Install 36” x 84”, one panel, paint grade, bathroom door. Door hardware TBD</li> <li>- Install 36” x 84”, one panel, paint grade, bedroom door. Door hardware TBD</li> <li>- Install 28” x 84”, one panel, paint grade, bathroom pocket door with bullnose stop. Door hardware TBD</li> <li>- Install 60” x 84”, one panel, paint grade, bedroom closet bypass doors. Door hardware TBD</li> <li>- Install standard rod and Melamine shelf in bedroom closet.</li> <li>- Install standard rod and Melamine shelf in rear entry hallway.</li> <li>- Install crown molding throughout bedroom, and hallway at dining room, to match existing in</li> </ul>					
<b>Subtotal - Category 20</b>			<b>\$ 7,597.25</b>	<b>\$</b>	<b>8,356.97</b>
<b>21. Cabinetry, Countertops and Appliances</b>					
Furnish and install wall-mounted mirror/medicine cabinet. Moderate Allowance. \$125.00	1 EA	\$	299.00	\$	328.90
Knobs and pulls will be installed on all cabinet doors and drawers. <u>Allowance: \$5.00/ea.</u>	10 EA	\$	98.90	\$	108.79
Cabinet details as seen below:	1 EA	\$	3,149.45	\$	3,464.39
<ul style="list-style-type: none"> <li>27” wide linen cabinet to be installed.</li> <li>- Cabinet door &amp; drawer styles: TBD, paint grade</li> <li>- Cabinet hardware, TBD.</li> <li>48” wide bathroom vanity cabinet to be installed.</li> <li>- Cabinet door &amp; drawer styles: TBD, paint grade</li> <li>- Cabinet hardware, TBD.</li> </ul>					
Countertops as seen below:	1 EA	\$	626.75	\$	689.43
<ul style="list-style-type: none"> <li>Location: Bathroom Vanity</li> <li>-Manufacturer: Cortina MacStone</li> <li>- Color: to be determined</li> <li>- Edge: TBD</li> <li>- Backsplash: 4” – backsplash only</li> </ul>					

<b>Subtotal - Category 21</b>			\$	<b>4,174.10</b>	\$	<b>4,591.51</b>
<b>22. Specialties</b>						
Furnish bathroom accessories - 24" towel bar, towel ring and toilet paper holder. <u>Classic.</u> <u>Allowance \$100.00.</u> Install included for 5 items.	1 EA	\$	218.50	\$	240.35	
Furnish and install Gatco shower curtain rod. Finish: Polished Chrome	1 EA	\$	124.06	\$	136.46	
<b>Subtotal - Category 22</b>			\$	<b>342.56</b>	\$	<b>376.81</b>
<b>23. Flooring</b>						
Flooring details as seen below:	1 EA	\$	3,725.20	\$	4,097.71	
<ul style="list-style-type: none"> <li>- Install 1 1/2" Maple hardwood flooring throughout bedroom and hall to match flooring in the rest of the house.</li> <li>- Sand and finish to match existing, as closely as possible.</li> <li>- Install flush Maple threshold at entrance to hall, as a transition to the new flooring.</li> <li>- No flooring work scheduled in existing parts of the home.</li> <li>- Install Marmoleum flooring in rear entry hallway. Color: TBD</li> </ul>						
<b>Subtotal - Category 23</b>			\$	<b>3,725.20</b>	\$	<b>4,097.71</b>
<b>24. Painting and Decorating</b>						
Interior Painting details as seen below:	0 EA	\$	0.00	\$	0.00	
<ul style="list-style-type: none"> <li>- Prime and painting ceilings using low VOC Paint in bedroom, bathroom, hallway and rear entry. <u>COLOR: Std flat ceiling white</u></li> <li>- Prime and paint walls in bedroom: Color(s) and finish (TBD).</li> <li>- Prime and paint walls in bathroom: Color(s) and finish (TBD).</li> <li>- Prime and paint walls in rear entry: Color(s) and finish (TBD).</li> <li>- Prime and paint walls in hallway: Color: Color(s) and finish (TBD).</li> <li>- Paint dining room east wall: Color: Color(s) and finish (TBD).</li> <li>- Prime and paint (enamel) new interior doors and millwork. Color and finish to match bathroom cabinetry.</li> <li>- Paint rear entry door interior. Color and finish (TBD).</li> <li>All painting (Interior and Exterior)</li> </ul>						
	1 EA	\$	5,232.50	\$	5,755.75	
<b>Subtotal - Category 24</b>			\$	<b>5,232.50</b>	\$	<b>5,755.75</b>
<b>25. Clean Up and Debris Removal</b>						
Disposal and clean-up - remove all site prep, wipe down and broom sweep area.	1 EA	\$	690.00	\$	759.00	
<ul style="list-style-type: none"> <li>- Job site broom swept daily.</li> <li>- No window cleaning.</li> </ul>						
Minneapolis daily street use permit for dumpster - Charged per 30 days. If dumpster can be placed on driveway or lawn this can cost can be saved.	2 Month	\$	160.00	\$	160.00	
10 Yard mini roll-off dumpster - smaller truck for smaller places 2.5 ton maximum <b>NOTE:</b> for 30 days only. Use line above for estimated days over 30 days	1 EA	\$	299.00	\$	328.90	
20 Yard roll-off dumpster - 10 ton maximum <b>NOTE:</b> for 30 days only. Use line above for estimated days over 30 days	1 EA	\$	379.50	\$	417.45	
<b>Subtotal - Category 25</b>			\$	<b>1,528.50</b>	\$	<b>1,665.35</b>
<b>Project Subtotal</b>			\$	<b>114,537.38</b>	\$	<b>125,567.62</b>
<b>26. Project Management</b>			\$	7,788.54	\$	8,567.40
<b>27. Administrative Fees and Sales Tax Paid on Material Purchases</b>			\$	2,433.92	\$	2,677.31
<b>28. Designer Oversight</b>			\$	1,460.35	\$	1,606.39
<b>29. Overhead and Profit</b>			\$	13,629.95	\$	14,992.94
<b>Grand Total**</b>			\$	<b>139,850.14</b>	\$	<b>153,411.66</b>
<p>MN License # BC005657</p> <p><b>**Important Notice**</b></p> <p><b>**This is only a ballpark guesstimate. This does not represent actual prices, only a best guess based on Castle's past experiences. There are still many unknowns that can affect pricing at this point.</b></p>						
<b>Check or Cash Discount Low 2.5%*</b>	\$	<b>3,496.25</b>	<b>Check or Cash Discount High 2.5%*</b>	\$	<b>3,835.29</b>	<b>\$ 136,353.89</b>
				\$	<b>149,576.37</b>	

\*Doesn't Apply to Bank Financing or loan process that requires Castle to receive payment directly from that entity after Castle has paid subcontractors and secured lien waivers. In these instances Castle essentially acts as the financier for the project and incurs borrowing costs. Exceptions include banks willing to follow Castle payment structure.

## Custom Design Showrooms



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