

KL Timmerman Enterprises, LLC  
 PO Box 1434  
 Greenwood, SC 29648  
 864-943-0544 Office 864-943-1309 Fax

DATE	INVOICE #
4/1/2025	35435

David Windham  
 102 Glen Ridge Circle  
 Greenwood, SC 29646

DESCRIPTION	AMOUNT
Downstairs Office	
1. Fabricate and install lower cabinets with pull out shelving for printer.	
- The center will be desk area.	
- Fabricate bookcases to set on top of the counter top.	
* Height to be about 29 1/4". With counter top the overall height will be around 30".	
* Alder wood will be used.	
Labor and materials	8,200.00
2. Install smooth black Formica countertop the width of the room.	
* The counter top will have 1 seam due to the length.	
Labor and materials	1,000.00
3. Install an outlet for the printer.	
- Install 1 quad outlet.	
- Install TV outlet.	
* Use existing circuit.	
Labor and materials	937.00

<b>Total</b>	\$10,137.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$10,137.00

KL Timmerman Enterprises, LLC  
 PO Box 1434  
 Greenwood, SC 29648  
 864-943-0544 Office 864-943-1309 Fax

DATE	INVOICE #
4/22/2025	35457

David Windham  
 102 Glen Ridge Circle  
 Greenwood, SC 29646

DESCRIPTION	AMOUNT
1. Roof trusses.	1,983.80
2. Remove existing roof shingles, roof sheeting, overhang soffit, and trim in area of repair at upper bedroom of home. - Remove four damaged 2x4 trusses. - Replace damaged trusses. - Install new 1/2" OSB plywood using clips in area of repair only. - Remove existing 1/2" rough sawn plywood siding with 1x8 cedar trim boards at rear wall of bedroom including damaged area on side wall. - Install new brick mould trim to one window unit at rear of bedroom wall. - Install new siding and soffit trim to area of repair as to match existing as close as possible. * No windows or door is quoted at this time.	17,339.83
3. Remove existing shingles and haul away all job related debris. - Install Atlas 35 year architectural shingles to entire roof system. - Install synthetic underlayment barrier to entire roof system. - Install shingle over ridge vent to gable ridge of home. - Replace all vent pipe collar boots and install new flashing at any chimneys's.	20,522.04
4. Hang sheetrock on ceiling at upstairs bedroom and repair closet ceiling and wall. - Apply texture at repair area.	
5. Caulk, prime, and putty one new side and touch up handrails.	

<b>Total</b>
<b>Payments/Credits</b>
<b>Balance Due</b>

KL Timmerman Enterprises, LLC  
 PO Box 1434  
 Greenwood, SC 29648  
 864-943-0544 Office 864-943-1309 Fax

DATE	INVOICE #
4/22/2025	35457

David Windham  
 102 Glen Ridge Circle  
 Greenwood, SC 29646

DESCRIPTION	AMOUNT
- Caulk, prime, and putty soffit on both sides and siding as needed. - Paint inside bedroom, bath, and closet ceiling, trim, and walls. Exterior \$4860.00 - Interior \$3071.25	
6. Install approximately 114 lf og Alcoa 6" seamless aluminum guttering to the home. - Install approximately 75lf of commercial 3 x 4 downspout to gutter system.	
7. Install Sureflow 6" leaf protection to new guttering on the home.	
8. Rental fee for telehandler to set roof truss and make exterior repairs.	3,111.45
9. Furnished and installed two 5/8" clear tempered IG units.	1,136.00
10. Remove existing sliding patio door unit from rear upper level of home. - Haul away job related debris. - Install one Weathershield Signature Series sliding patio door unit with painted aluminum clad trim. - Interior of door unit will be unfinished wood. - Door unit will come with Low-E performance glass units. - Door unit will have a standard 2 point lock system with keyed lock. Labor Door and related materials	
11. Replace interior and window and door casing.	
12. Cut out ceiling in the bedroom to assess damage and hauled off debris.	540.11
13. Install padding and carpet.	
14. Blown-in insulation in master bedroom ceiling.	

<b>Total</b>
<b>Payments/Credits</b>
<b>Balance Due</b>

KL Timmerman Enterprises, LLC  
 PO Box 1434  
 Greenwood, SC 29648  
 864-943-0544 Office 864-943-1309 Fax

DATE	INVOICE #
4/22/2025	35457

David Windham  
 102 Glen Ridge Circle  
 Greenwood, SC 29646

DESCRIPTION	AMOUNT
15. Duct work repair/replacement. * TO BE FORTHCOMING	
16. Install ceiling fan in the master bedroom - (labor only) - Remove and reset the exterior light fixture by the sliding glass patio door.	

<b>Total</b>	\$44,633.23
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$44,633.23

KL Timmerman Enterprises, LLC  
 PO Box 1434  
 Greenwood, SC 29648  
 864-943-0544 Office 864-943-1309 Fax

DATE	INVOICE #
10/10/2025	35663

David Windham  
 102 Glen Ridge Circle  
 Greenwood, SC 29646

DESCRIPTION	AMOUNT
Master Suite remodel	
<b>DEMO AND ROUGH-IN CARPENTRY</b>	
1. Demo walls associated with remodel.	
- Remove both shower units, vanities/tops, and plumbing fixtures.	
- Take up existing floor tile and subfloor to access plumbing.	
Labor - range between \$5000.00 - \$6500.00	5,239.44
Disposal fee at landfill allowance	0.00
2. Cut and install new subfloor.	
Labor	1,363.00
Materials	416.60
* This estimate reflects installing 2 layers of subfloor. If only 1 layer is needed, the invoice will reflect 1 layer. We don't know how the existing floor was installed, but we will have to build it back up to meet the outside floor.	
3. Frame new walls, install supports in shower, frame custom niche in shower.	
Labor *This includes reforming the closet by the bedroom entry that we demoed per plans and built back.	1,785.00
Materials	381.94
<b>PLUMBING</b>	
1. Cap lines for demo.	
- Re-route water (will use Pex pipe) and drain lines for plumbing fixture locations.	
- Re-route vent through the roof.	
Labor and plumbing materials	5,625.00
2. Install new plumbing valves and fixtures.	
Labor	3,750.00

<b>Total</b>
<b>Payments/Credits</b>
<b>Balance Due</b>

KL Timmerman Enterprises, LLC  
 PO Box 1434  
 Greenwood, SC 29648  
 864-943-0544 Office 864-943-1309 Fax

DATE	INVOICE #
10/10/2025	35663

David Windham  
 102 Glen Ridge Circle  
 Greenwood, SC 29646

DESCRIPTION	AMOUNT
3. Install a gas tankless water heater. Labor, water heater, and plumbing materials	3,750.00
Plumbing fixture allowances * I know you have picked out some of these, but I'm including what we will need. If you buy them, they are removed at time of invoice. If I buy them, you will be invoiced actual cost per item.	
1. Quarles quote	3,607.29
2. Toilet from Quarles	306.79
3. Moen rough-in valve for shower	194.41
4. Toilet - American Standard Aspirations 252AA899.020 * with tax	1,781.55
<b>ELECTRICAL</b>	
<b>Bathroom</b>	
1. Demo existing as needed.	
- Install customer provided heater/fan combo outside shower area and switched on door wall opposite of shower.	
- Install an outlet on the bathroom entry door wall opposite of shower.	
- Install 3 wafer lights on a dimmer switch - 3 way - switch to be located on bathroom entry door wall opposite of shower and on the left end wall of vanity. * Only installed 2 wafers, added 2 retrofit can trims for stairwell.	
- Install 2 vanity lights - switch to be located on left end wall of vanity.	
- Install 2 GFI's - to be located on left and right walls of vanity.	
<b>Master bedroom</b>	
1. Install new ceiling fan - switch to be located on left wall entering the bedroom.	
- Switch the 2 existing outlets on long wall of bedroom for lamps - switch to be located of left wall entering the bedroom.	
Labor and materials	5,225.00

<b>Total</b>
<b>Payments/Credits</b>
<b>Balance Due</b>

KL Timmerman Enterprises, LLC  
 PO Box 1434  
 Greenwood, SC 29648  
 864-943-0544 Office 864-943-1309 Fax

DATE	INVOICE #
10/10/2025	35663

David Windham  
 102 Glen Ridge Circle  
 Greenwood, SC 29646

DESCRIPTION	AMOUNT
Panasonic Whisper Cozy heater/van ZZ811A * Customer provided	0.00
2 vanity lights	503.05
CREDIT FOR INSTALLATION OF CEILING FAN FROM INSURANCE.	-250.00
<b>DRYWALL</b>	
1. Make repairs to drywall from demo.	
2. Install drywall on walls and ceiling associated with master bathroom and bedroom remodel.	
Labor and materials	4,620.00
<b>TRIM AND DOORS * Will need to meet Ed for Ginny's closet to quote it.</b>	
1. Install baseboard in the bedroom, bathroom, hallway, and Ginny's closet - all associated with remodel.	
- Install bi-hinge bedroom doors and casing - 6 panel raised solid core. INSTALLED BIFOLD	
- Install bi-hinge closet doors and casing - 6 panel raised solid core. INSTALLED BI-FOLD	
- Install 2 door units for bathroom and casing - 6 panel raised solid core. DID NOT DO	
Labor	2,200.00
Trim	453.65
Allowance - Door units, bi-hinge doors, hinges, ball catches, and door handles.	983.75
* Door allowance etc was 1200.00. Actual cost was 1585.91. Giving credit for the 2 bathroom doors 361.66. Giving credit for 1/2 of the bi-fold closet door - agreed on bi-hinge and we threw away the existing bi-fold - bought new bi-fold doors at 481.00 - will split this and gave credit for 240.50	
<b>PAINTING</b>	
1. Paint all ceilings, walls, and trim associated with master bedroom and bathroom remodel.	
Labor and materials	3,125.00
-Stairwell long wall, short wall at end of landing, trim, and the ceiling - \$1312.50	
- One wall, trim, and door in Ginny's closet - \$593.75 * No extra charge for painting complete closet.	
- Bathroom walls, ceiling, trim, and door - \$1218.75	
<b>MISCELLANEOUS</b>	

<b>Total</b>
<b>Payments/Credits</b>
<b>Balance Due</b>

KL Timmerman Enterprises, LLC  
 PO Box 1434  
 Greenwood, SC 29648  
 864-943-0544 Office 864-943-1309 Fax

DATE	INVOICE #
10/10/2025	35663

David Windham  
 102 Glen Ridge Circle  
 Greenwood, SC 29646

DESCRIPTION	AMOUNT
1. Shower and bathroom floor tile	
Labor	5,625.00
Tile allowance for shower walls, shower floor, and outside floor * Tile cost for shower and outside floor was 3660.58	3,660.58
Freight allowance	300.00
Materials - grout, caulk, schluter, backerboard, schluter Kerdi shower tray, etc. This is included in the 3660.58 amount	
2. Bedroom padding and carpet	
- Labor	1,050.00
- Carpet allowance and pad together was 4291.24	4,291.24
# 10 pad and seam tape	
CREDIT FROM INSURANCE ON 216 sq ft ALLOWANCE FOR INSURANCE.	-1,391.04
3. Vanity	
- Custom build and install vanity.	
Allowance	8,800.00
Allowance for knobs/pulls	
4. Vanity top and sinks	
- Template and install	
Allowance for top and sinks Actual cost	3,833.40
5. Shower door TO BE ON FINAL DRAW	
- Custom shower door and installation allowance.	3,000.00
6. Mirror - remove existing mirror and reinstall. * I think this is what I remember David saying... if not I can revise it * WILL BE ON FINAL INVOICE	250.00

<b>Total</b>
<b>Payments/Credits</b>
<b>Balance Due</b>

KL Timmerman Enterprises, LLC  
 PO Box 1434  
 Greenwood, SC 29648  
 864-943-0544 Office 864-943-1309 Fax

DATE	INVOICE #
10/10/2025	35663

David Windham  
 102 Glen Ridge Circle  
 Greenwood, SC 29646

DESCRIPTION	AMOUNT
7. Install bathroom accessories	
Grab bar @ 50.00 each * WILL BE ON FINAL INVOICE	0.00
Towel bars, robe hooks, toilet paper holder, and 2 hand towel rings.	125.00
Allowance on accessories * Cost of accessories including closet pulls	388.64
8. Allowance on custom linen closet.	2,500.00
EXTRAS - ALL AT COST	
Permit fee paid	110.00
Extra insulation	800.00
Extra quad outlets and light and switch in the crawlspace	645.00
Closet labor	1,550.00
Closet materials	739.80
Painting closet and drawer fronts	680.00
Installed outside light fixture	80.00
Installed quarter round in carpeted rooms	200.00
Quarter round	61.63
9. Hung sheetrock on ceiling at upstairs bedroom and repaired closet ceiling and wall. - Applied texture at repair area.	2,835.00
10. Caulked, primed, and puttied one new side and touched up handrails.	7,331.25

<b>Total</b>
<b>Payments/Credits</b>
<b>Balance Due</b>

KL Timmerman Enterprises, LLC  
 PO Box 1434  
 Greenwood, SC 29648  
 864-943-0544 Office 864-943-1309 Fax

DATE	INVOICE #
10/10/2025	35663

David Windham  
 102 Glen Ridge Circle  
 Greenwood, SC 29646

DESCRIPTION	AMOUNT
11. Blown in insulation in master bedroom ceiling. * This was considerably less.	480.00

<b>Total</b>	\$93,006.97
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$93,006.97

KL Timmerman Enterprises, LLC  
 PO Box 1434  
 Greenwood, SC 29648  
 864-943-0544 Office 864-943-1309 Fax

DATE	INVOICE #
11/6/2025	35701

David Windham  
 102 Glen Ridge Circle  
 Greenwood, SC 29646

DESCRIPTION	AMOUNT
Extra Items Customer requested	
1. Installed 2 chimney caps and a custom fabricated border shade.	874.70
2. Replaced gutters around remainder of home.	2,978.08
3. Installed leaf protection.	1,794.90
4. Master bedroom - replaced 2 clear IG units.	1,336.00
REGARDING INVOICE #35663	
1. Page 4 - Item # 5 - Shower door was invoiced at \$3000.00 - Actual cost was \$2918.00 - Labor and materials to install custom door.	-82.00
2. Page 4 - Item #6 - Mirror - * - cut existing mirror and installed	190.00
3. Page 5 - Item #7 - install bathroom accessories - Installed grab bar	50.00
Remaining items from the Insurance estimate that have not been invoiced.	
1. Removed existing sliding patio door unit from rear upper level. - Installed Weathersheild unit.	
Labor	3,347.50
Door unit	3,914.62
2. Installed 114 lf of Alcoa 6" seamless gutter. Labor and materials	2,689.60
3. Install Sureflow 6" leaf protection. Labor and materials	1,635.55

<b>Total</b>
<b>Payments/Credits</b>
<b>Balance Due</b>

KL Timmerman Enterprises, LLC  
 PO Box 1434  
 Greenwood, SC 29648  
 864-943-0544 Office 864-943-1309 Fax

DATE	INVOICE #
11/6/2025	35701

David Windham  
 102 Glen Ridge Circle  
 Greenwood, SC 29646

DESCRIPTION	AMOUNT
4. Repaired/replace duct work and connected at drops. Labor and materials	1,050.00

<b>Total</b>	\$19,778.95
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$19,778.95