



4513 Foxwood Road • Chester, VA 23831 • Phone: (804) 712-6727

Print-date: **3-31-2021**

Master Bath Room with separate soaking tub and walk in shower, tile floor and tile wainscotting and nice free standing vanities.

***** Permits to be pulled by homeowner if desired/needed*****

Price Breakdown

Code	Description
Floor Protection	Floor protection from entry door to hall bath during reno, professional carpet cleaning afterwards, if needed.
Plumbing Service	Trip 1 Disconnect and cap water supply lines Remove shower hardware and faucets Remove toilet Trip 2 Set bathtub and install valve Trip 3 Install tub and shower hardware Install faucet Build new drain and connect sink Install new toilet
1300 - Demolition	1. Remove cabinets & tops 2. Remove mirrors and accessories 3. Remove tile floors 4. Remove tile surround and tub support 5. Remove tub 6. Remove shower doors and shower (1 pc unit) 7. Remove drywall in 36" angled wall where niche is 8. Remove all baseboards and shoe molding (except in toilet enclosure)
3210 - Framing labor	1. Frame new half wall at end of shower where bench goes 2. Frame 36" wall to receive drywall for new open corner for shelves - if necessary
1470 - Electric service	1. Move HIS light fixture, to new centerline 2. Reposition fan with new fan/light combo to over shower 3. Add 4 pancake fixture 4. Reposition outlet at HER vanity 5. Reposition outlet at HIS vanity 6. Add outlet at HER vanity over make up area 7. Trim out - Install vanity lights, cover plates, etc.
5100 - Drywall	Repair drywall from removing cultured marble tops, if needed Repair drywall from removing old towel bars

Repair drywall from moving 1 vanity light fixture
 Repair drywall from removing mirrors over vanities
 Repair drywall where two outlets are getting repositioned
 Repair ceiling where fan was - being repositioned to over shower
 Hang and tape new drywall where tub and tile surround was removed.
 Hang, tape and mud new drywall on full wall at end of shower.
 Hang, tape and mud new drywall in corner where niche was, making full length corner for shelves to be installed in.
 Repairs as needed for renovation.

Tile Installation Labor	<p>Scope: Build 42 x 54 shower w/ bench, 42 -44" tall wainscotting tile w/baseboard in main area of the bathroom</p> <p>Prep floor for tile Install tile on floor, approx 126 sq ft Install tile on walls (wainscotting) approx 122 sq ft Build 42 x 54 shower w/ bench and niche Install tile on walls approx 92 sq ft Include one accent strip Epoxy grout - 6 boxes</p>
5510 - Ceramic/Porcelain Tile	<p>145 sq ft floor tile 12 x 24 Franklin Gray Field Liberty 140 sq ft wall tile (wainscotting) NO BASEBOARD TILE -direct set to floor, 6 x 18 Blanco Wall Magnolia 110 sq ft shower wall tile 6 x 18 Blanco Wall Magnolia 24' of bull nose 6 x 18 Blanco Magnolia Bullnose 1 - 12 X 20 KERDI NICHE W/ SHELF 18' sq ft shower floor 1 x 3 Herringbone Aluminum Forge 3' of niche accent tile Herringbone Aluminum Forge 10' of accent (stripe around the top) tile OPT Herringbone Allum. Forge</p>
5400 - Cabinets and vanities	<p>James Martin De Soto vanity cabinets (available now, no guarantees they will last) in white, grey and burnished mahogany, quoting white: His - freestanding 48" with 6 drawers and 1 door Hers - freestanding 30" with 3 drawers and attached make up drawer unit (overall 54") Price increases are expected, so I've added 15% to cover that.</p>
5250 - Interior trim labor	<p>Install vanity cabinets - after floor install, before wainscotting tile install. Install custom triangle shaped shelves in corner where niche used to be</p>
5300 - Painting—interior	<p>Bright white flat ceiling paint, SW Cashmere Satin, Emerald white trim paint. Paint ceiling, (half) walls in main bath, (full) walls in toilet enclosure, inside linen closet in toilet enclosure, and window trim, doors and door trim.</p>
Plumbing Fixtures	<p>Moen Flara family - Chrome 2 - 2 handle bathroom faucets TS6984 Roman Tub Faucet TS926 Hand held 5 function on 30" slide bar w/ 60 hose 3670EP M-Core Trim Kit (includes 6" rain head and shower arm) UTS3912 Valve U130CIS Transfer Trim Kit UTS 4911 Valve 361CI 2 - Hand towel bar YB0386CH TP holder BH3808CH YB0308CH 24" towel bar YB03224CH Double Robe hook YB0303CH 4 Globe light YB0364CH 3 Globe light YB0363CH 2 -Rectangular mirrors YB0392CH 1 - Arris retractable 5X magnifying mirror YB0892CH Toto Maris elongated ADA height toilet & slow close seat</p> <p>Whispergreen fan/light combo, room size is - 8 x 8</p>
5450 - Countertops	<p>Level 1 quartz Ashen Gray His - 50" top with backsplash only, rectangular bowl Hers - 32" top, 24" top, both with backsplashes only, 1 rectangular bowl Shower curb 6 1/8 x 54" Bench 18" x 30"</p>

5620 - Shower doors and mirrors Installed 54" frameless shower door, with glass on knee wall at 42" end where bench is. Includes handles and towel rack installed on door, chrome hardware

Construction Trash Haul Away Dump trailer on sight for construction debris, includes dump fees.

Total Price: \$49,876.11

If alternate selections need to be made I require a \$500 deposit and then, 30% is due at contract signing, 30% due on 1st day of work and the balance is due upon completion. Change orders are due immediately. Price quoted is for a paper check, should you choose to use your Visa or Master Card a 3% credit card surcharge will be added to your invoices. Thank you, Stephanie Spurlock

Signature

Print Name:

Date:
