



PROPOSAL

Sample Client Local Address

The price assumes the homeowner be moved out for the duration of the project Options are included below for alternative arrangements
The owner is responsible for clearing out work spaces
The price assumes a dumpster can be placed on site for a few days maximum

**(Date)
Assumptions**

The price assumes a portolet can be placed on site for the duration of the project
The owner will be responsible for having the utilities being operational

Interior Renovations Work Description

General Conditions

Permit and permit fee included
Provide outside bathroom facility during construction
Site supervision includes:
Protect new and existing finishes during construction
Store materials on site during construction
Provide on site dumpsters for limited time only
Provide an offsite dumpster and remove remaining debris periodically
Daily and final cleanup included
Provide a prossilional surface cleaning of the entire house upon completion
Break up the concrete floor to install a three fixture bathroom Backfill piping with sand and patch the floor with concrete

Demo, Concrete

Demo and remove the appliances, countertops and cabinets in the kitchen
Demo and remove fixtures, framing and finishes to create new floor plan

Framing

Frame new partitions per plans
Frame kitchen soffitt per plans
Modify partitions in stairway, stair framing, landing and access per plans
No structural work

Exterior

Supply and install a new Marvin Elevate door per schedule
Supply and install a new Marvin Elevate window per schedule
Install new exterior casing to match existing

Plumbing

Disconnect existing plumbing for demolition
All new and replaced water lines to be pex
Install new kitchen sink, faucet, disposal dishwasher in new locations Install pipes and fittings for (2) new three fixture bathrooms
Install pipes and fittings for the new laundry Allowance for plumbing fixtures (5,500) Relocate existing water heater
Code upgrades not included
Adjust the duct registers in (4) locations

HVAC

Vent the new kitchen exhaust fan to the exterior with make up air
Vent (2) new bathroom exhaust fans the exterior
Vent the new dryer to the exterior
Disconnect electrical for demo as needed
Provide labor for relocation of wiring to facilitate changes in the floor plan Complete all work shown in the electrical plan

Electrical

Allowance to supply the linear electric fireplace (1800)
No work on the existing phone lines

Insulation

Install closed cell spray foam insulation in the exterior walls adjacent to concrete
Install fiberglass insulation in all open walls and interior partitions requiring insulation
Install vapor barrier to meet code
Airseal around exposed doors and windows

Walls, Ceilings

Blueboard 1/2+skimcoat in the new spaces per plans
Patch and match the wall and ceiling finishes in the upstairs level
Install the metal reveal in the kitchen soffitt
Durock (2) shower areas
Tie into existing surfaces flush where needed
Install a dropped ceiling in the utility area

Carpentry, Millwork

Install (1) new pair of bifold doors per schedule
Install (2) new prehung doors per schedule plus (2) entry closet doors Install (1) new access door per schedule
Install 2 1/2" casing on new doors and window in schedule
Install new base trim throughout the lower level after the vinyl floor goes in Patch and match all remaining base trim as needed

No ceiling molding included
Finish entry and storage closet per plans, no work in the linen closet
Install the new open treads, risers and skirts shown in the elevations
Install the newels, over the post handrails and balusters shown in plans
Allowance to supply and install a frameless glass shower enclosure and mirrors in the bathroom (2750)
Install all owner supplied kitchen cabinets knobs and pulls
Install the kitchen and laundry appliances
Install all bathroom cabinetry and owner supplied bathroom accessories

Tiling, Stone

Prep the concrete floor for new tile as needed
Install durock underlayment for tile floor in the upstairs bathroom
Install floor tile and tub surround in the downstairs bath
Install floor tile, shower floor, wainscot and stone curbing in upstairs bath Install tile on the kitchen backsplash
Allowance to supply bathroom and kitchen backsplash tile (4100) Allowance to supply kitchen and bathroom counters and curbing (6400)
Install hardwood flooring per plans
Finish all wood flooring throughout house using 3 coats of oil based poly,

Flooring

no stain included
Supply and install vinyl flooring per plans
Price assumes the concrete floor is flat enough, no additional prep included
Painting scope includes all spaces, priming new work is included Prep and 1 coat latex finish on existing woodwork
Prep and 2 coats latex finish on new walls, ceilings Price includes (1) color for all trim, (6) total wall colors

Interior Painting

Price includes exterior painting of new door and window casings only

250,000 TOTAL PRICE

Supplied by Homeowner, installed by contractor

Kitchen cabinets
Kitchen appliances
Existing laundry appliances
Surface mounted light fixtures
Bathroom accessories

Not included

Code upgrades

Option 1 6500 Additional demo, framing, electrical, patching, millwork and painting to open up the stairway

Option 2A 9400 This price assumes option 1 is not accepted

Option 2B 7800 Replace the front door with and sidelight, interior and exterior trim Replace 6 additional interior doors and casings per plans
This price assumes option 1 is accepted

Replace the front door with and sidelight, interior and exterior trim

Replace 4 additional interior doors per plans