

**PROPOSAL**                      **Homeowner Name**  
**December 6, 2024**        **Homeowner Address**

**The proposal is based on the work description and options described below**  
**The owners will be living in the house during construction**  
**The kitchen remodel is the base project, any other work is presumed to be added to the base scope**  
**It will be the owners responsibility to clear out all spaces to be worked on**

**Kitchen Renovation**

**General**                      Permit and permit fee for alterations with structural work included  
**Conditions**                Verify the existing framing design, provide information on existing conditions to engineer for final beam design  
Allowance to design, stamp and certify (if needed) the new beam (2400)  
Finalize the kitchen design with the cabinet order, guide and coordinate owner to select allowance materials with vendor reps  
Project coordination, site supervision and trade partner quality control included  
Receiving materials deliveries, proper storage of materials and materials pickup  
Protect existing interior finishes and landscaping, weather protection during construction  
Daily project cleanup and final cleanup included  
Remove all equipment and excess materials and restore jobsite to prior condition  
Provide outside bathroom facility for two months  
Price includes a 30 yd. dumpster in the driveway, remove all construction debris

**Demo**                      Remove and save dishwasher, soap dispenser and faucet if possible for reinstallation  
Remove, save and reinstall the toilet, pedestal sink, laundry appliances and HVAC register  
Demo the kitchen cabinets, countertops and appliances that will not be saved  
Demo the dining room wall framing and finishes from the outside wall to the stair wall  
Demo the soffits above the upper cabinets  
Cut and patch the subfloor to relocate (2) HVAC floor registers to new locations  
Demo the kitchen ceiling above the range hood to install a new exhaust vent  
Demo to post the new beam down to the main girt below at the existing corner  
Demo to access the new post location in the outside wall  
Temporarily support the section of the dining room wall to be demoed per plan  
Demo the existing tile floor and underlayment in the dining room, kitchen and hallway  
Price assumes no adhesive was used on subfloor, no repairs to subfloor included  
Demo the backsplash tile, chair rail and shadow boxes in the dining room and kitchen  
No work on the existing doors and windows

**Framing**                    Install a (3) 10" LVL beam, approx. 13', posted in and connected to the existing wall framing  
Install new posts, or otherwise reinforce existing framing to support the new beam  
Price include blocking the first floor cavities and transferring the load to the main girt

**HVAC**                      Adjust the location of the existing registers to new locations in the new floor plan  
Vent the new range hood in the ceiling cavity to the outside wall  
Supply and install a make up air system on a sensor for the new range hood

**Plumbing**                Disconnect the kitchen, bathroom and laundry for demo at the same time  
Reinstall toilet, pedestal sink and laundry in bathroom after demo

Install the kitchen sink, faucet and dishwasher on the same rough piping  
Allowance to supply new sink and faucet (1000)  
Cap the existing gas supply and relocate for a new 36" range  
No code upgrades included

**Electrical**

No service or panel upgrades included  
Make existing wiring safe after demolition  
Allowance to rewire existing circuits and upgrade existing circuit breakers to meet code (700)  
Furnish, wire and install (6) LED recessed fixtures  
Install (2) owner supplied pendant lights over the island  
Install (2) 3 way switches and (4) single pole switches for new floor plan  
Furnish, wire and install (3) LED undercabinet fixture on a separate switch  
Wire for new GFI counter outlets with new breakers per code  
Wire for new GFI outlet in the island with a new breaker per code  
Wire for (1) new 36" gas range  
Wire for new refrigerator and dishwasher  
Wire for garbage disposal with a wall switch  
Wire for a range hood and make up air system  
Countertop convection oven to plug into counter outlet  
No work on the exterior lighting  
No work on the doorbells  
No code upgrades included unless described

**Walls, Ceilings**

Patch insulation at open wall and ceiling areas if needed  
Patch the walls, ceilings and beam to blend flush into the existing finishes  
Scrape prep and patch existing walls for a new backsplash and to paint eat-in area walls  
No patching in the basement

**Carpentry, Cabinets**

Allowance to supply the kitchen, island and eat-in cabinets, pulls and knobs (22000)  
Install all cabinets, knobs and handles in the allowance  
Install owner supplied appliances  
Allowance to supply and install the kitchen and island countertops (6500)  
Patch and match the existing baseboard in the kitchen, eat-in area and hallway  
Remove and reinstall laundry appliances as needed to remain operational  
No new doors or trim included  
No baseboard patching in the bathroom included

**Tiling**

Install underlayment in the bathroom after demo to reinstall fixtures and laundry  
Install 1/4" durock underlayment in the kitchen, eat-in area and hallway  
Install new 24x48" porcelain tile on the kitchen, eat-in area, hallway and bathroom floors  
Install tile on the kitchen backsplash in (3) areas  
Allowance to supply tile and grout (4400)

**Flooring**

No new wood or existing wood floor refinishing included

**Interior Painting**

Prep, prime and paint the kitchen, hallway and eat-in area  
Touch up the existing base trim only in the bathroom  
No work in the entry family room or living room

**112,700 TOTAL CONTRACT PRICE**

**Installed by contractor, supplied by homeowner**

Kitchen appliances  
Surface mounted light fixtures

**Not included**      Code upgrades not described  
No structural work in the basement included

<b>Option 1</b>	<b>800</b>	Set up a temporary kitchen in the family room
<b>Option 2</b>	<b>2800</b>	Demo the existing second floor framing, install the LVL beam to be flush to the subfloor above, connect existing floor framing, includes allowance to relocate pipes and/or wires (500) The beam may still project slightly below the ceiling
<b>Option 2A</b>	<b>400</b>	Upgrade the 10" LVL beam to become an 8" deep beam concealed in the ceiling
<b>Option 3</b>	<b>2800</b>	Demo and reframe the eat-in area wall to match the cut down wall on the opposite side Patch and finish changes to match the existing open side Install millwork for new newel posts, guardrails, one grip rail and balusters Finish new millwork with stain or paint
<b>Option 4</b>	<b>1600</b>	Remove subfloor, sister (4) existing joists with LVL, includes engineering, no relocating pipes or wires included Patch subfloor for new tile
<b>Option 5</b>	<b>7100</b>	Demo the existing flooring in the living room, family room area Install new oak strip flooring in the living room, family room area, finish with (3) coats of poly, no stain

**Payment Schedule**

**10000** Upon agreement  
**10000** Cabinets ordered  
**10000** Upon starting  
**10000** Beam installed  
**15000** Electrical inspected  
**15000** Framing inspected  
**10000** Floor tile installed  
**10000** Cabinets delivered  
**5000** Countertops templated  
**5000** Appliances working  
**5000** Substantially complete (spaces usable for their intended purposes)  
**7700** All Complete

**112,700 Total Payments**