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FIXTURE SELECTION / FINISH SCHEDULE

Date: 6-22-2018

Client: John Doe
Address: 123 ABC Street
Project Address: Same

Initials

Kitchen_LVL3	Manufacturer	Model	Color	Size	Description
Cabinetry	New River	Frameless	2 colors	Per Plan	Maple
Counter tops	Granite	Level B	NEED	75sf	1 sink hole-1 soap
Floors	Red oak	Select grade	Match existing	150sf 2-1/4"	Sand and finish
Wall Paint	SW	Eggshell	Color		Kitchen walls
Sink	Elkay	Elu231	Stainless	Single bowl	Under mount
Disposal	Badger3/4 hp		Black		Includes installation kit
Faucet	Delta	Arabella	BNickel		Single hole no Soap Disp
Lighting	Halo	Recessed	White	6"	6- 65W Par 40 bulbs
U/C lighting	Fluorescent	GE-no hum	White	4 total	Quick change
Pendant lighting	Provided by owner installed by contractor				3 total over peninsula
Fridge	Provided by owner installed by contractor				Reinstall existing
Hood	Provided by owner installed by contractor				Reinstall existing
Dish Washer	Provided by owner installed by contractor				Reinstall existing
Oven	Provided by owner installed by contractor				Reinstall existing
Cooktop	Provided by owner installed by contractor				Reinstall existing

Bath #1	Manufacturer	Model	Color	Size	Description
Vanity 30"	NEED	NEED	NEED	30x18	New plumbing
Vanity top	Pegasus	Granite	NEED	2cmx31x19	
Tub or shower	Tub	Cast steel	White	30x60	New plumbing
Toilet	Reuse existing				
Tub valve and trim	Moen	Kingsley	Chrome		Moentrol Valve
Lavatory faucet(s)	Moen	Kingsley	Chrome	8" spread	NEED rough-in kit
Sink(s)	Undermount sink included with Pegasus top				
Floor tile	NEED	Ceramic	3/16" joints	12x12	Straight laid
Wall tile	NEED	Ceramic	1/8" joints	6x6	Straight laid
Wall Paint	Sherwin W	Eggshell	NEED		
Vanity Light	Provided by owner installed by contractor				
Other	Towel bars, tissue holders and other accessories provided by owner installed by contractor				

Bath #2	Manufacturer	Model	Color	Size	Description
Vanity 30"	NEED	NEED	NEED	30x18	New plumbing
Vanity top	Pegasus	Granite	NEED	2cmx31x19	
Tub or shower	Tub	Cast steel	White	30x60	New plumbing
Toilet	Reuse existing				
Tub valve and trim	Moen	Kingsley	Chrome		Moentrol Valve
Lavatory faucet(s)	Moen	Kingsley	Chrome	8" spread	NEED rough-in kit
Sink(s)	Undermount sink included with Pegasus top				
Floor tile	NEED	Ceramic	3/16" joints	12x12	Straight laid
Wall tile	NEED	Ceramic	1/8" joints	6x6	Straight laid
Wall Paint	Sherwin W	Eggshell	NEED		
Vanity Light	Provided by owner installed by contractor				
Other	Towel bars, tissue holders and other accessories provided by owner installed by contractor				



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2018 KITCHEN REPLACEMENT STANDARD OPTIONS WORKSHEET

Kitchen Base Package

- Refacing +++ Budget 9x11 \$20,000 plus options
- Level 1 Pull and replace 9x11 \$30,000 plus options
- Level 2 Total tear out 10x12 \$45,000 plus options
- Level 3 Total tear out 12x14 \$60,000 plus options
- Level 4 Total tear out 14x16 \$75,000 plus options
- Level 5 Total tear out 16x18 \$95,000 plus options

Construction and Options

- o Measuring Fee / Sales Commission / F&F schedule \$1,000
- o Relocate plumbing waste and water lines minimum \$1,000
- o Structural framing modifications minimum \$1,000
- o Relocate gas line minimum \$450
- o Add for 2nd layer subfloor removal minimum \$750
- o Add for new electrical or appliance circuits minimum \$425
- o Add for instahot water dispenser plumbing & electric \$500
- o Add for 2nd floor or elevator access kitchens \$1,000
- o Add for 200 amp main service panel heavy up \$1,700

Cosmetic and Finishes

- o Add for 1 piece crown mould less than 2-1/2" \$500
- o Add for 2 piece crown mould less than 2-1/2" \$800
- o Add for light rail mould install minimum \$500
- o Add for frameless cabinetry install and adjustments \$1,000
- o Add for 24x72 island no sink or appliances minimum \$1,500
- o Add for 24x72 island with a sink or appliance min \$2,500
- o Add for oversize or extra heavy appliance handling \$300

Common add ons

- o Add \$10 per SF for oversize floor area \$ _____
- o Add \$3.20 per SF for additional sand/finish oak \$ _____
- o Add \$250 for oversized appliance handling \$ _____
- o Add \$400 for downdraft permits, logistics and install \$ _____
- o \$ _____

Labor Warranty

- o Standard 1 year labor warranty for products installed \$0
- o 2 Year extended labor warranty for products installed \$2,000
- o 5 Year extended labor warranty for products installed \$3,000

Credits

- o Deduct to build from owners professional design \$500

Owner Information

Name: _____
 Address: _____
 Phone: _____
 Email: _____

Special requirements? _____

Special requests? _____

Sales Consultant _____

Special instructions? _____

Owner concerns? _____

Owner requests? _____

- Left Product information on site? Y - N
- Showed physical cabinetry sample? Y - N
- Reviewed product information? Y - N
- Scheduled product selection field trip? Y - N
- Other remodeling outside kitchen scopes? Y - N

Notes:

Assigned Project Manager _____

- Reviewed kitchen remodeling process? Y - N
- Reviewed timing and work schedule? Y - N
- Reviewed products and debris handling? Y - N
- Reviewed milestones and payment timing? Y - N
- Reviewed additional requests? Y - N

*Does not include demolition or removal work for brick, masonry, plaster or stucco of any kind. *1 year standard labor warranty on all replacements or installations plus the life of the manufactures warranty for products used *Discounts for seniors, repeat clients and multiple same neighborhood address replacements done at the same time. * **We can also design and build custom kitchens with limitless possibilities.** Custom Kitchens require a \$1000 design and planning retainer billed at \$50 per hour to cover changes to our standard products and installations. Cabinet doors for facelift projects are painted maple beveled shaker doors. Additional structural, plumbing and electrical work must be scoped and priced accordingly by project manager prior to starting work.

2018 KITCHEN REPLACEMENT PRICING and BUDGETING

Important information regarding our kitchen replacement packages. Each kitchen and each client is different and has different needs. We have Certified Kitchen Designers who help make your choices and decisions easier. We build your project on paper with your selections and finishes prior to scheduling your project to ensure your project runs smoothly and on schedule. Our Level 2+ kitchen projects are not merely a cosmetic upgrade but rather a total tear out including subfloor refastening, all reachable water and waste line replacement, electrical and lighting rewiring that most contractors don't do. We get ALL required county building, plumbing and electrical permits and inspections for each job to ensure our clients safety and security knowing that our work is up to code. NEVER use a contractor who cannot secure the proper permits for your project or try to pass that responsibility to you. Our Technicians and Subcontractors are long term associates averaging nearly a decade with us so they clearly understand our expectations and business code of conduct. We have a dedicated Project Manager to handle day to day construction and installation logistics to ensure our client's needs are met and our projects runs smoothly. If quality, value and trust are important to you then please consider us for your project!

Up to 9x11 Kitchen Kitchen Remodel (Refacing and finishing) 3 weeks

Cost starting at \$20,000

Includes

- ✓ Demolition of the kitchen finishes except cabinetry frames and boxes
 - ✓ Replace cabinet doors with custom size shaker style maple doors with hidden hinges and slab drawer fronts
 - ✓ Install new ¾" edged, sanded and clear polyurethane finished shelves
 - ✓ Sand, prep and paint cabinet frames, doors and drawers 3 coat latex base finish system (any Sherwin Williams color)
 - ✓ Replace flooring with ceramic or prefinished 2-1/4" select oak hardwood (color TBD by owner)
 - ✓ Replace up to 40 sq' counters with level B granite with stainless single under mount sink
 - ✓ Replace all fixture supply lines
 - ✓ Paint two coats eggshell finish (any Sherwin Williams color) on walls and ceiling white on ceilings.
 - ✓ Carpentry, demolition, drywall, trim and paint work inside kitchen area only
 - ✓ Keep existing lighting locations.
- *\$3,000 product allowance for counter tops, sink, disposal and faucet
- *Does not include changing fixture locations or plumbing drain, water or vent work
- * Existing appliances reinstalled or new appliances supplied by owner installed by BGLLC
- * Higher grade counter top product levels are charged accordingly to actual owner selection.
- *Construction time from 2.5 to 3 weeks
- *Add \$6,000 allowance for GE Profile appliance package

Up to 9x11 Kitchen Level 1 Complete Replacement (Major Remodel – "Box Store Style") 4 weeks

Cost starting at \$30,000

Includes

- ✓ Total tear out of all cabinets and counter tops
 - ✓ \$10,000 allowance for cabinetry products with standard size base cabinets and standard 30" high wall cabinets
 - ✓ \$4,000 allowance for Level B counter tops, undermount sink, new disposal and Delta Arabella faucet
 - ✓ Replace up to 50 sq' of counters with level B granite with stainless single under mount sink
 - ✓ Keep existing valves and water and waste lines (no plumbing or appliance relocations)
 - ✓ Paint two coats eggshell finish same color on walls ceiling white on ceilings.
 - ✓ Keep existing appliances and lighting in existing locations
 - ✓ Carpentry, demolition, drywall, trim and paint work inside kitchen area only
 - ✓ All county building, plumbing and electrical permits and inspections when required.
- * Does not include changes in appliance locations or plumbing re-drain or vent work over 12"
- * No additional electrical, lighting, switching or circuits
- * Does not include repairs to existing conditions or removal of existing flooring
- * Add \$6,500 allowance for GE Profile electric appliance package

Up to 10x12 Kitchen Level 2 Complete Replacement (Major Remodel Semi Custom) 5 weeks

Moderate Plumbing & Electrical

Cost starting at \$45,000

Includes

- ✓ Total tear out entire kitchen including total demo of cabinets, appliances, electrical wiring and floors
 - ✓ \$15,000 allowance for cabinetry products (Merrilat-Kraftmaid-Mid Continent) with base cabinets and 42”high wall cabinets
 - ✓ \$7,000 allowance for 70 SQ’ Level B counter tops, undermount sink, new disposal and Delta Arabella faucet
 - ✓ Install new floor over existing subfloor with 12x12 ceramic tile or prefinished oak hardwood with matching shoe mould
 - ✓ Replace all valves and reachable water and waste lines (minor plumbing or appliance relocations less than 2’)
 - ✓ Add up to 6 recessed lights on dimmer and four GE no hum under cabinet lights on existing kitchen lighting circuit
 - ✓ Paint two coats eggshell finish any color on walls ceiling white on ceilings and bright white on trim.
 - ✓ Install and hook up owner provided appliances and cabinet hardware
 - ✓ Carpentry, demolition, drywall, trim and paint work inside kitchen area only
 - ✓ All county building, plumbing and electrical permits and inspections included.
- * Does not include changes in appliance locations or plumbing re-drain or vent work over 24”
- * Does not include repairs to existing conditions or removal of more than one layer of existing flooring
- *Add \$6,000 allowance for GE Profile appliance package
- *Add \$10,000 allowance for GE Monogram appliance package

Up to 12x14 Kitchen Level 3 Complete Replacement (Major Remodel Custom Plus) 6 weeks

Major Plumbing & Electrical + Peninsula

Cost starting at \$60,000

Includes

- ✓ \$20,000 allowance for cabinetry products with finished end panels, deco moldings, etc.
 - ✓ \$7,500 allowance for counter tops, sink, disposal and faucet
 - ✓ Porcelain or Ceramic tile or prefinished hardwood flooring
 - ✓ Add up to 8 recessed lights, four under cabinet lights and 3 pendant lights on existing kitchen circuit
 - ✓ Install up to 75 sq’ counters with level B granite with double or second under mount sink
 - ✓ Install all new valves and reachable water and waste lines within under cabinet water filter system
 - ✓ One base coat and two finish coats eggshell finish any color on walls ceiling white on ceilings
 - ✓ Carpentry, demolition, drywall, trim and paint work inside kitchen area only
 - ✓ All county building, plumbing and electrical permits and inspections
- * Includes moderate changes in fixture relocations or plumbing re-drain or vent work
- * Does not include repairs to existing conditions or removal of more than one layer of existing flooring
- *Add \$6,000 allowance for GE Profile electric appliance package
- *Add \$10,000 allowance for GE Monogram appliance package

Up to 14x16 Kitchen Level 4 Complete Replacement (Major Remodel Custom Plus) 6 weeks

Major Plumbing & Electrical + Island

Cost starting at \$80,000

Includes

- ✓ \$25,000 allowance for cabinetry products with finished end panels, deco moldings, etc.
 - ✓ \$10,000 allowance for counter tops, sink, disposal and faucet
 - ✓ Porcelain or Ceramic tile or prefinished hardwood flooring
 - ✓ Add up to 8 recessed lights, four under cabinet lights and 3 pendant lights on existing kitchen circuit
 - ✓ Install up to 75 sq’ counters with level B granite with double or second under mount sink
 - ✓ Install all new valves and reachable water and waste lines within under cabinet water filter system
 - ✓ One base coat and two finish coats eggshell finish any color on walls ceiling white on ceilings
 - ✓ Carpentry, demolition, drywall, trim and paint work inside kitchen area only
 - ✓ All county building, plumbing and electrical permits and inspections
- * Includes moderate changes in fixture relocations or plumbing re-drain or vent work
- * Does not include repairs to existing conditions or removal of more than one layer of existing flooring
- *Add \$6,000 allowance for GE Profile electric appliance package
- *Add \$10,000 allowance for GE Monogram appliance package

Up to 16x20 Kitchen Level Complete Replacement (Major Remodel Custom Plus) 6 weeks

Major Plumbing & Electrical + Island

Cost starting at \$90,000

Includes

- ✓ \$30,000 allowance for cabinetry products with finished end panels, deco moldings, etc.
 - ✓ \$15,000 allowance for counter tops, sink, disposal and faucet
 - ✓ Tile or prefinished hardwood flooring
 - ✓ Add up to 10 recessed lights, four under cabinet lights and 3 pendant lights on existing kitchen circuit
 - ✓ Install up to 100 sq' counters with level B granite with double or second under mount sink
 - ✓ Install all new valves and reachable water and waste lines within under cabinet water filter system
 - ✓ One base coat and two finish coats eggshell finish any color on walls ceiling white on ceilings
 - ✓ Carpentry, demolition, drywall, trim and paint work inside kitchen area only
 - ✓ All county building, plumbing and electrical permits and inspections
- * Includes moderate changes in fixture relocations or plumbing re-drain or vent work
- * Does not include repairs to existing conditions or removal of more than one layer of existing flooring
- *Add \$5,000 allowance for GE Profile appliance package
- *Add \$10,000 allowance for GE Monogram appliance package



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2018 BATHROOM REPLACEMENT STANDARD OPTIONS WORKSHEET

Bathroom Base Package

<u>½ Bath or partial full bath</u>	\$4,495 plus options
<u>Level 1 Bath replacement</u>	\$9,500 plus options
<u>Level 2 Bath replacement</u>	\$14,900 plus options
<u>Level 4 Bath replacement</u>	\$19,400 plus options
<u>Level 5 Bath replacement</u>	\$37,250 plus options
<u>Level 6 Bath replacement</u>	\$44,500 plus options

Construction and Options

○ Measuring Fee / Sales Commission / F&F schedule	\$1,000
○ Relocate plumbing waste and water lines minimum	\$1,000
○ Structural framing modifications minimum	\$1,000
○ Relocate gas line minimum	\$450
○ Add for 2 nd layer subfloor removal minimum	\$750
○ Add for new electrical or appliance circuits minimum	\$425
○ Add for insta hot water dispenser plumbing & electric	\$500
○ Add for 2 nd floor or elevator access kitchens	\$1,000
○ Add for 200 amp main service panel heavy up	\$1,750

Cosmetic and Finishes

○ Add for 1 piece crown mould less than 2-1/2"	\$500
○ Add for 2 piece crown mould less than 2-1/2"	\$800
○ Add for light rail mould install minimum	\$500
○ Add for frameless cabinetry install and adjustments	\$1,000
○ Add for 24x72 island no sink or appliances minimum	\$500
○ Add for 24x72 island with a sink or appliance min	\$2,500
○ Add for oversize or extra heavy appliance handling	\$300

Application and Sizing

○ Add for \$10 per SF for oversize floor area	\$ _____
○ Add for \$9.25 per SF for additional sand/finish oak	\$ _____
○ Add for each unit over 100 UI	\$ _____
○ Add for each unit 3 stories high	\$ _____
○ Add for each unit in aluminum siding	\$ _____

Labor Warranty

○ Standard 1 year labor warranty for products installed	\$0
○ 2 Year extended labor warranty for products installed	\$1,000
○ 5 Year extended labor warranty for products installed	\$2,000

Credits

○ Deduct to build from owners professional design	\$500
○ Deduct \$17 each if over 20 units	\$17x _____=\$
○ Deduct \$25 each if over 30 units	\$25x _____=\$
○ Previous or current BGLLC clients	\$10x _____=\$

Owner Information

Name: _____
 Address: _____
 Phone: _____
 Email: _____

Special requirements? _____

Special requests? _____

Sales Consultant _____

Special instructions? _____

Owner concerns? _____

Owner requests? _____

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 Other remodeling outside kitchen scopes? Y - N
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2018 BATH REPLACEMENT PRICING and BUDGETING

Important information regarding our kitchen replacement packages. Each kitchen and each client is different and has different needs. We build your project on paper with your selections and finishes prior to scheduling your project to ensure your project runs smoothly and on schedule. Our Level 2+ kitchen projects are not merely a cosmetic upgrade but rather a total tear out including subfloor refastening, all reachable water and waste line replacement, electrical and lighting rewiring that most contractors don't do. We get ALL required county building, plumbing and electrical permits and inspections for each job to ensure our clients safety and security knowing that our work is up to code. NEVER use a contractor who cannot secure the proper permits for your project or try to pass that responsibility to you. Our Technicians and Subcontractors are long term associates averaging nearly a decade with us so they clearly understand our expectations and business code of conduct. We have a dedicated Project Manager to handle day to day construction and installation logistics to ensure our client's needs are met and our projects runs smoothly. If quality, value and trust are important to you then please consider us for your project!

Up to 5x8 bath 1/2 Bath or Level 1 remodel

Cost from \$4,495

Includes

- ✓ Leave existing tub and all valve controls and wall tile (if full bath)
- ✓ Replace floor tile with ceramic or porcelain
- ✓ Kohler Cimarron white comfort height toilet
- ✓ Standard white 30" vanity or 22" white Kohler Cimarron pedestal lavatory
- ✓ 2cm Pegasus granite vanity top with white under mount sink (unless pedestal)
- ✓ Delta chrome lavatory faucet with matching drain
- ✓ New replacement exhaust fan motor on existing housing and ductwork
- ✓ Standard chrome 3-bulb globe vanity light
- ✓ Drywall repair prep, prime and paint work inside bathroom only

- * Does not require or include permits
- * Includes \$1000 allowance for tile and fixtures
- * Does not include plumbing valve or re-drain work
- *Requires completed fixture and finish schedule prior to scheduling work

Up to 5x8 bath Level 1 partial tear out

Cost from \$9,500

Includes

- ✓ Labor, building materials, finish products and fixtures
- ✓ Keep existing shut off valves, supply lines and water and drain lines
- ✓ Keep existing tub and drain
- ✓ Kohler Cimarron comfort height white elongated toilet, tank and seat
- ✓ Kraftmaid Lyndale maple 30" Vanity or 24" white Kohler Cimarron pedestal lavatory
- ✓ 2cm Home Decorator Collection granite vanity top with white under mount sink (unless pedestal)
- ✓ Delta chrome tub and or shower valve and trim
- ✓ Delta chrome 8" center lavatory faucet and rough-in kit
- ✓ Replacement fan motor
- ✓ Ceramic or porcelain tile for floor and tub walls to standard 60" height above tub
- ✓ Standard chrome compression shower rod with curtain rings and vinyl liner
- ✓ Standard chrome 3-bulb globe type vanity light
- ✓ Standard 20 x 30 hanging mirror

- * Does not require or include permits
- * Price includes a \$500 tile product allowance for ceramic tile products
- *Price includes a \$1,000 plumbing fixture / product allowance
- *Requires completed fixture and finish schedule prior to scheduling

Up to 6x9 bath Level 2 total tear out

Cost from \$14,995

Includes

- ✓ County permits and inspections for total tear out
- ✓ Includes labor, building materials, finish products and fixtures
- ✓ New shut off valves and replacement of all reachable water and drain lines
- ✓ New Standard 30x60x14 white cast steel tub
- ✓ Kohler Cimarron comfort height white elongated toilet, tank and seat
- ✓ Standard maple 36" Kraftmaid Lyndale Vanity or 24" white Kohler Cimarron pedestal lavatory
- ✓ 3cm custom granite vanity top with white Kohler Caxton under mount sink
- ✓ Moen chrome tub and or shower valve and trim with Moentrol temperature and volume control valve
- ✓ Moen chrome 8" center lavatory faucet and rough-in kit
- ✓ Replacement fan motor on a push button fan timer
- ✓ Ceramic or porcelain tile floor and tub wall tile to standard 60" height above tub
- ✓ Standard chrome compression shower rod with curtain rings and vinyl liner
- ✓ Standard satin silver 3-bulb globe type vanity light
- ✓ Standard 20 x 30 deco mirror
- ✓ * Price includes a \$1,000 tile product allowance for ceramic or porcelain tile products
- ✓ *Price includes a \$2,500 plumbing fixture / product allowance
- ✓ *Upgrade to brushed nickel or bronze for additional \$150
- ✓ *Upgrade tub to custom standup shower with tile base and floor \$500
- ✓ *Requires completed fixture and finish schedule prior to scheduling

Up to 6x10 bath Level 3 total tear out (higher end products and finishes)

Cost from \$21,250

Includes

- ✓ New shut off valves and replacement of all reachable water and drain lines
 - ✓ Kohler Villager white 30x60 cast iron tub
 - ✓ Kohler Cimarron comfort height elongated toilet
 - ✓ Kraftmaid Lyndale 60" Maple or cherry double vanity
 - ✓ 2cm custom granite top with Kohler Caxton under mount sink
 - ✓ Includes Travertine, Marble, Limestone or Granite tile
 - ✓ 12x12 floors, 6x6 walls, 2x2 shower floors if shower
 - ✓ 1-12x12 shampoo niche, 2 corner soap shelves
 - ✓ Moen Kingsley nickel tub, shower and lavatory faucets
 - ✓ Standard compression shower rod and matching rings
 - ✓ Replacement fan motor on electronic timer
 - ✓ Nickel 3- bulb vanity light bar
 - ✓ Kohler nickel gliding clear glass shower door
- *Price includes a \$2,000 tile product allowance for natural stone tile products
- *Price includes a \$2,500 plumbing fixture product allowance
- *Price includes a \$750 Delta satin nickel / silver gliding door kit
- *Price includes a \$2,000 custom frameless shower enclosure
- *Requires completed fixture and finish schedule prior to scheduling

Up to 8x12 bath Level 4 total tear out (tub + separate shower)

Cost from \$29,500

Includes

- ✓ New shut off valves and replacement of all reachable water and drain lines
 - ✓ Kohler Villager white 30x60 cast iron tub or deck mount soaker tub
 - ✓ Kohler Cimarron comfort height elongated toilet
 - ✓ Kraftmaid Lyndale double vanity with 3 drawer base 72"
 - ✓ 2cm Home Deco Collection top with white under mount sinks
 - ✓ Includes Travertine, Marble, Limestone, Granite or other natural stone tiles
 - ✓ 12x12 or 18x18 floors, 6x6 walls, 2x2 shower floors with free tile design and diagram to scale
 - ✓ 1-12x12 shampoo niche, 4 corner soap shelves
 - ✓ Moen nickel tub, shower and lavatory faucets
 - ✓ Standard nickel compression shower rod and matching rings
 - ✓ Replacement fan motor on electronic timer
 - ✓ Nickel 3-bulb vanity light on dimmer
- * Price includes a \$2,500 tile product allowance for natural stone tile products
- *Price includes a \$5,000 fixture finish product allowance
- *Price includes a \$2,000 custom frameless shower enclosure
- *Requires completed fixture and finish schedule prior to scheduling

Up to 10x14 bath Level 5 total tear out (tub + separate shower)

Cost from \$37,250

Includes

- ✓ New shut off valves and replacement of all reachable water and drain lines
 - ✓ Kohler Villager white deck mount soaker tub
 - ✓ Kohler Cimarron comfort height elongated toilet
 - ✓ Kraftmaid Lyndale double vanity with 24" stack of drawers 84" total length
 - ✓ 3cm custom granite or marble top with Kohler Caxton under mount sinks
 - ✓ Includes Travertine, Marble, Limestone, Granite or other natural stone tiles
 - ✓ 12x12 or 18x18 floors, 6x6 walls, 2x2 shower floors with free tile design and diagram to scale
 - ✓ 1-12x24 shampoo niche with center shelf or 4 corner soap shelves
 - ✓ Moen brushed nickel tub, shower and lavatory faucets
 - ✓ Standard nickel compression shower rod and matching rings
 - ✓ Replacement fan motor on electronic timer
 - ✓ Nickel 3-bulb vanity light on dimmer
- * Price includes a \$3,000 tile product allowance for natural stone tile products
*Price includes a \$7,000 fixture finish product allowance
*Price includes a \$2,000 custom frameless shower enclosure
*Requires completed fixture and finish schedule prior to scheduling

Up to 12x16 bath Level 6 total tear out (tub + separate shower)

Cost from \$44,500

Includes

- ✓ New shut off valves and replacement of all reachable water and drain lines
 - ✓ Kohler Villager white deck mount soaker tub
 - ✓ Kohler Cimarron comfort height elongated toilet
 - ✓ Kraftmaid Lyndale double vanity with 24" stack of drawers 96" total length
 - ✓ 3cm custom granite or marble top with Kohler Caxton under mount sinks
 - ✓ Includes Travertine, Marble, Limestone, Granite or other natural stone tiles
 - ✓ 12x12 or 18x18 floors, 6x6 walls, 2x2 shower floors with free tile design and diagram to scale
 - ✓ 1-12x24 shampoo niche with center shelf or 4 corner soap shelves
 - ✓ Moen brushed nickel tub, shower and lavatory faucets
 - ✓ Standard nickel compression shower rod and matching rings
 - ✓ Replacement fan motor on electronic timer
 - ✓ Nickel 3-bulb vanity light on dimmer
- * Price includes a \$4,000 tile product allowance for natural stone tile products
*Price includes a \$8,000 fixture finish product allowance
*Price includes a \$2,000 custom frameless shower enclosure
*Requires completed fixture and finish schedule prior to scheduling



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2018 BATH REPLACEMENT STANDARD OPTIONS OR UPGRADES

REVISED DATE:

Fixtures and Finishes

- Add \$700 for Kraftmaid Lyndale double 60" vanity (Custom vanities also available)
- Add \$500 for 61" 2 cm Pegasus vanity top with double bowl undermount sink
- Add \$875 for 3cm level "C" granite with Kohler Caxton white oval or rectangular undermount sink
- Add \$170 to upgrade finish to brushed nickel
- Add \$500 for Sterling sliding glass tub enclosure
- Add \$1000 for 3/8"x30x60 frameless glass shower enclosure with standard hardware
- Add \$2000 for 3/8"60x60 frameless 2 panel glass shower enclosure standard hinged hardware
- Add \$775 for second shower valve and head (must have 3/4" water supplies to bathroom or nearby)
- Add \$2750 for Kohler 6 unit massage spa (must have 3/4" water supplies)

Demolition and Construction

- Add \$875 for concrete floor demo, disposal and floor prep
- Add \$650 for plaster wall tie-in and repairs
- Add \$1300 to replace all existing wall and ceiling surfaces
- Add \$1350 tile & plumbing to change tub to 3x5 tile base shower
- Add \$500 for each flight of stairs over one (1) up or down

Name _____
Address _____
Phone _____
Email _____
Special instructions _____
Owner provided products? _____
Salvage items for re-use? _____

Electrical

- Add \$30 to replace existing GFCI outlet
- Add \$50 to add electronic bath exhaust fan timer
- Add \$300 for complete Nutone high flow exhaust fan replacement with 4" exhaust duct
- Add \$370 to replace existing exhaust fan for new fan/light fixture switched together
- Add \$425 to replace existing exhaust fan for new fan/light fixture switched separately
- Add \$1200 for new exhaust fan addition with new circuit and ductwork (drywall and paint repairs not included)
- Add \$1400 for new exhaust fan / light /heater including new 20 amp circuit and exhaust ductwork

Tile

- Add \$275 for 12x12x3-1/2" tile shampoo niche
- Add \$25 per corner or wall soap dish
- Add \$425 for tile up to ceiling at tub/shower
- Add \$325 for diagonal laid floor tile
- Add \$500 for natural stone tile upgrade
- Add \$500 for custom tile package #1
- Add \$1000 for custom tile package #2
- Add \$1500 for custom tile package #3
- Add \$2000 for custom tile package #4

Assigned Project Manager _____	
Reviewed bath process and access	Yes – No
Reviewed timing and schedule	Yes – No
Reviewed inspection process	Yes – No
Reviewed changes and additions	Yes – No
Reviewed products & debris handling	Yes –No
Reviewed invoice and payment timing	Yes – No
Reviewed additional non-standard requests	Yes – No

*Total Bath replacement jobs include all required county permits and inspections. *Bath project pricing above includes all labor and building materials to complete the job *Fixtures and finish products provided by allowance only. *Above prices reflect same fixture locations and does not include permits or work for relocating fixtures to new areas *Tile is straight or brick laid 12x12 floors and 6x6 walls with matching wood or marble threshold at door*Does not include demolition or repair work for plaster walls or concrete floors. *2 year standard labor warranty on all replacements or installations plus the life of the manufactures warranty for products used *Discounts for seniors, repeat customers and multiple replacements. *Bath accessories (tissue paper holder/towel bars/medicine cabinets/mirrors etc.) provided by owner and installed by contractor * **We can also design and build custom bathrooms with limitless possibilities.** Custom bathrooms require a \$1000 design and planning retainer billed at \$50 per hour to cover changes to pre-priced packages