

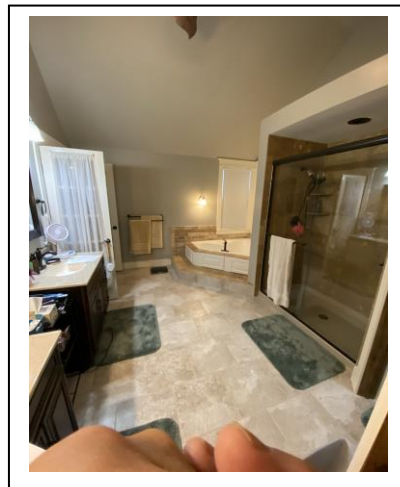


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Thank you for inquiring about the Master Bathroom and Closet work that we discussed. I have written the following proposal in an outlined manner, showing the phases of work and what is included in each phase. Please review to confirm that I have proposed what you would like to have done.

Please see the details as follows:

Scope of Work- Remodel Master Bathroom area to include reconfiguring space to allow for installation of NEW: Custom Tile Walk-In Shower with Tile Base, Dual Shower Heads, (separate Valve and Handheld Unit for Dog Washing if you want), 2 Tile Shampoo Niches, Tile Accent Stripe, Tile Bench Seat & Glass Door and Walls; Vanity, Top & 2 Sinks & Faucets; Dual LED Mirrors; 2 Vanity Lights; Wi-Fi Heated Tile Floor and Tile Base Trim; Ceiling Fan.

Reconfigure Closet Area to include removing interior Walls to open up the area. Run 220V for Dryer, plus Dryer Vent and Plumbing to recess into new Washer and Dryer area in the East Wall. Install Outlets into the Center HVAC area that is wrapped with Shelves (Ironing Board). New Flooring in closet.

Preliminary Requirements

Conceptual Plan: We will provide a conceptual drawing or description of the project.

Permits & Licenses

Permit(s) by GCS- We will apply for a building permit from the administrative authorities and accommodate the rough-in and final inspections. *The cost of the permits varies, as such, we will bill at our cost for the permit and related fees in addition to this proposal. Surveying, planning & zoning meetings, engineering, or other related services if required are available optionally*

Site Prep

Personal Contents: Please remove your personal contents from the work area and protect the same during the project. Where applicable, remove contents from cabinetry, wall hung items from both sides of the walls related to the work area, furnishings, blinds, shades and remove other items that may be subject to damage.

Floor Protection- GCS will supply and install carpet masking or floor covering from our access point to the work area. Note: GCS liability resulting from floor protection or carpet masking installation shall be limited to the cost of providing carpet cleaning should adhesive issues occur, or \$500.00 whichever is less.

Demolition

Demolition Scope of Work: Demo: Whirlpool Tub and surround, Shower Canopy, Door, Wall Tile, Shower Valve & Base, Vanity & Top, Flooring and Base Trim, Lighting, Mirrors, Ceiling Fan, Relocate Closet Door, Closet interior walls

Plumbing Demolition

Water Line Disconnect- cut and cap off 1/2" water supply. Includes shut-off and drain down and pressure test.

Drain Line Disconnect- Cut and cap off drain 1 1/2" or 2" drain, waste and vent piping.

Water Shut-Off(s)- Some existing fixture water shut-offs are found to be leaking when the water supply line is disconnected indicating a need for replacement. Replacement shut-offs, installed in place of existing will cost \$39.00 each labor and materials.

Bath Demolition

Sink Light(s)- Remove and discard

Mirror(s)- Remove and discard

Towel Bars- Remove the existing towel bars

Sink Faucet(s)- Shut off the existing water stops and disconnect the faucet supply lines. Dismount from the sink or sink top.

Vanity Sink Top- Remove the existing sink tops

Vanity- Remove the existing vanities.

Stool- Stays intact

Shower Door/Enclosure: Remove the existing shower door and discard.

Millwork-Doors & Trim Removal

Base Shoe- Remove the existing base shoe and salvage (if applicable) for re-installation.

Baseboard- Remove the existing baseboard and salvage (if applicable) for re-installation.

Clothes Closet Shelf & Rod- Remove the existing shelf, rod, pole sockets, metal shelf supports, and 1x4 wall plates.

Bathroom Surfaces Removal

Tub Ceramic Tile: Remove the ceramic tile and attached wallboard from the existing tub to expose framing.

Shower Wall Tile- Remove the existing tile and backing board to expose the framed wall.

Bathroom Built-in Fixtures Removal

Shower Faucet: Remove the existing faucet and cap off water lines or prep for new faucet

Shower Base-Fiberglass: Remove the existing shower base and disconnect the drain.

Whirlpool Tub Deck Faucet- Remove the accessible tub deck faucet and cap off the water lines.

Whirlpool Tub Step- Remove the existing wood step to expose the wood tub skirt. Note: Existing tub skirt to remain intact. Only remove the step.

Whirlpool Tub Removal- Detach the water supply lines and cap off, detach the drain, remove the tub unit and discard.

Whirlpool Tub Enclosure Removal- Dismantle and remove the whirlpool tub enclosure to expose the sub floor and framed wall.

Whirlpool Tub Skirting (Face)- Remove the existing face enclosure from the whirlpool tub.

Electrical Demolition

Light Fixtures- Remove the existing Wall Mounted Vanity Light Fixtures and cap off.

Ceiling Fan- Remove the existing ceiling fan(s), leave the electrical box intact.

Electrical Devices & Wiring Demolition- Detach the electrical components identified in the demolition. Reroute the electrical wiring or cap off to accommodate the proposed plan.

Structural Demolition

Chase Wall for Tub or Shower- Remove the framed wall adjacent to the tub or shower fixture. This is typical space available to reclaim for your project.

Entry Door- Remove the existing entry door to expose the rough opening

Ceramic Flooring: Remove the existing flooring and expose the sub floor. Haul debris from premise.

Framing

IBC Reference- The following framing details are inspired by the International Building Code (see the IBC's web site for more information)

Interior Wall: Frame new 2x4 wood frame wall standard 8' stud height wall 16" o.c... with openings for doors and or windows per the proposed layout.

Remodeling Structural Modifications

Wall Removal

Wall Removal: Remove the designated portion of the proposed wall Define opening sized and details on site to establish and confirm the specific modification. Concealed items inside the wall may not be known prior to surface removal. We will detach the wood framing from the existing interior wall items and leave in place as possible. Further demolition of HVAC, plumbing, electrical or other component modifications will be available vis supplement identifying the additional concealed modification needed.

Bathroom Framing

Shower Enclosure: Fabricate wood frame wall enclosure to accommodate the proposed shower.

Entry Door Opening: Relocate or modify the door rough opening size. Standard wall height

Clothes Closet- Frame a clothes closet per the proposed plan. To include the framed walls and entry opening.

Open The Sub Floor for Fixture Relocation: Open the sub floor to route piping for the new fixture location. Restore the affected sub floor by re-securing the existing or installing new sheathing to the existing floor joist.

Grab Bar, Towel Bar, Accessory and Holder Blocking, (Already Exposed Framing): When the fixture location is determined ahead of time and if the wall framing cavities are exposed, we will install wood blocking to mount the towel bar(s), Grab Bar(s), or accessories. Price per each. May require demolition and drywall work to be added if wallboard removal is not proposed otherwise.

Niche - Wall Cavity Recess: Utilize an existing stud cavity as possible and frame in a single niche recess approx. 14" x 16" in height.

Windows

None: Window removal, replacement or modification has not been proposed.

HVAC

Supply Duct: Attach to the existing main trunk line and run supply duct with diffuser to the proposed location.

Return Air- Fabricate a return air utilizing the existing return air duct and framed cavities at the proposed location. Provide a return air grill.

Dryer Vent: Provide dryer vent extended through the exterior wall and provide damper.

Plumbing-Rough in

Changes to the existing under slab or internal wall piping -has not been anticipated or proposed.

Fixture Relocation

Fixture Relocation: Open the wood sub floor and reroute the drain lines to accommodate the new fixture locations. Connect to the existing drain and vents to include:

Sink Drain Relocation- Relocate the drain serving the proposed vanity and sink. Tie to the existing drain and vent.

Shower Drain Relocation- Open the floor to relocate the shower drain. Connect to the existing drain.

Shower

Shower: Provide labor to install a shower unit and drain assembly, that you provide. We will provide the 2" trap and connect to the existing drain.

Concrete Shower Base

Vinyl Liner for Concrete Shower Base: Install a new pan liner in preparation for a new cast-in-place shower base and attach to the existing drain line.

Concrete Shower Base: We will form and pour a cast-in-place concrete shower base which will have an approximate 4" access curb and finished smooth ready for ceramic tile.

Water Supply Piping and Fixtures

Bathroom Water Lines: Install 1/2 Pex water piping to accommodate the sink, stool, and shower.

Shower Faucet: Mount the valve assembly, shower head adapter, and connect to the water piping. Install trim kit to include the valve core, handle(s), cover plate, and shower head.

Diverter Valve- Mount and connect to the water supply from the shower valve, the flow control diverter. The installation includes mounting the valve assembly, installing the valve core, handles, face plate and verifying operation.

Handheld Shower Assembly- Mount holder bracket and connect a handheld shower sprayer hose to the proposed valve.

Electrical Rough-in

Note- Standard Devices-Electrical devices such as switches, outlets, cover plates and related components are standard grade, white. Special components such as paddle switches, décor outlets, décor switches, colored devices other than white are available upgrades, not included in the standard proposal.

Lighting Electrical

Sink Light Box Relocation- Open the wall to expose the framing, connect to the existing electrical, install box to accommodate a surface mounted light fixture. Drywall repair will be required.

Lighted Mirror Electrical Rough-in- Provide the electrical power and box to the lighted mirror by extending the power supply from the existing sink light. Note: Note the mirror light and sink light will be on at the same time.

Switches- Switching

None- Installation of new, or modification of the existing electrical switches has not been proposed.

110v Power Receptacles

110V Receptacle- Standard dual outlet three prongs, 15a rated electrical outlet

110V GFI- 15a standard ground fault protected, dual outlet three prong, 15a rated electrical outlet

Bathroom Electrical Items

2 Sink Light Fixture Mounting Boxes- Install electrical box rated to accommodate a surface mounted light fixture. Connect to the adjoining 110v power supply

Lighted Mirror Electrical Rough-in- Provide the electrical power and box to the lighted mirror by extending the power supply from the existing sink light. Note: Note the mirror light and sink light will be on at the same time.

Heated Floor Electrical- Install controller box and connect 110V power to the available GFI outlet. Install the conduit from the controller box to the floor. Pull the power leads from the elect. Floor mat to the controller box and place the sensor bulb.

Electric Room Heating

Heated Floor Electrical- Install controller box and connect 110V power to the available GFI outlet. Install the conduit from the controller box to the floor. Pull the power leads from the elect. Floor mat to the controller box and place the sensor bulb.

Appliance Electrical

220V DRYER CIR- 30a circuit w/ outlet to match your dryer cord. Typically, and per code, a four-prong outlet.

110V Washer Circuit- 110v 15a outlet and circuit

Electric Panel Circuits

30 A Circuit- 12-2 Romex wire and 30a circuit ran to the 1st electrical box on the circuit, typically called a home run. If not easily accessible, additional cost to cut into sheetrock and to repair cuts will be additional cost to customer.

Insulation

Wall- Fill Voids- If wall insulation is disrupted during construction, we will reset the original or if unavailable, obtain and install new insulation to the exposed exterior wall cavity voids.

Drywall

Drywall Demolition- Remove the existing sheetrock from the proposed areas to expose the framed structure.

Ceiling Texture Stays Intact- Do not remove the existing ceiling texture, it stays intact

Wall Patch- Install sheetrock and finish smooth to the adjoining wall surface. Sand, ready for primer

Drywall: Apply 1/2" plain sheetrock to walls. Tape fill and finish walls and ceiling sand smooth ready for paint.

Door wrapped Opening(s)- Install sheetrock to the door opening and finish smooth ready for paint.

Drywall Finishing

Beads: Apply metal corner bead to the outside corners and secure with screws.

Tape Coat: Provide a tape coat to all sheetrock. This tape coat will provide the required fire rating to rated walls.

Fill & Finish: Apply joint compound to fill and finish the exposed walls and ceilings.

Drywall Texture Finish

Cabinets & Vanity's

Vanity(s)- Provide the labor to set and secure pre-assembled floor mounted vanity. Installation includes cutting holes for the water supply and drain piping. Depending on the configuration of the vanity, cabinet modification or relocation of the piping may be required. If so, additional labor and cost may be required.

Sink Top(s)

Set Sink Top- Set and secure a sink top to the existing vanity. To include side and back splash blocks (if included) **Note:** This applies to premanufactured tops including sink bowl(s). If top modification, fabrication, assembly and or sink setting and attachment are required, an additional charge will apply.

Millwork- Doors & Trim

Paint Grade- The doors and trim are made for a painted finish- finger jointed, composite, or other paintable materials

Split Jamb Door Installation- Install the split jamb door unit into an existing and compatibly sized rough opening. Set, level, plumb and align the door. Install shims and fasten into position. Painting and hardware proposed separately, if at all.

Relocate the Existing Door- Remove as possible the existing door, jamb, and casing. Reinstall in the proposed location. Note: door may show distress from disruption. If the door or components require replacement, the cost will be added to this proposal.

Ceramic Tile Work

Shower Base Tile- Provide the labor to install the mosaic or similar tile compatible with a tapered shower base. Adhere to the concrete. Set a pre-manufactured sill if provided.

Ceramic Shower Wall Tile

Backing Board Install New: Install concrete backing board to the wall of the proposed tile area. Tub & shower areas to include the min of the lower 3' of wall.

Shower Wall Tile: We will provide the labor and equipment to install your tile products to the designated shower wall area up to 80" in height (see option for tiling the wall to the ceiling). Please provide the tile, mastic, grout, and color matching caulk of your choosing. Note: Standard parallel installation of full-size tile (6 x 8" through 12x 24" tiles). Diagonal, accents, small tiles (mosaic, tiles under 6" x 8") other tiles or products, special patterns and installation require additional installation labor and cost. We will provide a product list for your shopping convenience.

Accent Tile: Install accent tile per the plan that you provide as part of the tile installation proposed.

2 Single Niche Tiles- Install ceramic tile to the back, and interior sides of the niches with selected tile.

Box Seat Tile Installation- Tile the front and top of the seated bench enclosure.

Ceramic Flooring

Backing Board Install New: Install concrete type backing board to the existing sub-floor.

Floor Tile: We will provide the labor and equipment to install your tile products to the designated floor area. Please provide the tile, mastic, grout, and caulk of your choosing. Note: Standard parallel installation. Diagonal, accents, and other special patterns additional.

Bathroom Tile Baseboard: Install tile baseboard in place of the existing baseboard. The tile may be manufactured tile with finished or bull nose edge, metal trim edge or cut tile that is caulked on the top edge.

Painting

None Proposed- Painting, preparation, caulking, spackling, staining of cabinets, trim or other finishing work has not been proposed

Finish Plumbing

2 Sink Faucets: Provide the labor and plumbing fittings to install 2 sink faucets and pop-up drains

Vanity: Install a ready fit vanity and fasten in place. Cut holes for piping when encountered.

2-3 Shower Faucets Trim Installation- Install the shower trim, including the handle, escutcheons, and shower head.

2-3 Handheld Shower Assemblies- Mount holder bracket and connect a handheld shower sprayer hose to the proposed valve.

Toilet Installation: Provide the labor to install a standard floor mounted stool to an existing stool flange, set and connect the provided water supply line and stool seat. Note: some toilets require servicing of tank seals or other components. Rebuilding or servicing of your original toilet may exceed the value of the used toilet. The cost of repairing an existing stool has not been included in this proposal.

Finish Electrical- Fixture and Device Mounting- Installation labor

Vanity Light Fixture(s)- Install the surface mounted fixture compatible with the new electrical box and wiring.

Ceiling Fan- Install ceiling fan, ceiling fan light and applicable down rod to an existing fan rated electrical box.

Wi-Fi Heated Floor Control Mounting & Connection- Set the floor control module and connect to the floor element, sensor, and power supply. Test the operation of the heated floor.

2 LED Lighted Mirror Electrical Connections- Provide the electrical connection to the lighted mirror by extending the power supply from the wall mounted electrical box to the mirror fixture and connect.

Appliance Setting

Washer Setting- Set washer in place, connect the original water supply hoses to the existing water supply, and plug in the power cord. Place the washing machine into position.

Dryer Setting- Set the dryer into place, reconnect the original appliance connectors, electrical connection, and dryer vent tubing. Place the dryer into position.

Hardware Installation

Towel Bars- Mount towel bar(s) where indicated. Standard mounting height is approx. 48" above the floor. When wood backing is available, we will set the mounts with screws. Where none exist, we will use wing bolts into the drywall.

Shower Enclosure's & Doors

Shower Door - To be installed by manufacturer

Job Clean Up & Disposal

Dump Bed Trailer- On Site for Trash hauling

Clean Up: Remove all construction debris from the job site and sweep the floor.

TOTAL CONTRACTOR'S WORK FOR THE MASTER BATHROOM & CLOSET AREA AS DESCRIBED ABOVE \$54,900 – 66,900.00.

Bathroom Fixtures and Finishes Purchasing Guide

This is a list of the **Owner Selected Items**. To accommodate the variety of selections for the Bathroom components, we are inserting minimum estimated valuations for each of the below listed components. Upon making your final selections, please purchase the items and arrange for delivery to the job site, or optionally ask that GCS add these to our contract at an additional charge. The cost of the Fixtures & Finishes is separate from the Contractors Work listed in the Project Proposal.

The dollar amounts shown are examples. Your final selections may be more or less. It is your choice what fixtures and finishes you select and the price you pay. Please use the following as an aid for your selection and shopping purposes. Note: Actual quantities may vary.

Desc	Product	Notes	Unit of Measure	Purchase Qty	Estimated Cost Ea.	Total Cost Est
Sink & Vanity						
Vanity/Top Combo	Custom or	Pre-manufactured	Ea.	1		
LED Mirrors		Surface Mounted	Ea.	2	329.00	658.00
Sink Faucet(s)			Ea.	2	220.00	440.00
Sink Light Fixture(s)			Ea.	2	109.00	218.00
Cabinets						
Linen Cabinet	Tall	next to Shower		1	400.00	400.00
Shower						
Shower Base Tile	Small Mosaic Tile	Small tiles to accommodate the tapered slope of the shower base.	Sq Ft	29	3.49	100.51
Shower Faucets	Shower Faucet & Handheld Unit	Includes the valve body and trim kit	Ea.	2	249.00	498.00
Shower Wall Tile	Ceramic Tile		Sq Ft	120	2.49	298.80
	Mastic	Reliabond 3.5-gal. Ceramic Tile Adhesive	Ea.	2	37.50	75.00
	Accent Tile	Consider the width of the accent you choose. Usually, can get cut the tile into 3-4 sections.	Ln Ft	32	2.00	64.00
	Edging/Trim	Metal edging or bull nose tile- min edging	Ln Ft	40	1.50	51.00
	Grout 25 lb. bag	color select	Bag	2	25.00	50.00
	Color Match Caulking	color select	Ea.	4	5.99	23.96
Glass & Glazing						
Door & Glass	Glass Entry Door	Provided by glass shop. They will measure once the tile is in place and install the door.	Ea.	1	1500.00	1500.00
Flooring						
Ceramic Tile			Sq Ft	202	2.50	504.00
Mastic	VersaBond 50 lb.	Thinset Mortar	25 lb. bag	3	39.99	119.97

Grout		Unsanded	25 lb. bag	3	18.99	56.97
Color Match Caulk		Tubes	2	4	4.99	19.96
Hardware						
Towel Bars			Ea.	2	49.00	98.00
Specialty Items						
Closet Shelving	depends on	design		1		
Washing Machine	Hoses	Metal Wrapped	Ea..	1	22.00	22.00
Dryer Vent Hose			Ea.	1	15.00	15.00
Bathroom Fixtures & Finishes estimated before tax					\$	5,179.17

Financial Consideration- If you would like to finance all or part of the above amounts, we have third party lenders with competitive terms. We also can take credit cards (with 3% fee). Whatever your financial needs are, we have a solution to get your project started! Just let us know how we can help.

Project Commencement- We typically run 6-8 weeks for new project startups. .

Thanks again for inviting us to provide this information. We look forward to working on and completing your **Master Bath Remodel** project.

SINCERELY



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GERCKEN CONSTRUCTION SERVICES LLC.
A dba of GERCKEN COMPANY LLC.