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Scope of Work - Remodel Master Bathroom to include New Custom Walk-In Shower with opening on the West end, Glass on top of 1/2 South Wall, Tile Floor, Tile Walls with Accent Stripe, Double Tile Niches and Tile Corner Seat. Install Light over the Shower. Remove current Shower, set new Stool in that area, and replace current Light with a Ventilation Fan & Light Combo. Remove Vanity and install New Vanity, Top, Faucet, Mirror and Light. Install second Vanity on South Wall with new Top, Faucet, Mirror and Light. Move Closet Door toward the Wall and Install 32" Case Opening. Replace Flooring with Tile Flooring. Install Heated Floor and Wi-Fi Thermostat. (Make sure to save kids' Growth Chart on inside of closet door.)

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 vary, 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: Shower, Base & Wall Tile; Carpet; Tub & Tile; Vanity, Vanity Top & 2 Faucets; Mirror; Tall Cabinet & Make new Case Opening to the Closet. Remove current Shower West Wall and reroute Switches.

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

Bathroom Surface Mounted Fixture & Hardware Removal

Mirror(s)- Remove and discard

Toilet Stall Wall Removal- Detach and dismount the existing toilet stall partitions. Haul from premises (per each toilet or urinal)

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 top

Vanity- Remove the existing vanity.

Stool: Disconnect, detach, and remove the stool- Discard

Shower Door/Enclosure: Remove the existing shower door and salvage for reinstallation

Base Shoe- Remove the existing base shoe

Baseboard-Remove the existing baseboard

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

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.

Bathtub- Detach the drain waste & overflow, remove the tub and discard.

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

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

Electrical Demolition

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

Sub Floor- Remove the existing sub floor in the affected areas to access framed cavities.

Chase Walls for Tub and Shower- Remove the framed walls adjacent to the tub and shower fixture. This is typical space available to reclaim for your project.

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

Carpet- Remove the carpet and discard. Leave the carpet in the adjoining areas intact.

Framing

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

32" Framed Openings: Fabricate openings to accommodate exterior doors and windows creating a load bearing header sized to accommodate the span.

Bathroom Framing

Shower 1/2 Wall Chase Enclosure- Fabricate 2 chase walls to accommodate the placement of the proposed shower unit. These will have Glass on top to be installed by Glass Manufacturer.

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 sheeting to the existing floor joist.

Towel Bar, Accessory and Holder Blocking, Open Walls: When the fixture location is determined ahead of time and if the walls 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.

Windows

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

HVAC

Bath Fan & Light: Install 1) fan & light combination and tie to the existing vent.

Plumbing-Rough in

None-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 Shower, Stool and Vanities fixture locations. Connect to the existing drain and vents to include:

Shower

Drain: Install 1) Shower Strainer and connect to the existing drain line.

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.

Sink Water Supply Relocations

Toilet Water Supply Relocation

Shower Water Supply Relocation

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.

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

Electrical Rough-in

Electrical Demolition Description -Reroute Switches in West Shower Wall.

Switches - Switching

S1- A single throw switch-to control lighting or switched outlet from one location

110v Power Receptacles

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

Exhaust Fan & Light Unit - Install electrical supply for Fan & Light exhaust vent and connect vent to a separate switch and connect the Exhaust Units Light to the room lighting switch and circuit.

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.

Shower Base Electrical Heating - Install electrical heating element to the shower base area.

Fan & Light- Exhaust fan and light combination, includes mounting housing and electrical wiring. Rough-in only, actual fan, light and finish fixture trim not proposed.

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.

Use Existing Circuits- New home run for new circuits has not been proposed.

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

Scope: The drywall is proposed as patching where the Shower Wall was and to patch around new Closet Entry Door.

Hang the sheetrock: Provide the labor to hang the sheetrock in the designated area

Tile Backing Board - Install 1/2" tile rated Densglass backing board to the tub or shower as backing for ceramic tile placement.

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

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.

Sanding: Sand the exposed wall and ceiling smooth ready to primer and touch up.

Cabinets & Vanities

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.

Tall Cabinet Installation- We will provide the on-site labor and fasteners to install the cabinets as per plan. The cabinets and related trim to be provided by and delivered by the cabinet supplier to the job site.

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

32" Cased Opening- Install paint grade flat jamb and colonial casing in the designated opening

Closet Door Casing- Install standard casing to the door opening

Baseboard Supply New- Provide standard colonial pattern, ranch or 1x baseboard to the walls where the existing is disrupted or new proposed.

Base Shoe Supply New - Provide standard base shoe to the hard surface flooring areas.

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 Wall Tile

Tub & Shower Walls

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 Niches Tile- Install ceramic tile to the back, and interior sides of the niche with selected tile.

Corner Seat Installation- Set stainless steel frame surface mounted to the wall, anchored into the wood framing. Concrete fill the corner bench stainless steel frame and finish ready for ceramic tile installation.

Corner Seat Tile Installation- Cut and set tile to the top and face of the corner bench seat frame.

Ceramic Flooring

Heated Floor Tile Prep: Provide a thin set application to bed the electric element wire prior to tile installation.

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.*

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.

Shower Faucet Trim Installation- Install the shower trim, including the handle, eschaton's, and shower head.

Handheld Shower Assembly- 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

Switches- Install the single, 3-way, and 4-way switches and covers, standard white plastic switch plates.

Fan & Light Trim- Install the trim kit for the exhaust fan (and light if applicable).

110v Receptacle

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 Glass - To be installed by manufacturer. Walk-In Shower with no door on the West side.

Mirror(s)

2 Mirrors- Install the surface mounted mirrors. Place anchors or screws at the mirror mounting points.

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.

ESTIMATED TOTAL CONTRACTOR'S WORK FOR THE MASTER BATHROOM PROJECT AS DESCRIBED ABOVE: \$32,000 - \$39,240

**Does not include fixtures and finishes*

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 weeks for new project startups. The typical duration of a bathroom project is approx. 15 working days. The actual time will vary with the details and extent, specific to your project.