



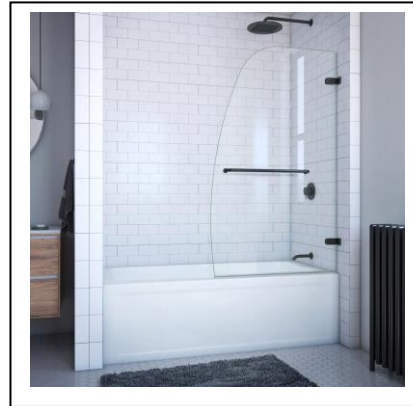
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March 17, 2023



Thank you for inquiring about the Remodeling 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 to include Installing NEW: 30" Door; Custom Tiffany Grout Less Tub/Shower with Grout Less Walls to the Ceiling and Shampoo Niche, Trim & Wrap Window; Tub/Shower Valve & Shower Head; Vanity; Vanity Light; Mirror; GFI Outlet; Insulate exterior Wall. Reset Toilet. New Heated Tile Floor with new Base & Shoe.

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: Tub, Tub Faucet & Valve; Tub Tile Walls; Vanity & Top, Flooring, Lighting, Mirror, Larger Entry Door, Remove Stool for reset.

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

Sink Light(s)- Remove and discard

Medicine Cabinet- Remove the existing medicine cabinet and discard

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- **Salvage for Reusage.**

Millwork-Doors & Trim Removal

Door(s)- Remove the proposed Door and Casing

Base Shoe- Remove the existing base shoe.

Baseboard-Remove the existing baseboard.

Bathroom Surfaces Removal

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

Bathroom Built-in Fixtures Removal

Tub & Shower Faucet- Remove the existing tub/shower faucet and cap the water supply lines.

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

Electrical Demolition

Light Fixtures- Remove the existing surface mounted light fixtures. Leave the existing electrical box intact.

Flooring Removal

Vinyl or Glue Down Flooring- Remove the flooring to expose the sub floor. Note- In some instances, the glue down flooring may have asbestos glue and remediation will be required.

Bathroom Framing

None- Framing or structural modifications have not been proposed.

Bathroom Entry Door: Move the existing bathroom entry door opening and enlarge it to accommodate a 30" passage door.

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.

Windows

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

HVAC

HVAC work has not been proposed

Plumbing-Rough in

None-Changes to the existing under slab or internal wall piping -has not been anticipated or proposed.

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

Tub Fixture

Bathtub- Tub Only: Install the drain waste & overflow to the tub unit. Set a fiberglass, steel or acrylic tub into a prepared opening and connect the trap and drain. Tubs in excess of 100 lbs. may require additional labor and cost.

Water Supply Piping and Fixtures

Sink Water Supply Relocations

Electrical Rough-in

None Proposed- Electrical rough-in modifications have not been proposed

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.

Switches- Switching

Relocated 2 Switches to install larger door- A single throw switch-to control lighting or switched outlet from one location

110v Power Receptacles

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

Bathroom Electrical Items

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.

Ventilation Electrical

None Proposed- Installation or modification of the Exhaust system has not been proposed

Electric Panel Circuits

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

Insulation

Exterior 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 Tile Tub/Shower area to expose the framed structure.

Recessed Medicine Cabinet and Vanity Light Relocation Patch: Install sheetrock and finish the opening ready for primer, spackling, prep ant 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.

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

30" Split Jamb Door Installation- Install the split jamb door unit into an expanded 30" sized rough opening. Set, level, plumb and align the door. Install shims and fasten into position. Painting and hardware proposed separately, if at all.

Doors- Provide the following:

2-6 Door Unit

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.

Tiffany Shower Components

Wall Panel Installation- Install the custom sized Tiffany wall panels. Apply mastic, cut, fit, and hang the wall panels proposed

Wall Panel Trim- Install the Tiffany corner molding

Wall Niche & Wrap Window- Install the Tiffany recessed wall Niche, into an available existing framed wall cavity, cut the opening in the targeted location

Heated Ceramic Tile 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, sanding, nail hole filling, caulking, spackling, staining of cabinets, trim or other finishing work has not been proposed. When painting work is not included in GCS proposal, it should be done as not to interfere with the completion of work in this proposal. Painting of the sink wall and behind the toilet can be done (by others) while we are completing our work. (Pre-painting the sink wall and toilet wall will allow the painting after we are complete) The painter can either come during the evening after our workday or once we are completed. If the project is stopped for work to be done by others, a remobilization fee will be charged.

Finish Plumbing

Sink Faucet: Provide the labor and plumbing fittings to install a sink faucet and pop-up drain

Tub & Shower Faucet Trim Installation- Install the Tub & Shower trim, including the handle(s), escutcheons, shower head and tub spout.

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

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

Receptacles- Install the 110v outlets and covers- Standard white color with the plastic face plate covers.

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

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.

Hardware Installation

None- Hardware modification or installation has not been proposed.

Door Locksets- Install standard passage, privacy or pocket door lockset(s) into pre-drilled and prepared door and jamb.

Shower Enclosure's & Doors

None- Shower Door/Enclosure installation has not been proposed

Shower Door & Enclosure by Glass Shop- Provided and installed by others, has not been proposed

Mirror(s)

Mirror- Install the surface mounted mirror. 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: \$19,332.50 – 24,420.00

Master Bathroom Fixtures and Finishes Purchasing Guide

This is a list of the **Owner Selected & Provided 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						
36" Vanity & Top	Vanity & Top	Premanufactured	Ea.	1	450.00	450.00
Mirror		Surface Mounted	Ea.	1	50.00	50.00
Sink Faucet(s)			Ea.	1	120.00	120.00
Sink Light Fixture(s)			Ea.	1	39.00	39.00
Bathtub						
Built in tub				1	400.00	400.00
Tub/Shower Faucet	and Valve			1	189.00	189.00
Waste & Overflow				1	39.00	39.00
Flooring						
Ceramic Tile			Sq Ft	67	3.00	201.60
Mastic		50 lb. bag VersaBond White Thinset mortar tile adhesive	25 lb. bag	1	39.99	39.99
Grout		Unsanded	25 lb. bag	1	18.99	18.99
Color Match Caulk		Tubes	2	2	4.99	9.98
Transition Strips		if needed	Ea.	1	29.00	29.00

Bathroom Fixtures & Finishes estimated before tax \$ 1661.94

Note: You will pay directly to the supplying vendor. These items are not supplied by GCS, handled, or marked up. You pay the direct purchase price, which saves you money!



REMODEL KITCHEN to include removing: Cabinets; Ceiling Fan; Ceiling Finish; Added Cabinet; Flooring; Kitchen Cabinets & Countertops; Window over Sink; Sink, Faucet, Dishwasher & Range; Outlets.

**Replace with installing NEW:
LVT Flooring; Kitchen Cabinets; Sink Faucet, Dishwasher & Range;
Move Outlets and add GFI Outlet.**

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 and remove other items that may be subject to damage.

Cabinet Contents- Please remove, store, and protect the contents from the cabinets and storage areas prior to commencement of this project.

Floor Protection- GCS will supply and install carpet masking or floor covering from our access point to the work area.

Demolition

Demolition Scope of Work: Cabinets; Ceiling Fan; Ceiling Finish; Flooring; Kitchen Cabinets & Countertops; Window over Sink; Sink, Faucet, Dishwasher & Range; Outlets.

Kitchen Demolition

Fixtures & Appliances: We will remove and cap off any supply lines and drains for the removal of designated sinks and appliances. If your refrigerator is to be relocated, please empty it prior to moving. We will set it at the nearest location on the same level of your home and plug into available outlet.

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.

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

Garbage Disposal- Disconnect the existing garbage disposal from the sink mount, detach the drain assembly and power supply.

Kitchen Sink- Disconnect the existing fasteners of mechanically mounted sink and detach from the countertop. Note: the sink may be also removed with the countertop intact. Sinks fused to the counter top are not removable. Disconnect the existing drain assembly.

Appliance Removal

Appliance On-Site Storage- Remove from the proposed work area and set in the nearest room on the same level of the home. Note: Reinstallation quoted separately.

Refrigerator- Disconnect the ice-maker water supply (if any), unplug the refrigerator, and remove it from its current location. Note: The refrigerator will need to be emptied prior to moving. If we are supposed to remove the contents and put them back once moved, an additional charge will apply)

Gas Range- Shut-off the gas stop and disconnect the appliance connector from the gas stop. Unplug the power supply cord and remove the range from its location.

Counter Tops: Remove the existing counter tops and discard

Backsplash & Attached Wallboard- Remove the backsplash tile and wallboard to expose framed wall.

General Demolition

Base Shoe- Remove the existing base shoe.

Baseboard-Remove the existing baseboard.

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

Ceiling Removal- Remove the existing kitchen ceiling to match patching where Ceiling Fan is removed.

Framing

None Proposed- Framing, carpentry and structural modifications have not been proposed.

Exterior Doors

None- Exterior Doors have not been proposed

Windows

None- Windows have not been proposed

HVAC

HVAC work has not been proposed

Plumbing Rough-in

Bathtub- Tub Only: Install the drain waste & overflow to the tub unit. Set a fiberglass, steel or acrylic tub into a prepared opening and connect the trap and drain. Tubs in excess of 100 lbs. may require additional labor and cost.

Electrical

Electrical Scope of Work- Install GFI if needed. Relocate Outlets.

Switches- Switching

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

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

220V RANGE- 50a circuit and 4-prong outlet

Electric Panel Circuits

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.

Scope: The drywall is proposed to overlay current ceiling with new Sheetrock, mud, tape & sand.

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.

Ceiling Trowel Smooth- Apply joint compound to the existing ceiling texture and trowel smooth. Sand smooth ready for primer or paint.

Cabinets

None- Cabinet work to be provided by others, and has not been proposed

Counter Tops

None- Countertop work will be provided by others

Millwork

Window & Door Trim- Provide colonial paint grade casings for doors and windows with related trim.

Baseboard- Provide standard pattern baseboard to the walls where the existing is disrupted or new proposed.

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

Ceramic Tile Work-

Sink and Counter Back Splash- Provide the labor to install tile in the back splash area above the counter and or sink top. The splash area are typically 18" in height by the proposed length of the top.

Flooring

Laminate Interlocking Flooring- We will provide the labor and fasteners to cut, fit and fasten into position the wood or composite interlocking flooring to the designated areas.

Painting

Painting: None proposed

Kitchen Sink Installation: Provide labor & fittings to set the kitchen sink into a prepared opening, secure into position, install the strainer basket(s), connect the drain tail piece and trap assembly. Connect to the existing drain.

Kitchen Sink Faucet Installation: Provide the labor & fittings to install the faucets that you provide.

Disposal Installation: Provide the labor & fittings to install the garbage disposal that you provide.

Refrigerator Ice Maker Connection-To be set and connected by others

Finish Electrical- Fixture and Device Mounting

GFCI Receptacle – Add GFI

110v Receptacle – Move Outlets as needed.

Appliance Setting

Refrigerator-Set Refrigerator and connect ice maker water supply and plug in the electrical cord to an existing outlet.

Dishwasher- Set the dishwasher into its prepared opening, connect the water supply, drain line and electrical. Please provide the water supply, drain, and elect. Cord with the dishwasher or if it requires new.

Elect Range- Run 220v from Electric Panel to Range location and install Plug- Set the range in place and plug in the power to the new electrical outlet.

Microwave- Install microwave, mount backing plate, drill hole in upper cabinet and plug into existing electrical. Venting of microwave is an optional item.

Hardware Installation Hardware installation has not been proposed

Job Clean Up & Disposal

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

ESTIMATED TOTAL CONTRACTOR'S WORK FOR THE KITCHEN REMODEL PROJECT AS DESCRIBED ABOVE: \$12,160.00-15,360.00

Kitchen Fixtures and Finishes Purchasing Guide

This is a list of the **Owner Selected Items**. To accommodate the variety of selections of the Kitchen (or Bar) 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. 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 Qtny	Estimated Cost Ea.	Total Cost Est
Cabinets	Your choice	Premanufactured		1		???
Counter Tops	Your Choice			1		???
Appliances				1		
	Range					
	Dishwasher			1		
Appliance Connectors	Electrical Cords			1	7.50	7.50
	Water Supply			1	19.50	19.50
	Drain Hoses			1	15.00	15.00
	Ice Maker Connectors			1	15.00	15.00
Sink		Sink of your choosing		1	250.00	250.00
Sink Back Splash tile	Ceramic Tile		Sq Ft	21	3.50	73.50
Sink Back Splash tile	Mastic			1	35.00	35.00
Sink Back Splash tile	Grout	25 lb. bag	Bag	1	30.00	30.00
Sink Back Splash tile	Color Match Caulking		Ea.	1	4.50	4.50
Sink Faucet			Ea.	1	120.00	120.00
Flooring			Sq Ft	360	2.50	900.00
Laminate	Flooring		Sq Ft	360	3.00	1080.00
Transition Strips		if needed	Ea.	1	29.00	29.00