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Thank you for inquiring about the Master Bathroom 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 Removing: Tub, Faucet & Valve; Tile in entire Bathroom; Vanity, Top & Faucet; Mirror; Vanity Light; Flooring. REPLACE WITH INSTALLING NEW: Walk-In Heated Tub with Grout less Tiffany Walls, Shampoo Niche; Tub Faucet & Raised Showerhead with handheld Unit; Vanity and Top with Dual Sink Bowls & Dual Faucets; Stool; Vent Fan; Ceiling Light; LVT Flooring; 18" x 24" Cabinet for Shampoo, etc.. Replace subfloor section if water damaged.

Environmental Requirements

Lead Safe Testing- If your home was built in 1977 or prior, we are required to test the work area for lead based paint. A test for each component is required, such as the trim paint, ceiling paint, wall paint or other surfaces that may contain lead. The fee for testing is based upon the number of text conducted and if not listed specifically in this proposal, the fees will be in addition to this proposal. If lead is found, remediation is available via supplement to this proposal.

Permits & Licenses

Permit(s) by GCS- We will apply for a building permit from the administrative authorities and accommodate thorough-in and final inspections. *The cost of the permits vary, so 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 floor covering from our access point to the work area. Note: GCS liability resulting from floor protection installation shall be limited to the cost of providing cleaning should adhesive issues occur, or \$500.00 whichever is less.

Demolition

Demolition Scope of Work- Demo: Tub, Faucet & Valve; Tile in entire Bathroom; Vanity, Top & Faucet; Mirror; Vanity Light; Flooring.

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.

Replace Water Shut-Off- 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..

Bath Demolition

Bathroom Surface Mounted Fixture & Hardware Removal

Sink Light(s)- Remove and discard

Mirror(s)- Remove and discard

Towel Bars- Remove the existing towel bars

Toilet Paper Rack- Remove the toilet paper holder, Salvage for reinstallation.

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

Vanity Sink Top- Remove the existing sink top

Vanity- Remove the existing vanity.

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

Shower Rod- Remove the existing shower rod, spring loaded, or wall anchored

Remove Tile & Wallboard from Walls- Remove the existing sheetrock from the proposed wall areas that are tiled now to expose the framed structure.

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.

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

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. _____

Framing

Bathroom Framing

4 Grab Bars, Toilet Paper Holder, 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, Grab Bar(s), or accessories. 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 much 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

Exhaust Vent/Light- Install New- Install an exhaust duct between the proposed vent fan and the exterior. Note: Typically requires attic access or framed cavities to be exposed. _____

Plumbing-Rough in

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

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.

Bathtub Drain Relocation- Open the floor to relocate the bathtub drain. Connect to the existing drain piping.

Tub Fixture

Walk-In Tub - Install waste and overflow to the Tub Unit. We will also bring 110V to 2 outlets to power the Unit.

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

Sink Water Supply Relocations

Bathtub Water Supply Relocation

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

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

Electrical Scope of Work-Relocate Light Switch to make room for Linen Cabinet, Run 110V power to new Tub

Lighting Electrical

Can Light 75w- Install a standard 75 watt rated recessed can light- rough-in only, no trim or bulbs

Switches- Switching

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

110v Power Receptacles

110V GFI- 20a standard ground fault protected, dual outlet three prong, 20a rated electrical outlet

Bathroom Electrical Items

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

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.

Drywall

Scope: Apply 1/2" plain sheetrock to walls. Tape fill and finish walls and ceiling sand smooth ready for paint. The drywall is proposed to put Sheetrock on Walls where tile was and to install behind Tiffany Shower Walls.

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

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.

Drywall Texture Finish

None- Ceiling or wall texture has not been proposed

Vanity- 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.

18" x 24" Linen Cabinet Installation- Provide the labor and fasteners to set and anchor a preassembled single width linen cabinet. Includes installing the wall scribe molding at the wall and where applicable, the crown or head trim.

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

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

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

Tiffany Shower Components

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

Wall Panel Trim- Install the Tiffany comer molding

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

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

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 so 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

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

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

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 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.

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

Switches- Install a single switch and cover, standard white plastic switch plates.

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

Toilet Paper Holder- Surface mount toilet paper holder where indicated. Standard mounting height is approx. 18" - 24" 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. If the paper holder that you provide recess mounts, available space in the frame cavity is required.

4 Grab Bars- Surface mount the 4 proposed grab bars at the determined locations near the Tub and next to Stool.

Shower Curtain Rod Installation- Provide labor and fasteners to set a shower curtain rod at your tub or shower location. Please note any special instructions for your curtain height.

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
BATHROOM PROJECT AS LISTED ABOVE:**

\$20,320.00 - \$27,940.00



2. SCOPE OF WORK: Replace Main Stack Drain from Bathroom to Basement Floor

**ESTIMATED TOTAL CONTRACTOR'S WORK FOR
MAIN STACK REPLACEMENT PROJECT**

AS LISTED ABOVE:

\$2,800.00 - \$3,850.00

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.

Description	Product	Notes	Unit of Measure	Purchase Qty	Estimated Cost Ea.	Total Cost Est
Vanity	60" Vanity	Premanufactured	Ea.	1	900.00	900.00
Mirror		Surface Mounted	Ea.	2	50.00	100.00
Sink/Faucet			Ea.	2	130.00	260.00
Sink Light Fixture(s)			Ea.	2	39.00	78.00
Cabinets						
Linen Cabinet	16" x 18"			1	450.00	450.00
Bathtub						
Walk-In Tub		Range \$4K+		1	4000.00	4000.00
Tub/Shower						
Faucet				1	189.00	189.00
Waste & Overflow				1	39.00	39.00
Flooring:						
LVT Flooring			Sq Ft	90	4.29	386.10
Toilet		Per your selection	Ea.	1	199.00	199.00
Toilet Seat			Ea.	1	29.00	29.00
Ventilation						
Exhaust Fan or Fan & Light	110v	Your choice- has to fit in available cavity	Ea.	1	79.00	79.00
Toilet Paper	Holder		Ea.	1	18.00	18.00
Grab Bar	In Tub area	24-48" per your selection	Ea.	4	49.00	196.00

Bathroom Fixtures & Finishes estimated before tax \$ 6,923.10

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.

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). See our website for convenient -online invoiced payments. Whatever your financial needs are, we have a solution to get your project started! Just let us know how we can help.

This Proposal is valid for 60 days.

Project Commencement- We typically run 4 weeks for new project startups.

Thanks again for inviting us to provide this information. We look forward to working on and completing your Master Bathroom Remodel and Main Drain Stack Replacement projects.

SINCERELY

Ric Lutz

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Sales Manager

GERCKEN CONSTRUCTION SERVICES LLC.

A dba of GERCKEN COMPANY LLC.

