

Scope of Work-

Preliminary Requirements

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, 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.

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

Refrigerator & Appliance Contents- Please remove, store, and protect the contents from the refrigerator or other appliances before the project begins.

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.

Pets and Dependents: Please make safe arrangements for your pets, children, elders and others so they are safely protected from construction hazards.

Demolition

Appliance Removal

Appliance On-Site Storage- Remove from the proposed work area and set in the nearest room on the same level as 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)

Dishwasher- Disconnect the existing water supply and drain tube from under the adjoining sink, unplug the power cord and remove the dishwasher from its location.

Elect Range- Disconnect the power cord from the power outlet box and remove the range from the existing location.

Elect Wall Microwave- Disconnect the power cord from the power outlet box and remove it.

Kitchen Demolition

Kitchen Sink Faucet Removal- Shut off the existing water stops, disconnect the existing water supply lines feeding the faucet, detach the faucet and remove from the sink.

Disposal Removal- Disconnect the electrical and drain and remove the existing garbage disposal.

Kitchen Sink Removal- Detach the sink from the counter tops and remove the sink.

Backsplash Tile Removal- Cut the perimeter of the backsplash tile and remove the tile and attached wallboard.

Cabinet & Tops Demolition

Countertop Removal- Remove the existing counter tops.

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.

Framing

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

HVAC

HVAC work has not been proposed.

Plumbing-Rough in

Electrical Rough-in

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

Insulation

None Proposed- Insulation work has not been identified or proposed.

Drywall

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

Drywall Texture Finish

None- Ceiling or wall texture has not been proposed.

Cabinets & Vanity's

None- Cabinet work has not been proposed.

Counter Tops

Millwork- Doors & Trim

None Proposed- new or replacement millwork, doors, trim, base or base shoe has not been proposed.

Ceramic Wall Tile

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

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 is typically 18" in height by the proposed length of the top.

Flooring

None Proposed- Flooring preparation and installation work- has not been proposed.

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 the GCS proposal, it should be done so as not to interfere with the completion of work in this proposal. Painting on 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

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- We will connect your ice maker equipped refrigerator to the water supply.

Finish Electrical- Fixture and Device Mounting- Installation labor.

None- Electrical fixtures and device installation has not been proposed.

Elect Range- Set the range in its location and connect the power supply.

Elect Wall Microwave- Slide the wall oven into place and connect the electrical supply.

Hardware Installation

None- Hardware modification or installation has not been proposed.

Job Clean Up & Disposal

Pick-up Truck Hauling- Per bed of truck hauled to our dumpster approx. 2.5 yards or 1/2-ton load whichever is applicable. This is to remove the ongoing debris after the initial demolition dump bed trailer is removed.

Clean Up: Remove all construction debris from the job site, sweep the floor and clean the work area upon completion. Other cleaning has not been proposed.

ESTIMATED TOTAL FOR CONTRACTOR'S WORK FOR KITCHEN REMODEL

PROJECT AS LISTED ABOVE:

\$12,436.00 - \$17,098.00