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**Wednesday, December
31, 2025**

Thank you for inquiring about the Hall Bathroom remodel 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 confirm that I have proposed what you would like to have done.

Please see the details as follows:

**Scope of Work- Remodel Hall Bath to include REMOVING:
Tub, Tile Walls, Tub/Shower Valve & Faucet; Vanity, Top &
Faucet, Stool; Soffit over Vanity; Vanity Light; Stool; Popcorn
Ceiling.**

**REPLACE WITH INSTALLING NEW: Grout Free Shower
Base, Shower Walls (to the ceiling), Trim Kit, Shampoo Niche;
36" Vanity, Mirror; Vanity Light; Patch ceiling & Finish
Smooth.**

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, 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 Scope of Work: Demo: Tub, Tile Walls, Tub/Shower Valve & Faucet; Vanity, Top & Faucet, Stool; Soffit over Vanity; Vanity Light.

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 leak 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

Mirror- Remove and discard

Toilet Paper Rack- Remove the toilet paper holder

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

Millwork-Doors & Trim Removal

Base Shoe- Remove the existing base shoe.

Baseboard- Remove the existing baseboard.

Bathroom Surfaces Removal

Wall Finish around Tub- Cut the drywall to expose the concealed fixture flange and to accommodate removal of the designated fixtures.

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.

Wallpaper Removal

Wallpaper- Owners will remove Wallpaper

Flooring Remains intact

Flooring- Remains intact

Framing

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

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

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.

Fixture Relocation

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

Shower

Manufactured Shower Base- Provide 1) white fiberglass shower base, 36" x 60", install the drain strainer assembly and connect to the existing drain piping.

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.

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.

Drywall

Ceiling Texture Removal- Scrape the existing texture as possible from the proposed area and expose the drywall beneath as possible. Apply drywall finishing compound to the sheetrock and sand smooth. (Note: Some textures will not be removable and replacement or troweling the entire of the textured sheetrock may be required. If so, an additional charge will apply)

Drywall Finishing

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 Spot Repair-Repair where soffit was removed above Vanity.

Drywall Texture Finish

Texture: Provide a knock-down texture to the ceiling

Vanity(s)- Provide the labor to set and secure preassembled 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.

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

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.

Grout Free Shower Components

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

Wall Panel Trim- Install the Grout Free corner molding

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

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 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

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, escutcheons 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 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.

Toilet Paper Holder- Surface mount toilet paper holder where indicated. Standard mounting height is approx. 18" - 24" above the floor. When wood baking is available, we will set the mounts with screws. Where none exists, 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.

Shower Door Provide and Install- Provide a glass shower door installed in the prepared opening. The details of the shower door are as follows.

Mirror- Install the surface mounted mirror. Place anchors or screws at the mirror mounting points.

Project Access

Unrestricted Access: GCS is granted unrestricted access for vehicles, equipment, vehicles and personnel. Caution will be extended, however damage to the existing lawn, landscaping, drives or walks could possibly occur. Repair of such, if any will be treated as additional work and repaired via approved supplement to this proposal. We will however machine grade your yard smooth where we accessed your project. Further landscaping, sod, seed or repairs excluded and available optionally. Please mention special concerns regarding access to your project.

Job Clean Up & Disposal

Dump Bed Trailer- On Site for Trash hauling

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 invoice payments. Whatever your financial needs are, we will likely have a solution to get your project started! Just let us know how we can help.

Project Commencement- We typically run 4-6 weeks for new project startups.

**ESTIMATED TOTAL FOR CONTRACTOR'S WORK
FOR BATHROOM PROJECT
AS STATED ABOVE:
\$13,200.00 - \$18,150.00**

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

SINCERELY

Ric Lutz

816-668-6806

RIC LUTZ

Sales Manager

GERCKEN CONSTRUCTION SERVICES LLC.

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