

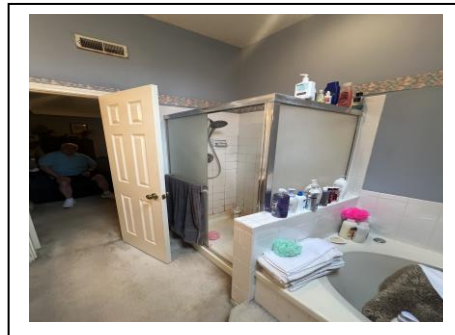


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October 21, 2025

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 for Master Bathroom- Remodel Master Bathroom by REMOVING: Jacuzzi Tub, Faucet, Step, Surround, Electrical & Plumbing Connections; Vanity, Top & 2 Faucets, 2 Mirrors; 2 Vanity Lights; Shower Base, Tile Walls, Showerhead & Shower Valve; Carpet flooring; Stem Wall between Shower & Jacuzzi so we can install larger Shower; Wallpaper ribbon; Light above the Shower; Stool.

REPLACE WITH INSTALLING NEW: Custom Walk-In Shower with enlarged Low Base; Tile Walls with Tile Accent Stripe & Tile Shampoo Niche; Shower Valve, Showerhead & Handheld Unit; 2 Grab Bars; Rolling Top Mounted Shower Door with Frosted Privacy Glass Door, Tile Corner Seat; Wall between Shower and new Linen Cabinet; Vanity & Top; 2 Faucets, 2 Mirrors, 2 Vanity Lights; Backing Board & Tile Flooring; Stool; 2 Towel Bars; Sealed Unit LED Light over the Shower.

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*

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: Jacuzzi Tub, Faucet, Step, Surround, Electrical & Plumbing Connections; Vanity, Top & 2 Faucets, 2 Mirrors; 2 Vanity Lights; Shower Base, Tile Walls, Showerhead & Shower Valve; Carpet flooring; Stem Wall between Shower & Jacuzzi so we can install larger Shower; Wallpaper ribbon; Light above the Shower; Stool.

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.

Bathroom Surface Mounted Fixture & Hardware Removal

Sink Light(s)- Remove and discard

Mirror(s)- Remove and discard

Towel Bars- Remove the existing towel bars

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

Vanity Sink Top- Remove the existing sink top

Vanity- Remove the existing vanity.

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

Base Shoe- Remove the existing base shoe and salvage (if applicable) for re-installation.

Baseboard-Remove the existing baseboard and salvage (if applicable) for re-installation.

Bathroom Surfaces Removal

Tub & 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.

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

Whirlpool Tub Step- Remove the existing wood step to expose the wood tub skirt. Note: Existing tub skirt to remain intact. Only remove the step.

Whirlpool Tub Removal- Detach the water supply lines and cap off, detach the drain, remove the tub unit and discard.

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

Whirlpool Tub Skirting (Face)- Remove the existing face enclosure from the whirlpool tub.

Electrical Demolition

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

Short Wall Removal- Remove the existing wall(s) to accommodate the proposed plan. Note: Structural limitations may impact the proposed structural plan.

Wallpaper Removal

Wallpaper- Remove Wallpaper Ribbon to expose drywall surface. Note: If the paper will not readily delaminate from the wallboard, we will provide a supplement to this proposal. The additional work may include extended man hours for removal of the wallpaper, repairing and restoring the entire wall surface, or removing the drywall entirely and replacing with new.

Flooring

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)

Bathroom Framing

Shower Chase Enclosure- Fabricate a chase wall to accommodate the placement of the proposed shower.

2 Grab Bars, 2 Towel Bars, Accessory and Holder Blocking, (Already Exposed Framing):

Fixture Relocation

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

Tiffany Shower Base

Shower Base w/ Low Profile Curb- Set and connect the proposed Tiffany shower base. Stand curb height approx. 2 1/2"

Water Supply Piping and Fixtures

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 Scope of Work- Remove the existing light fixture and mount 2 new ones above the 2 new mirrors.

Sink Light Box Relocation- Open the wall to expose the framing, connect to the 2 new electrical boxes. Drywall repair will be required, verify that the associated drywall work is proposed.

Electric Panel Circuits

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

Drywall

Scope: The drywall is proposed to patch as needed.

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(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.

Linen Cabinet -Install new 30" Linen Cabinet that you purchase.

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 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 Wall Tile

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 tiles per the plan that you provide as part of the tile installation proposed.

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

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

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 additionally.

Painting

Wall Painting

Wall Painting- Your Paint- Apply to cover the walls indicated with interior latex flat paint that you provide.

2 Sink Faucets: Provide the labor and plumbing fittings to install 2 sink faucet 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, 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.

Finish Electrical- Fixture and Device Mounting- Installation labor

2 Light Fixtures- Install the surface mounted fixture compatible with the 2 new electrical boxes and wiring.

2 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.

2 Grab Bars- Surface mount the proposed grab bar(s) at the determined locations. Note, if the location is identified and the wall finish has been removed to expose the famed wall, we will install blocking to accommodate the grab bar anchoring.

Shower Enclosure's & Doors

Shower Door Provide and Install- Provide a sliding glass shower door installed in the prepared opening.

Mirror(s)

2 Mirrors- Install the 2 surface mounted mirrors. 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

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

**ESTIMATED TOTAL CONTRACTOR'S WORK FOR THE
MASTER BATHROOM REMODEL PROJECT
AS DESCRIBED ABOVE:
\$22,064.00 - \$30,338.00.**

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.

Desc	Product	Notes	Unit of Measure	Purchase Qty	Estimated Cost Ea.	Total Cost Est
Sink						
Mirror		Surface Mounted	Ea.	2	40.00	80.00
Sink Faucets			Ea.	2	120.00	240.00
Sink Light	Fixtures		Ea.	2	100.00	100.00
Shower						
Shower Faucet	Shower Faucet	Includes the valve body and trim kit.	Ea.	1	160.00	160.00
Shower Wall Tile	Ceramic Tile		Sq Ft	118	3.50	411.60
	Tile adhesive	Mapei Karaflex Plus 44 lb. bag of Mortar with Polymer	Ea.	3	20.00	40.00
Accent Tile	Consider the width	Usually, the tile can get cut into 3-4 sections.	Ln Ft	20	5.00	100.00
	Edging/Trim	Metal edging or bull nose tile- min edging	Ln Ft	34	3.00	102.00
	Grout 25 lb. bag	color select	Bag	2	25.00	50.00
	Color Match Caulking	color select	Ea.	2	18.00	36.00
Shower Glass Door						
Glass Door			Ea.	1	included	included
Flooring						
Ceramic Tile			Sq Ft	92	2.50	229.50
Mastic		Mapei Karaflex Plus 44 lb. bag of Mortar with Polymer	25 lb. bag	2	20.00	40.00
Grout		Unsanded 25 lb.	bag	2	25.00	50.00
Caulk	Color Match	Tubes	2	2	18.00	36.00
Toilet						
Toilet		Per your selection	Ea.	1	139.00	139.00
Toilet Seat			Ea.	1	29.00	29.00
Hardware/Misc.						
Linen Cabinet	30"		Ea.	1	300.00	300.00
Towel Bars			Ea.	2	29.00	58.00

Bathroom Fixtures & Finishes estimated before tax \$ 2,417.51

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 can also 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 2-4 weeks for new project startups.

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

SINCERELY

A handwritten signature in cursive script that reads "Ric Lutz".

RIC LUTZ

Sales Manager

GERCKEN CONSTRUCTION SERVICES LLC.

A dba of GERCKEN COMPANY LLC.