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Thank you for inquiring about the **NEW 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 HALL BATH to include REMOVING: Tub, Tub/Shower Valve, Water Supply Lines & Showerhead; Shower Wall Panels; Window; Tile Floor; Pedestal Sink & Stool (save to reset); Mirror; Vanity Light.

REPLACE WITH FURNISHING AND INSTALLING NEW: Jetted Tub with associated Electrical & Plumbing; Wall Panels; Tub/Shower Valve; Supply Lines; Raised Showerhead; 2 Grab Bar; Towel Bar; 2 Flush Mount LED Lights; New Vent Fan; LED Mirror; replace Sheetrock as needed; Close up Window; Towel Bar; LVT Flooring; Paint Bathroom Walls.

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/Shower Valve, Water Supply Lines & Showerhead; Shower Wall Panels; Window; Tile Floor; Pedestal Sink & Stool (save to reset); Mirror; 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 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

Mirror(s)- Remove and discard

Pedestal Sink- Detach the existing faucet and drain. Remove the pedestal sink (save to reset)

Stool: Disconnect, detach, and remove the stool- Salvage for Reusage.

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

Millwork-Doors & Trim Removal

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

Bath Wall Finish- Drywall - Remove the existing approx. 12" drywall from the lower area that got wet. ct.

Bathroom Built-in Fixtures Removal

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

Tub & Shower Wall Panels Unit: Remove the existing Wall Panels, and discard.

Electrical Demolition

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

Structural Demolition

Sub Floor-If needed, Remove the existing sub floor in the affected areas to access framed cavities.

Window- Remove the existing window

Flooring Removal

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

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

Bathroom Framing

Towel Bar & 2 Grab Bars: When the fixture location is determined ahead of time and if the wall framing cavities are exposed.

Window Removal/Elimination: Remove an existing window and frame the opening shut using compatible dimensional lumber. Apply plain plywood sheeting on the exterior, insulation in the new framed cavities and prepped for wallboard on the interior. Note: Further siding, trim, and exterior finishing are not included in this proposal.

HVAC

Exhaust Vent- 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.

Tub Fixture

Jetted Tub- Install the drain waste and overflow and set a fiberglass whirlpool tub unit into an existing framed enclosure. Note: See electrical and water portion of this proposal for these details.

Water Supply Piping and Fixtures

Shower Water Supply Relocation

Electrical Rough-in

Electrical Scope of Work- Install new wiring for 2 Flush Mounted Ceiling LED Lights, Vent Fan, LED Mirror & Jetted Tub

Lighting Electrical

Jetted Tub Box- Install electrical box rated for the mounting of a Jetted Tub

(2) LED Disc Lights- NeXT wave or equiv. 15w LED fixture

Sink Light Box Elimination- Eliminate or cap off an existing light fixture box by disconnecting the light and reroute wiring or cap off wires and install a blank cover plate. Note electrical code requires all electrical connection points shall remain assessable.

Lighted Mirror Electrical Rough-in- Provide the electrical power and box to the lighted mirror by extending the power supply from the existing sink light. Note: Note the mirror light and sink light will be on at the same time.

Ventilation Electrical

Exhaust Fan- Includes furnishing., mounting housing and electrical wiring. Connect to current light switch and set where current Light is.

Electric Panel Circuits

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

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 replace water damaged sheetrock by the stool as needed; 2 Ceiling Lights & Attic Fan install and Repair

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

Millwork- Doors & Trim

Install Waterproof PVC Baseboard -White, does not need paint

Tub & Shower Walls

Tub/Shower Components

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

Flooring

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

Painting Scope of Work- Paint Bathroom Walls with Paint that you give us the color. Touch up entry white door where we have sanded it down approximately 1/4 inch.

Pedestal Sink Reinstallation- Reset and secure sink pedestal and sink bowl and

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

Toilet Reinstallation: Provide the labor to reinstall 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.

2 Flush Mounted LED Ceiling Light Fixture(s)- Furnish and Install the surface mounted fixture compatible with the existing electrical box and wiring.

Exhaust Fan Trim- Furnish and install the trim kit for the exhaust fan (and light if applicable).

Lighted Mirror Electrical Connection- Furnish & Provide the electrical connection to the lighted mirror by extending the power supply from the wall mounted electrical box to the mirror fixture and connect.

Towel Bar- Furnish and install towel bar where indicated. Standard mounting height is approx. 48" above the floor.

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

Shower Curtain Rod Reinstallation- 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.

Lighted Mirror- Furnish & Hang the lighted mirror and fasten into position. Align to accommodate the electrical connection.

Project Access

Unrestricted Access: GCS is granted unrestricted access for vehicles, equipment, vehicles, and personnel. Caution will be extended, however damages 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.

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 tests 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.

Job Clean Up & Disposal

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

**ESTIMATED TOTAL CONTRACTOR'S WORK
FOR BATHROOM PROJECT
AS DESCRIBED ABOVE:
\$15,996.00 - \$21,994.50**

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.

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 Bathroom Remodel project.

SINCERELY



RIC LUTZ
Sales Manager

GERCKEN CONSTRUCTION SERVICES LLC.
A dba of GERCKEN COMPANY LLC.

