

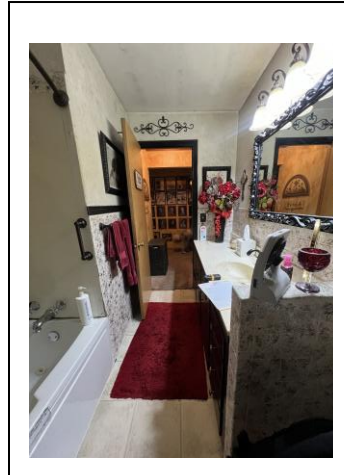


GERCKEN COMPANY LLC.

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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-

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 vary, 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*

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.

Initials: _____

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

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

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

Shower and Bathroom Wall Tile- Remove the existing tile and backing board to expose the framed wall.

Bathroom Built-in Fixtures Removal

Tub & Shower Faucet- Remove the existing tub/shower faucet and cap the water supply lines.

Tub & Shower Unit: Remove the existing fiberglass tub, Tub/shower, and discard.

Flooring Removal

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

Framing

Bathroom Framing

Shower Seat: Frame a shower seat per the proposed layout. Prep for tile.

Grab Bar, Towel Bar, Accessory 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 the towel bar(s), Grab Bar(s) or accessories. Price per each. May require demolition and drywall work to be added if wallboard removal is not proposed otherwise.

Custom Niche in Load Bearing Wall- Fabricate a 24" x 16" niche into the existing load bearing wall. Cut the wall framing, install a load bearing header, and fabricate a 24" x 16" recessed niche. Note: Disruption to the opposing side of the wall may occur. If so, the cost to repair/restore the wall surface will be treated as additional work. The cost will be added to this proposal if encountered.

Initials: _____

Windows

None: Window removal, replacement or modification has not been proposed.

HVAC

Bath Fan & Light: Install 1) fan & light combination and tie to the existing vent.

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

Fixture Relocation

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

Shower

Tiffany Shower Base

Shower Base w/ Standard Curb- Set and connect the proposed Tiffany shower base. Stand curb height approx. 4"

Shower Water Supply

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.

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

110V Receptacle- Standard dual outlet three prong, 15a rated electrical outlet

Bathroom Electrical Items

Sink Light Box Relocation- Open the wall to expose the framing, connect to the existing electrical, install box to accommodate a surface mounted light fixture. Drywall repair will be required, verify that the associated drywall work is proposed.

Exhaust Fan & Light Unit- Install electrical supply for Fan & Light exhaust vent and connect vent to a separate switch and connect the Exhaust Units Light to the room lighting switch and circuit.

Electric Panel Circuits

GFCI Circuits- 110f GFCI 15 a circuit including GFCI rated BR type breaker

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

Review the Existing Wiring- Tie the existing electrical boxes together and secure the wiring. This portion assumes all wiring in place will be usable and that power is fed to the circuits and the breakers are in the panel. If additional electrical is required, an additional change will apply.

Insulation

Initials: _____

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

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

Vanity(s)- 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.

Sink Top(s)

None- New sink tops or modification of the existing has not been proposed.

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.

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 minimum 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.

Custom Niche Tile- Install ceramic tile to the back and interior sides of the niche.

Corner Seat Tile Installation- Cut and set tile to the top and face of the corner bench seat frame.

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

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.

Initials: _____

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 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 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 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.

Finish Electrical- Fixture and Device Mounting- Installation labor

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

Receptacles- Install the 110v outlets and covers- Standard white color with plastic face plate covers.

Switches- Install the single, 3-way, and 4-way switches and covers, standard white plastic switch plates.

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

GFCI Receptacle-

Hardware Installation

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.

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.

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

Initials: _____

Shower Enclosure's & Doors

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(s)

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

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.

**TOTAL ESTIMATED CONTRACTOR'S WORK FOR
MASTER BATHROOM PROPOSAL AS OUTLINED ABOVE:
\$20,208.00 - \$27,786.00**

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 4-6 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 project.

SINCERELY

Alejandro Franco

Alejandro Franco
Sales

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

Initials: _____