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PROJECT SPECIFICATIONS[©]

for Hall Bath Remodel (5'x8') "DELUXE"

Keilty Remodeling, Inc. proposes to furnish all materials and labor to complete the bathroom remodel as specified below. These Project Specifications set out the complete project anticipated by Keilty Remodeling. Any changes to these specifications or items requested, but not set out in these specifications will be dealt with as change orders.

Deconstruction & Carpentry

- Verify all items to be saved.
- Remove tub and shower surround fixtures and finishes.
- Remove toilet, cabinet and plumbing fixtures.
- Remove flooring.
- Remove underlayment as necessary.
- Install underlayment as necessary for new vinyl.
- Install bath hardware.

Materials

Supply all materials necessary to complete the remodel as proposed.

Electrical

- Install owner-supplied wall light.
- Install white GFCI to replace existing GFCI or duplex outlet.
- Update existing exhaust fan.

Plumbing

Labor and material to install the following:

- White Kohler "Devonshire" 60x32 fiberglass tub with skirt.
- Moen posi-temp rough-in valve.
- Moen "Eva" one-handle tub shower trim in brushed nickel.
- Tub drain in brushed nickel.
- White Gerber "Avalanche" comfort height toilet.
- Moen "Eva" two-handle faucet in brushed nickel.

Drywall

- Install ½” greenboard in shower area as necessary.
- Repair any drywall affected by the remodel.

Insulation

- Install insulation behind shower walls.

Sun Valley Marble

Based on solid surface marble product. Color to be selected by client.

- Shower surround.
- Walls 65” high.
- One soap/shampoo holder.
- 36” vanity countertop with undermount sink and 4” backsplash.

Cabinet

- Install custom 36” vanity cabinet (in clear or knotty alder). Two-door with three or four drawers. Solid wood slab or raised panel doors. Traditional or contemporary styling. Includes knobs or pulls allowance.

Millwork

- Match existing as close as possible.

Painting

- Paint walls and ceiling one color.

Vinyl

- Install Mannington “Naturals” vinyl. Several patterns to choose from.

Shower Door

- Install Agalite “Accent” series brushed nickel bi-pass shower door with clear glass.

Mirror and Hardware

- Install 36” x 30” beveled edge mirror.
- Install “Preston” by Moen brushed nickel towel ring, paper holder and 24” towel bar.

General Specifications

Permits and Inspections

Building permit not anticipated. Subcontractor permits as necessary included.

Debris Disposal

A trailer will be used for collection and removal of any construction debris.

Cleaning

Jobsite will be broom cleaned with all construction debris removed from the premises.
Does not include final maid cleaning.

Change Orders

Any additional work requested by the clients will be handled through signed change orders.

Insurances

All employees and subcontractors are covered by workers' compensation and general liability policies.

Pre-1978 Homes

If project is to be completed in a pre-1978 home, certain lead-safe precautions will need to be taken pursuant to EPA guidelines, which will add to the cost of the project. This project estimate does *not* anticipate these additional costs and a cost for the necessary steps will be provided when clients have decided to proceed with the project. A Renovate Right booklet will also be supplied.

Project Estimate for Deluxe Bath: \$8,600.00

Products Included in Proposal

Just click on the photo for more on-line information about each product.



Kohler "Devonshire"



Moen "Eva" in Brushed Nickel



Moen "Eva" in Brushed Nickel



Custom 36" vanity cabinet
(no link)



Gerber "Avalanche"



Fresco Sliding Door



Beveled edge mirror



Preston by Moen in brushed nickel