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PROJECT SPECIFICATIONS[©]

for Hall Bath Remodel (5'X8') "PREMIUM"

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.
- Prep subfloor as necessary for new tile.

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.
- Replace existing exhaust fan with fan/light combo on existing switch.

Plumbing

Labor and material to install the following:

- Kohler white "Villager" 60x32 cast iron bathtub.
- Moen posi-temp rough-in valve.
- Moen "Eva" brushed nickel one-handle tub/shower trim.
- Gerber "Avalanche" white elongated comfort-height toilet.
- Kohler "Caxton" 17x14 undermount sink.
- Moen "Eva" brushed nickel lavatory faucet.

Drywall

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

Insulation

- Install insulation behind shower walls.

Tile

Install the following with \$5/sq. ft. tile (tile to be selected by clients)

- Shower surround walls (65” high)/
- Shower floor.
- One soap/shampoo niche.
- Tile main bath floor.
- 4” tile vanity backsplash.

Cabinet

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

Granite

- 36” granite vanity countertop with polished sink cutout. Based on 3 cm remnant in Group 1 from Hardrock Fireplaces. Edging options available.
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Millwork

- Install new baseboards. Match existing as close as possible.

Painting

- Paint walls and ceiling one color.

Shower Door

- Install Agalite “Accent” collection bi-pass door in brushed nickel with obscure glass.

Mirror and Hardware

- Install 36” x 30” framed mirror (a few to choose from).
- Install brushed nickel “Preston” by Moen 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 Premium Bath: \$11,200.00

Products Included in Proposal

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



Kohler "Villager" cast iron tub



Kohler "Caxton" sink



Gerber "Avalanche" toilet



Moen "Eva" wide spread faucet



Moen "Eva" tub/shower trim



(Brushed nickel not shown)



Framed Mirror (example)



Preston by Moen (from Lowe's)