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PROJECT SPECIFICATIONS[©]
for
Hall Bath Remodel (5'x8')
"STANDARD"

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 new bath hardware.

Materials

Supply all materials necessary to complete the remodel as proposed.

Electrical

- Update existing fan.
- Install white GFCI to replace existing GFCI or duplex outlet.
- Install one (1) *owner-supplied* wall-mount vanity light.

Plumbing

Labor and material to install the following:

- Moen Posi-temp rough-in valve.
- Sterling "Ensemble" 60x32 tub with multi-piece shower surround.
- Moen "Chateau" chrome one-handle shower valve trim.
- Gerber "Avalanche" round-front toilet.
- Gerber "Maxwell" white 20x17 china drop-in sink.
- Moen "Chateau" chrome one-handle lavatory faucet.



Drywall

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

Insulation

- Install insulation behind shower walls.

Cabinet

- Install 36” custom alder cabinets (clear or knotty) with finger pull doors and drawers. Two doors with four drawers. Choice of three door styles. Stain options available.

Millwork

- Match existing as close as possible.

Painting

- Paint walls and ceiling one color.

Vinyl Flooring

- Install Mannington “Aurora” vinyl. Several patterns and colors to choose from.

Laminate & Backsplash

- Install Wilsonart laminate countertop. Several patterns and colors to choose from.
- Install 4x4 natural stone backsplash. 4 colors to choose from.

Shower Curtain

- Install owner-supplied shower curtain rod.

Mirror & Hardware

- Install beveled edge mirror.
- Install chrome towel ring, towel bar and paper holder. “Preston” by Moen from Lowe’s.

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 Standard Bath: \$8,475.00

Products Included in Proposal



Sterling "Ensemble"



Moen "Chateau"



Gerber "Avalanche"



Gerber Maxwell



Moen "Chateau"



Beveled Edge Mirror



Custom Cabinet



Preston by Moen