

22 La Jolla, Del Lago Estates

Primary Bath and Bedroom Remodel: \$48,073.00 September 2018

The Primary Bath and Bedroom was totally redesigned and modernized with the following renovations:

BATH:

- Plumbing updated with PEX
- Electrical updated and replaced
- Custom cabinets with a 10 foot vanity featuring 2 sink bowls and granite counter top
- Redesigned the tub and shower area with a 5' x 7' tiled, walk-in shower utilizing the Schluter System
- Added new laundry area for the washer & dryer including storage cabinets
- Installed a built-in coffee bar complete with a small refrigerator and mini microwave, and additional cabinets, aprox 42" wide

- New bathroom and bedroom doors installed
- Wood plank tile flooring in both rooms and closet

BEDROOM:

- Raised the bath, closet, and a portion of the bedroom floor approximately 14 inches to be flush with the rest of the bedroom floor level
- New joists and $\frac{3}{4}$ tongue and groove floor decking installed
- Sonnette Power View Room Darkening Shades, \$3877.50, November 2019
- Lucia 6 Light Chandelier \$1282.50

Remodel done by Crossway Construction, LLC. Original Proposal is on file with Listing Agent

PROPOSAL



FROM (CONTRACTOR):

Crossway Construction, LLC.
PO Box 1005
Montgomery, TX 77356
936-244-2631
Email: Inquiry@crosswayconstruction.org
www.crosswayconstruction.org

PROPOSAL: #18025-R1

DATE: May 7, 2018

TO (OWNER):

Diane Koller
22 La Jolla Circle
Montgomery, TX 77356
Diane.koller@yahoo.com
713-724-1352

JOBSITE ADDRESS:

Same

I. Scope of the Work:

Contractor will furnish the materials and perform all the work as described in the specifications as follows, unless otherwise noted in the "Other Terms" section below. There will be 2 different jobs:

Master Bedroom, Master Bathroom, and Hallway Bathroom Remodeling

The Master bathroom will be completely gutted except for the walk-in closet. Everything that has been removed from the bathroom will be taken off the premises (a dumpster will be brought out). The Master bedroom flooring will also be removed along with the closet flooring. The toilet cabinet and the toilet will be set aside to be used again later. Afterwards, framing will be done especially in raising the bathroom floor and a portion of the master bedroom floor up approximately 14" (to be flush with the rest of the master bedroom flooring). New joists and ¾" tongue and groove floor decking will be put down to accomplish this. The toilet room doorway will be reframed out and the entranceway from the bedroom to the bathroom will be framed out and widened (to be outfit with a new 32" door). The master bedroom door area will also be widened to a 30" door opening. A laundry closet will be framed out and an approximately sized 5' x 7' shower area will be framed out.

Electrical work will be done to where all the receptacles, switches, and light fixtures on the walls will be raised to the approximate height. A new bath fan/light combo will be installed (and vented out) in the toilet room. An exhaust fan will be installed in the shower along with 2 recessed cans in the shower area. There will also be 6 new recessed cans in the main bathroom area itself. Power will be brought over for a new washing machine area and a dryer area along with a light fixture inside the laundry closet. The down rod of the existing ceiling fan will be changed out to a shorter down rod.

Plumbing will be done to where the drain and waterlines will be modified for the toilet and the double vanity area. A new shower drain will be put in along with a new shower valve and it will be set up for a handheld showerhead and a ceiling rain showerhead with a diverter. Plus, a drain and waterlines will be installed for the washing machine area. A dryer vent will be installed for the new dryer location.

All new drywall will be hang, tape, float, and texture in the Master bathroom plus the Master bedroom walls will be floated and textured again (Owners will select which kind of texture they want). A brand new 5' x 7' tile shower will be built on site and a Schluter system (please check out www.Schluter.com for further information) will be used to put in a waterproof shower system before any tilework is done. The Owners will select the tiles and accent tiles that will be used to tile the shower room. There will be a 5' bench in the shower along with 2 niche boxes. The glass blocks will be left alone and there will be no glass or any shower door installed with this shower. One grab bar will be installed in the shower area.

Three new interior doors will be installed and cased out (toilet room door, bathroom door, and the Master bedroom door). The laundry closet will have an opening of 72" and will just be a cased opening. The main closet door will be taken out and flip around and then re-cased. Then new baseboard will be run throughout the Master bathroom and in portion of the Master bedroom. New baseshoe or quarter round will be run as well after the finished flooring is installed.

A new 10' vanity will install along with a new granite vanity top with 2 sink bowls. A set of uppers and lowers cabinets (approximately 42" to 48" wide) will be set up in the corner of the bathroom to form a small kitchenette. This area will be set up to where a microwave can be mounted and a min- fridge will fit underneath (Power will be brought over for this). Near the laundry closet, a 36" lower or base cabinet along with a 36" upper or wall cabinet will be installed. A granite slab will be picked out by the Owners and 3 tops will be made from this slab. One for the 10' vanity, one for the kitchenette and one for the laundry cabinet. Two sink bowls will be undermounted for the vanity top.

Everything in the Master bathroom and in the Master Bedroom will be painted. Plus, the toilet cabinet set aside earlier will be painted as well and then re-mounted. The finish flooring will be wood plank tiles all throughout the Master bathroom, Master bedroom, the walk-in closet, toilet room, and the laundry closet*. Everything will be grouted and sealed afterwards. Finish plumbing includes re-installing existing toilet and installing two new vanity faucets. Two new mirrors will be installed. Plus, two new medicine cabinets will be installed.

As part of this quote, a few things will be done in the hall bathroom:

- Replace toilet with a new toilet.
- Float and texture the walls in this bathroom.
- Refinish the cabinets in this bathroom to a lighter color.
- Then paint the ceiling, the walls, and the trim in this bathroom.

II. Time of Completion:

The work to be performed under this Contract shall be commenced within 60 to 90 days of execution of this agreement and should be completed approximately within 5 to 6 weeks after the job has been commenced.

III. The Contract Price:

The Owner shall pay the Contractor for the materials and labor to be performed under the Contract the sum of Forty-Eight Thousand Seventy-Three dollars (\$48,073.00). The above quote will be good until August 7, 2018.

IV. Progress Payments:

Typically, three payments will be requested:

- 19,200 -A 40% payment at the beginning of the job.
- 19,200 -A 2nd 40% payment at the halfway mark of the job.
- 9,163 -Then the remaining balance at the end of the job.

However, we can also change the payment plan to where it is more convenient for the Owners, so this can be discussed beforehand and amended to the agreement.

V. General Provisions:

- All work shall be completed in a workmanship like manner and in compliance with all building codes and other applicable laws.
- To the extent required by law, all work shall be performed by individuals duly licensed and authorized by law to perform said work.
- Contractor may at its discretion engage subcontractors to perform work hereunder, provided Contractor shall fully pay said subcontractors and in all instances remain responsible for the proper completion of this Contract.
- All changes orders shall be in writing and signed both by Owner and Contractor.
- Contractor agrees to remove all debris and leave the premises in clean conditions.
- Contractor shall not be liable for any delay due to circumstances beyond its control including causality or general unavailability of materials.
- Contractor warrants all work for a period of 12 months following completion.

VI. Other Terms:

Allowance Information:

-Allowance package:

-New Flooring allowance:

Waterproof lam. wood flooring allowance (667 sq. ft x 10% waste x \$2.75 plus tax) - \$2,185.00
OR

Tile Flooring allowance (667 sq. ft x 10% waste x \$2.00 plus tax) - \$1,444.00

- 2 mirrors allowance - \$120.00
- 2 Vanity faucets allowance - \$150.00
- Shower valve/housing (handheld & ceiling rain showerheads with diverter) allowance - \$1,000.00
- Granite allowance - \$550.00
- 2 sink bowls allowance - \$80.00
- Bath fan/light combo allowance - \$100.00
- Exhaust fan for shower allowance - \$100.00
- 10' Vanity allowance - \$1,400.00
- Cabinets for corner area (uppers and lowers) allowance - \$800.00
- Cabinets allowance for laundry purposes (approximately 36"; base and wall) allowance - \$600.00
- Laundry room closet light fixture allowance - \$40.00
- Shower tiles allowance - \$550.00

-2 Medicine cabinets allowance - \$200.00

-Hall bath toilet allowance - \$175.00

-All allowances include taxes

-If the actual cost of the above items goes over the allowance amount, then that difference will be added on as an additional cost on the final invoice. If the actual cost of any of the above items are below the allowance amount, then that difference will be a deduction from the final invoice.

Miscellaneous:

-We will reuse the existing toilet in the Master bathroom.

*-Above quote is set up for floor tiles in the Master bedroom and the Master bathroom. However, if one includes the allowances for both option, you will save **\$2,735.00** (which will be deduct from your final invoice) if you choose to go with the waterproof laminated wood flooring instead. Tile flooring cost more because of two main reasons. One, the labor costs to install tiles is higher. Two, we will also have to put down a crackproof membrane (in this case, we will be putting down the Schluter Ditra) on the wood floor before putting down any tiles and this will increase the price, labor and material wise.

VII. Notes:

-We want to be chosen to do this project for you and realize that there is strong competition in our field. Our pricing is mid-range. We try to keep things affordable for our clients, while at the same time maintaining quality materials and workmanship. If you can provide a competitor quote whose estimate is less than Crossway, we will review and make certain that it is of equivalent standard and try to match the quote or even go below it.

-Contact us anytime for any questions!

-Check out on Facebook and Porch.com. References are available upon request.

-We are insured through Frank Crum Insurance Agency.

-We accept the following credit cards:



VIII. Signed Agreement:

Thank you for allowing us to bid on your home project! If you find our proposal acceptable, please sign and date it below and return it to us via mail or email using the addresses in the top section above and then we will schedule your start date.

Client: _____ Date: _____

Thank you for your business!