

To:
General Customer

Estimate Date : 06/17/2025

Item & Description

Project Overview

- 1 Bathroom Remodeling Project – Comprehensive renovation of the existing bathroom to upgrade functionality, layout, and finishes. Scope includes demolition, plumbing and electrical updates, installation of new fixtures, tile work, cabinetry, and final trim and painting. All work performed per approved design and applicable building codes.

Design & Planning

- 2 Bathroom Design Drawings – This crucial step includes all the necessary components to develop a final design for your bathroom remodel. Design drawings — including floor plans, elevations, and 3D renderings — will be created to define the layout, finishes, and material selections. Mechanical components will be fully integrated to ensure a functional and cohesive final design.
- 3 Finish Selections & Specifications – During the Design & Planning phase, all bathroom finish materials — such as tiles, countertops, plumbing fixtures, paint colors, and hardware — will be selected by the client. These selections will be documented in a detailed specification schedule to guide procurement, budgeting, and installation. The cost of these materials is not included in the estimate and will be determined based on the client's final selections.
- 4 Permits & Inspections – Includes obtaining the required permits from the local building department and coordinating all necessary inspections. Ensures compliance with building codes, zoning requirements, and safety regulations.

Remodeling & Trades

- 5 Disposal – Covers removal and proper disposal of construction debris in compliance with local regulations.
- 6 Demolition & Removal (Interior) – Includes selective demolition and removal of interior wall, ceiling, and floor coverings only — such as drywall with tile, plaster, paint, or other finish materials. Also includes removal of plumbing fixtures, lighting, hardware, accessories, trim, millwork, doors, and windows as required. All work will be completed in accordance with the final design and drawings prepared during the Design & Planning phase.
- 7 Framing – Includes selective framing modifications and new wood framing as required for the bathroom remodel. Scope may include adjusting or adding wall framing to accommodate new layouts, niches, or fixture locations; framing for door and window openings up to 6 feet in width with 4"x10" headers, jack studs, and king studs; and constructing soffits or enclosures for lighting, ducts, or plumbing. All work will utilize conventional 2"x4" wood framing spaced 16" on center and will be completed in accordance with the final design and drawings prepared during the Design & Planning phase.
- 8 Electrical Work – Includes all electrical modifications and fixture installations required for the bathroom remodel. All work will comply with the National Electrical Code (NEC) and applicable local building department requirements.

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9	<p>Light Switches: Layout, locate, and cut mounting holes. Install remodeling-style electrical boxes and add or modify NM-B wiring from existing circuits and fixtures as needed. Mount switches and trim plates. Includes Lutron decorative switches.</p>
10	<p>Plumbing Work - Includes all plumbing rough-in and fixture connection work required for the bathroom remodel. All work will comply with the Massachusetts Plumbing Code and applicable local building department requirements.</p>
11	<p>Shower Elements: Fabricate and install drain pipe to trap and connect to the existing main drain line. Perform drain and leak testing. Assemble and install shower faucet, connecting supply lines between shut-off valves and faucet body. Install shower arm and head, secure trim, and verify operation. Additional cost may apply for multi-function or wall-mounted shower systems.</p>
12	<p>Stone & Tile Work (Shower Configuration) - Includes installation of all tile and stone finishes for the bathroom floor, shower walls, and shower base. All work will comply with manufacturer specifications and Tile Council of North America (TCNA) standards for wet-area installations.</p> <p>Substrate Preparation & Waterproofing: Install Schluter® membrane or mechanically fasten cement backer board to existing wall and floor framing as required. Apply RedGard® or equivalent liquid waterproofing membrane to shower walls, floors, and all wet-area surfaces. Ensure complete coverage and proper cure time before tile installation.</p> <p>Shower System (Wedi® or Equivalent): Clean and prepare subfloor and wall surfaces. Install all components of the Wedi® waterproof shower system — including base pan, curb, wall panels, and seams — to create a fully watertight shower assembly. Verify slope, drainage, and watertight integrity before tile installation.</p> <p>Tile Installation (Floor & Shower Walls): Plan layout for balanced joints and consistent seam alignment. Set ceramic or porcelain floor and wall tile using thin-set adhesive per manufacturer specifications. Grout seams evenly with sanded or unsanded grout as appropriate. Clean, seal (if applicable), and polish surfaces upon completion. Standard installation includes a single linear tile pattern. Alternative layouts (e.g., diagonal, herringbone, or mosaic inlays) will incur additional cost.</p> <p>Custom Niche: Construct custom wall niche per design specifications. Install backer board and waterproofing membrane to all interior niche surfaces prior to tile installation. Finish with tile to match surrounding wall surfaces, maintaining full grout alignment and waterproof integrity.</p> <p>Edge & Transition Trim: Install metal or stone edge trim at tile terminations and material transitions for a clean, finished appearance.</p> <p>Sealant & Expansion Joints: Apply mildew-resistant silicone sealant at all plane changes, including wall corners, floor-to-wall joints, and around the shower base, to allow for movement and maintain watertightness.</p>
13	<p>Paint, Wall Paper, Stain - Includes surface preparation and labor for interior paint, stain, or wallpaper application. Covers walls, ceilings, trim, and doors. Scrape, sand, spot-prime, and apply two coats of interior grade paint. Includes primers, caulks, and standard paint materials; excludes specialty paints, stains, or wallpapers selected by the customer.</p> <p>Includes surface preparation and labor for exterior paint (If Window Is Replaced) application. Covers exterior window trim and adjacent siding surfaces affected by replacement. Scrape, sand, spot-prime, and apply two coats of exterior-grade paint to match existing color and finish.</p>