

Potential Client  
2122 Whatcom Lane  
LocalTown, WA 98765

January 1, 2009

### Proposal for Kitchen and Main Floor Bathroom Remodel

The following proposal is based on the Design and Specification Sheet as provided by Hudson Remodeling. Hudson Remodeling will supply all materials and labor, except appliances and surface mounted electrical fixtures; which will be supplied by the client.

#### Section One: Demolition

Install necessary hardwood floor protection – Hudson Remodeling will not be replacing or refinishing existing hardwood floors  
Cover and protect living room furniture  
Mask off doors and trim for protection while painting  
Remove kitchen cabinetry, countertops, and existing fixtures  
Remove kitchen ceiling sheetrock to install new electrical lighting locations  
Remove sheetrock under kitchen windows for new plumbing and electrical locations  
Remove bathroom vanity, counter top and toilet  
Remove bathroom and shower flooring  
Remove shower unit; including shower door and shower surround tile  
Remove bathroom shower and sink water valves

#### Section Two: Install Plumbing

##### Kitchen:

Install rough plumbing, drain, and water lines for main kitchen sink  
Install FRANKE KBX 110-21 kitchen sink with FRANKE FF300 faucet (bright chrome)  
Install rough plumbing, drain, and water lines for kitchen prep sink  
Install FRANKE GNX1110-16 prep sink with FRANKE FF300 faucet (bright chrome)  
Install icemaker water line for refrigerator  
Vent range hood through the roof

##### Bathroom:

Install rough plumbing, drain and water lines for two concrete bathroom vanity sinks  
Install two KOHLER K-T196 FALLILNG WATER BRUSHED NICKEL faucets  
Install GROHE rough in 35.250.000 shower valve with GROHE shower trim 19.724 in brushed nickel

Install GROHE rough in diverter valve 29.712-000 with GROHE 19.166 diverter shower trim in brushed nickel  
Install GROHE FREEHANDER 27.007 in Satin Nickel with GROHE HANDHELD SLIDE BAR 28.917 in brushed nickel  
Install TOTO MS 854114-01 ULTIMUTE ONE PIECE TOLIET

### Section Three: Rough and Finished Electrical

#### Kitchen:

Install recessed can lights in kitchen ceiling as per drawings - Hudson Remodeling will provide rough in recessed cans  
Install appliance outlets as needed  
Install backsplash outlets with GFI protected circuit and electrical switches as needed  
Install two under cabinet light fixtures  
Install two electrical outlets in island  
Install surface mounted kitchen fixtures supplied by the owner

#### Bathroom:

Install vanity outlets with GFI protected circuit and electrical switches as needed  
Install one recessed can with glass lens in shower ceiling  
Install two PANASONIC ceiling fans, one each with switch in shower room and one in vanity toilet room; vent each fan through the roof  
Install outlets for surface mounted electrical fixtures in the bathroom

### Section Four: Cabinets

#### Kitchen:

Cabinets are VG Fir by New Whatcom Interiors; Cabinet layout to approximate drawings  
Cabinets are frameless euro style construction with clear coat finish  
Cabinet door and drawer style to be specified before order is placed

#### Bathroom:

Vanity is built wall-to-wall in VG Fir with two offsets to accept concrete sinks  
Install linen cabinet in VG Fir next to the toilet  
Vanity and linen cabinet to have clear coat finish  
Two medicine cabinets installed above each sink  
Mirror backing installed to accommodate through wall faucets and electrical lights to be installed through mirrors

### Section Four: Countertops

#### Kitchen:

Concrete counter tops by New Edge Design  
Color selected by owner  
Undermount stainless steel sinks  
Island accents provided to New Edge Design by Hudson Remodeling  
Reinforce island as needed to install countertop

**Bathroom:**

Concrete countertop and two concrete sinks installed on vanity by New Edge Design  
Concrete countertop on linen cabinet  
Color selected by owner

**Section Five: Tile**

**Kitchen:**

PGM CIMENTI 18x18 TOFFEE BROWN backsplash tile, single row except at the range hood

Single row TOFFEE BROWN to have 3x3 steel accents as drawn

Double row of TOFFEE BROWN tile between kitchen windows with inlay underneath the range hood consisting of a combination of DAL 9101 5/8 "x 5/8" Copper Tile with 2x2, 3x3, 4x4 IRON SLATE STEEL tiles

**Bathroom:**

Backsplash are two continuous 6" and 12" rows of VETRO GLASS TILE CARBONE 3/4"x 3/4" above and below the mirrors

P ELLE BLANCO 17.5"x17.5" for the shower room and bathroom floor tile

PR/OTM/436-58 EMPERADOR for the shower floor tile

Shower wall field tile, bench, and niche will be CORTEN BLACK SILVER 24"x24"

Shower wall accent tile will be VETRO LUX CARBONE 3/4"x 3/4"

**Section Six: Accessories**

**Kitchen:**

Install cabinet hardware

Appliance dealer will deliver appliances inside the house; Hudson Remodeling will install appliances after delivery

Install Venetian Plaster on Range Hood

**Bathroom:**

Install two brushed nickel robe hooks

Install two brushed nickel grab bars in the shower

Install 3/8" heavy glass 28" shower door and fixed side panel glass; with brushed nickel hinges and door handle

Install smooth edged vanity mirrors

Install cabinet hardware

GINGER METRO brand accessories to include one single towel bar, one double towel bar, two towel rings, and one paper holder; allowance of \$

**Section Seven: Sheetrock and Paint**

**Kitchen:**

Hang, tape, finish, and texture ceiling and walls as needed

Paint walls with Benjamin Moore Products

**Bathroom:**

Hang, tape, finish, and texture ceiling and walls as needed

Paint walls with Benjamin Moore Products

Additional Space:

Paint living room, entry, and hallway with Benjamin Moore Products

Section Eight: Clean Up and Disposal

Leave jobsite broom clean on daily basis

Removal all debris from site as needed

Leave all spaces clean and ready to occupy upon completion

Labor and Material	\$
Sales Tax	\$
Proposal Total	\$

Upon acceptance of this proposal, a contract will be issued.

Thank you,

Charlie Hudson  
CGR & CAPS  
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