

# MODERN CLEAN KITCHEN REMODEL PROPOSAL

## Bright, Functional & Inviting Design

**Prepared For:** [Client Name]  
**Location:** [Client Address]  
**Project Type:** Complete Kitchen Renovation  
**Prepared By:** [Your Company Name]  
**Date:** February 12, 2026  
**Valid Until:** March 14, 2026

## Project Overview

Create a fresh, modern kitchen featuring crisp white shaker cabinetry, warm wood accent wall, and a spacious white island with seating. This design balances clean contemporary lines with natural warmth, resulting in a bright, welcoming space perfect for cooking and gathering with family.

**Design Style:** Modern Transitional / Clean Contemporary  
**Key Features:** White shaker-style cabinets, wood plank accent wall/backsplash, large white island with seating for 3, light wood flooring, modern globe pendant lights, stainless steel appliances, open shelving, floating shelves

## Detailed Scope of Work

### 1. Cabinet Package

- **Upper Cabinets:** White shaker-style wall cabinets
  - Premium white painted finish (12 units)
  - Shaker-style recessed panel doors
  - Soft-close European hinges
  - Black matte hardware (cup pulls and knobs)
  - Standard 30-42" heights
- **Base Cabinets:** White shaker-style base cabinets
  - Matching white painted finish (8 units)
  - Drawer bases with full-extension soft-close glides
  - Black matte hardware throughout
  - Sink base cabinet included
- **Kitchen Island:** Large white shaker island with seating
  - Approximately 7' x 3.5' footprint
  - White shaker cabinets on kitchen-facing side
  - Open back for 3 bar stools
  - Deep storage drawers
  - Overhang for comfortable seating (12-15")
- **Open Shelving:** Floating wood shelves (2-3 shelves)
  - Natural or light-stained wood to match accent wall
  - Bracketed or floating installation
  - Display for dishes, plants, décor

### 2. Countertops

- **White Quartz Countertops:** (approximately 55 linear feet)
  - Crisp white or subtle light gray quartz
  - 3cm thickness throughout
  - Undermount sink cutout
  - Polished finish with eased or beveled edges
  - Island countertop with 12" overhang for seating
  - Heat and stain resistant

### 3. Backsplash - Wood Accent Wall

- **Wood Plank Feature Wall:** Horizontal wood planking (approximately 35-40 SF)
  - Natural wood (pine, oak, or cedar) or engineered wood planks
  - Light natural finish or light stain
  - Horizontal installation for modern look
  - Sealed with clear coat for moisture/heat protection
  - Behind range and main wall area
  - Creates warm focal point
- **Alternative Areas:** Simple white subway tile or paint in non-feature areas
  - Complements wood accent wall
  - Easy to clean

### 4. Flooring

- **Light Wood Flooring:** Luxury vinyl plank (LVP) or engineered hardwood (approximately 250 SF)
  - Light oak, maple, or natural wood tone
  - Wide planks (6-8" width) for modern aesthetic
  - Waterproof (if LVP) or sealed (if hardwood)
  - Scratch-resistant finish
  - Matches or complements accent wall

### 5. Lighting Package

- **Globe Pendant Lights:** Modern white/frosted glass globe pendants (2 fixtures)
  - Over island for task lighting and visual interest
  - Black or brushed nickel hardware
  - LED compatible, dimmable
  - Coordinated spacing and height
- **Recessed Lighting:** LED recessed can lights (6-8 fixtures)
  - Energy-efficient LED bulbs
  - Strategically placed for even illumination
  - Dimmable for ambiance control
- **Under-Cabinet Lighting:** LED strip lights or puck lights (20-25 linear feet)
  - Warm white temperature
  - Integrated dimmer switch
  - Illuminates countertops for tasks

### 6. Appliances (Allowance or Client-Provided)

- **Stainless Steel Appliance Package:**
  - Refrigerator (standard or counter-depth)
  - Range or separate cooktop + wall oven
  - Over-range microwave or hood vent
  - Dishwasher (panel-ready or stainless front)
  - Note: Appliance costs are estimated allowance; final pricing based on selections

### 7. Sink & Faucet

- **Undermount Sink:** Stainless steel or white composite
  - Single bowl or 60/40 double bowl
  - Deep basin for functionality
  - Undermount installation for clean look
- **Kitchen Faucet:** Pull-down or pull-out spray faucet
  - Brushed nickel, chrome, or matte black finish
  - Commercial or transitional style
  - Single-handle operation
- **Garbage Disposal:** Standard ½ or ¾ HP disposal unit

### 8. Plumbing & Electrical Work

- **Plumbing:**
  - Install sink, faucet, and disposal with all connections
  - Dishwasher hookup (water supply and drain)
  - Ice maker line for refrigerator (if applicable)
  - New shut-off valves
  - All work code-compliant and inspected
- **Electrical:**
  - New dedicated circuits for appliances
  - Install all lighting fixtures and switches
  - Under-cabinet lighting wiring

- GFCI outlets where required by code
- Dimmer switches for ambient and task lighting
- All work by licensed electrician

9. Demolition & Preparation

- Remove existing cabinets, countertops, backsplash, and flooring
- Dispose of all demolition debris (dumpster rental included)
- Protect adjacent rooms with barriers and floor protection
- Patch and repair walls as needed
- Prepare surfaces for new cabinet and flooring installation

10. Final Details & Finishing

- Install all cabinet hardware (pulls and knobs)
- Caulk and seal all joints (countertops, backsplash, flooring)
- Paint walls and ceiling in coordinating neutral color
- Install baseboards and trim
- Touch-up paint where needed
- Deep clean entire kitchen
- Final walkthrough and punch list completion

Detailed Cost Breakdown

Cabinetry & Hardware			
Item	Quantity	Unit Cost	Total
Upper cabinets (white shaker)	12 units	\$400	\$4,800
Base cabinets (white shaker)	8 units	\$500	\$4,000
Kitchen island (custom-built)	1 unit	\$2,200	\$2,200
Floating wood shelves	3 shelves	\$120	\$360
Cabinet hardware (black matte pulls/knobs)	45 pieces	\$10	\$450
Cabinetry Subtotal			\$11,810

Countertops & Backsplash			
Item	Quantity	Unit Cost	Total
White quartz countertops (3cm)	55 LF	\$85	\$4,675
Wood plank accent wall (sealed)	40 SF	\$16	\$640
Installation materials (adhesive, sealer)	1 lot	\$180	\$180
Countertops Subtotal			\$5,495

Flooring			
Item	Quantity	Unit Cost	Total
LVP or engineered hardwood (light wood)	250 SF	\$7	\$1,750
Underlayment	250 SF	\$1.50	\$375
Transition strips & baseboards	1 lot	\$280	\$280
Flooring Subtotal			\$2,405

Lighting & Electrical			
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Item	Quantity	Unit Cost	Total
Globe pendant lights (white/frosted glass)	2 fixtures	\$180	\$360
LED recessed can lights	8 fixtures	\$75	\$600
Under-cabinet LED lighting	25 LF	\$15	\$375
Dimmer switches	3 units	\$55	\$165
Electrical materials (wire, outlets, boxes)	1 lot	\$450	\$450
Lighting Subtotal			\$1,950

Appliances (Allowance)			
Item	Quantity	Unit Cost	Total
Refrigerator (stainless steel)	1	\$1,800	\$1,800
Range (stainless steel)	1	\$1,200	\$1,200
Over-range microwave/hood	1	\$450	\$450
Dishwasher (stainless or panel-ready)	1	\$700	\$700
Appliances Subtotal			\$4,150

Plumbing & Fixtures			
Item	Quantity	Unit Cost	Total
Undermount sink (stainless or composite)	1	\$320	\$320
Kitchen faucet (pull-down spray)	1	\$280	\$280
Garbage disposal	1	\$180	\$180
Plumbing materials & installation	1 lot	\$400	\$400
Plumbing Subtotal			\$1,180

Paint & Finishing			
Item	Quantity	Unit Cost	Total
Premium paint (walls/ceiling, 2 coats)	5 gallons	\$60	\$300
Primer	2 gallons	\$45	\$90
Baseboards & trim	50 LF	\$4	\$200
Paint Subtotal			\$590

Labor Costs			
Service	Duration	Rate	Total
Demolition & site prep	2 days	\$750/day	\$1,500
Cabinet installation (perimeter + island)	4 days	\$1,200/day	\$4,800
Countertop templating & installation	1.5 days	\$850/day	\$1,275
Wood accent wall installation	1 day	\$600	\$600

Flooring installation	2 days	\$650/day	\$1,300
Electrical work (rough-in + finish)	2 days	\$900/day	\$1,800
Plumbing work	1.5 days	\$850/day	\$1,275
Paint & finishing	2 days	\$700/day	\$1,400
Labor Subtotal			\$13,950

## Project Timeline

Total Duration: 4-5 weeks from start to completion

**Week 1: Demolition & Preparation**

- Days 1-2: Demolition, remove existing kitchen
- Days 3-4: Electrical and plumbing rough-in work
- Day 5: Wall prep, drywall repair, paint prep

**Week 2: Installation Begins**

- Days 1-2: Flooring installation
- Days 3-5: Cabinet installation (perimeter cabinets and island)

**Week 3: Countertops & Backsplash**

- Days 1-2: Countertop templating (measurements)
- Days 3-5: Countertop fabrication (off-site)

**Week 4: Final Installations**

- Days 1-2: Countertop and sink installation
- Days 3-4: Wood accent wall installation, floating shelves
- Day 5: Plumbing connections, appliance delivery/installation

**Week 5: Finishing Details**

- Days 1-2: Paint walls and ceiling, install trim
- Day 3: Install lighting fixtures, under-cabinet lights
- Day 4: Hardware installation, final electrical/plumbing
- Day 5: Final caulking, touch-ups, deep clean, walkthrough

## Investment Summary

Category	Amount
Cabinetry & Hardware	\$11,810
Countertops & Backsplash	\$5,495

Flooring	\$2,405
Lighting & Electrical	\$1,950
Appliances (allowance)	\$4,150
Plumbing & Fixtures	\$1,180
Paint & Finishing	\$590
Labor (all trades)	\$13,950
<b>Subtotal</b>	<b>\$41,530</b>
Project Management (8%)	\$3,322
Permit Fees (estimated)	\$450
Contingency (5%)	\$2,077

## PROJECT TOTAL: \$47,379

**Price Range:** \$45,000 - \$52,000 depending on final appliance selections, material upgrades, and any unforeseen site conditions

**Appliance Note:** \$4,150 allowance for mid-range stainless appliances. Upgrade to premium brands (KitchenAid, Bosch, etc.) available with adjusted pricing.

## Payment Schedule

Payment	Percentage	Amount	Due
Deposit	35%	\$16,583	Upon contract signing
Progress Payment 1	30%	\$14,214	When cabinets installed
Progress Payment 2	25%	\$11,845	When countertops installed
Final Payment	10%	\$4,738	Upon completion and walkthrough

## What's Included

- ✓ All materials and fixtures listed above
- ✓ Professional installation by licensed contractors
- ✓ Complete demolition and debris removal (dumpster included)
- ✓ Building permits and required inspections
- ✓ 1-year workmanship warranty
- ✓ Manufacturer warranties on all products and appliances
- ✓ Project management and coordination
- ✓ Daily cleanup during construction
- ✓ Final deep clean and walkthrough
- ✓ Touch-up and punch list completion

## Exclusions

- ✗ Structural modifications or wall removal
- ✗ Window or door replacement
- ✗ HVAC relocation or modifications
- ✗ Costs for unforeseen conditions (mold, rot, code violations)
- ✗ Bar stools for island seating

- ✗ Decorative items, plants, or accessories shown in design images

## Design Notes

### This Modern Kitchen Features:

- **Clean & Bright:** White shaker cabinets create a timeless, airy foundation that makes the space feel larger and more open.
- **Natural Warmth:** The horizontal wood plank accent wall adds organic texture and warmth, preventing the white kitchen from feeling sterile or cold.
- **Functional Island:** Large white island provides valuable prep space, storage, and casual seating for 3—perfect for family meals and homework.
- **Easy Maintenance:** White quartz countertops, waterproof flooring, and sealed wood surfaces are all designed for real-life durability and easy cleaning.
- **Smart Storage:** Combination of closed cabinetry and open floating shelves provides both hidden storage and display opportunities.
- **Lighting Layers:** Globe pendants create visual interest over the island, while recessed cans and under-cabinet lights ensure the space is well-lit for cooking.

**Customization Options:** Wood species and stain for accent wall, cabinet hardware finish (black, brushed nickel, brass), countertop color, flooring tone, and lighting styles can all be adjusted during pre-construction meeting.

## Terms & Conditions

1. **Proposal Validity:** This proposal is valid for 30 days from the date above
2. **Change Orders:** Any modifications to scope must be approved in writing and may affect pricing/timeline
3. **Access:** Client provides clear access to work area and utilities during construction
4. **Timeline:** Schedule is estimated; may vary based on material availability or site conditions
5. **Warranty:** 1-year warranty on workmanship; manufacturer warranties apply to materials
6. **Unforeseen Conditions:** Additional costs for issues discovered during demo require approval before work proceeds
7. **Final Payment:** Due upon satisfactory completion and final walkthrough
8. **Appliances:** \$4,150 allowance included; overage or credit applied at final payment based on selections

## Next Steps

1. **Review** this proposal and ask any questions
2. **Schedule** in-home consultation to finalize material selections
3. **Sign** contract and submit deposit
4. **Pre-Construction Meeting** one week before start date
5. **Begin** your kitchen transformation!

## Acceptance

By signing below, client accepts the terms, scope of work, and pricing outlined in this proposal.

**Client Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Contractor Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**[Your Company Name]**

Phone: [Your Phone Number] | Email: [Your Email]

License #: [Your License Number] | Fully Insured

*Thank you for considering us for your kitchen remodel. We look forward to creating a beautiful, functional space your family will love!*