

# BATHROOM REMODEL PROPOSAL

## Modern Farmhouse Transformation

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

## Project Overview

Transform your dated 1990s bathroom into a stunning modern farmhouse retreat. This comprehensive renovation will completely update the space with rustic shiplap walls, a unique vintage-inspired vanity, patterned tile flooring, and custom lighting to create a warm, inviting atmosphere.

**Design Style:** Modern Farmhouse/Rustic Chic  
**Key Features:** Horizontal shiplap walls, repurposed dresser vanity, vessel sink with wall-mount faucet, geometric patterned tile floor, vintage-style mirror, rustic ladder shelf

## Detailed Scope of Work

### 1. Wall Treatments & Paint

- Shiplap Installation:** Horizontal nickel-gap shiplap on all walls (approximately 120 SF)
  - Premium MDF or pine boards
  - Professional installation with consistent spacing
  - Painted in soft gray-green farmhouse color
- Paint & Finish:**
  - Low-VOC premium paint (bathroom-rated, moisture-resistant)
  - 2 coats on all shiplap walls
  - Ceiling paint in coordinating neutral tone

### 2. Vanity & Sink Package

- Custom Vanity:** Repurposed vintage-style dresser conversion or new farmhouse vanity (36-42" wide)
  - Weathered wood or distressed finish
  - Open shelf design with drawer storage
  - Butcher block or reclaimed wood countertop
  - Custom cutout for vessel sink
- Vessel Sink:** White rectangular ceramic vessel sink
  - Modern clean-line design
  - Drain assembly included
- Wall-Mount Faucet:** Oil-rubbed bronze or brushed gold wall-mount faucet
  - Dual-handle farmhouse style
  - Rough-in valve installation through wall

### 3. Flooring

- Patterned Tile:** Black and white geometric cement tile or high-quality porcelain (approximately 40 SF)
  - Moroccan or Spanish-inspired pattern
  - Slip-resistant finish
  - Professional installation with precision grout lines
  - White grout, sealed for moisture protection

### 4. Mirror & Lighting

- **Vintage-Style Mirror:** Arched decorative mirror with aged brass or gold frame (24-30" wide)
  - Farmhouse or antique-inspired design
  - Secure wall mounting
- **Wall Sconce Lighting:** Vintage-style wall sconce (1-2 fixtures)
  - Oil-rubbed bronze or aged brass finish
  - Edison bulb or candle-style design
  - Hardwired installation
- **Vanity Lighting Removal:** Remove existing builder-grade vanity light bar

5. Storage & Accessories

- **Ladder Shelf:** Rustic wooden ladder shelf (wall-mounted or leaning style)
  - 3-4 tier design
  - Natural or weathered wood finish
  - Decorative towel and basket storage
- **Hardware & Accessories:**
  - Towel bar (oil-rubbed bronze or brushed gold)
  - Toilet paper holder (coordinating finish)
  - Robe hook

6. Plumbing Updates

- Relocate water supply lines for wall-mount faucet installation
- Install new shut-off valves
- Drain rough-in for vessel sink
- All connections tested for leaks

7. Electrical Work

- Relocate electrical boxes for new sconce placement
- Remove old vanity light electrical
- Install GFCI outlet (code-compliant placement)
- All work inspected and code-approved

8. Demolition & Preparation

- Remove existing vanity, countertop, mirror, and light fixture
- Remove old flooring down to subfloor
- Dispose of all demolition debris
- Protect adjacent areas during construction
- Patch and prep walls for shiplap installation

9. Final Details

- Install all hardware and accessories
- Caulk and seal all joints (sink, floor, trim)
- Touch-up paint where needed
- Deep clean entire bathroom
- Final walkthrough and punch list

Detailed Cost Breakdown

Wall Treatments & Paint			
Item	Quantity	Unit Cost	Total
Shiplap boards (MDF/pine)	120 SF	\$3.50	\$420
Shiplap installation labor	1 day	\$600	\$600
Premium paint & primer	3 gallons	\$55	\$165
Painting labor	1 day	\$450	\$450
Wall Treatments Subtotal			\$1,635
Vanity, Sink & Faucet			

Item	Quantity	Unit Cost	Total
Farmhouse vanity (vintage-style dresser conversion)	1	\$650	\$650
Butcher block countertop (custom-cut)	1	\$180	\$180
White vessel sink	1	\$120	\$120
Wall-mount faucet (oil-rubbed bronze)	1	\$220	\$220
Plumbing rough-in & installation	1 lot	\$450	\$450
Vanity Package Subtotal			\$1,620

Flooring			
Item	Quantity	Unit Cost	Total
Geometric patterned tile (porcelain)	40 SF	\$12	\$480
Tile adhesive & grout	1 lot	\$80	\$80
Tile installation labor	1.5 days	\$550/day	\$825
Flooring Subtotal			\$1,385

Mirror & Lighting			
Item	Quantity	Unit Cost	Total
Vintage arched mirror (brass frame)	1	\$180	\$180
Wall sconce fixture (oil-rubbed bronze)	2	\$95	\$190
Electrical rough-in & installation	1 lot	\$350	\$350
Lighting Subtotal			\$720

Storage & Accessories			
Item	Quantity	Unit Cost	Total
Rustic ladder shelf	1	\$120	\$120
Towel bar (oil-rubbed bronze)	1	\$35	\$35
Toilet paper holder	1	\$25	\$25
Robe hook	1	\$18	\$18
Accessories Subtotal			\$198

Demolition & Misc			
Item	Quantity	Unit Cost	Total
Demolition labor	1 day	\$400	\$400
Debris removal & disposal	1 lot	\$150	\$150
Miscellaneous materials (caulk, adhesive, etc.)	1 lot	\$100	\$100
Demo & Misc Subtotal			\$650

# Project Timeline

Total Duration: 2-3 weeks from start to completion

## Week 1: Demolition & Rough-In

- Days 1-2: Demo existing bathroom, prepare surfaces
- Days 3-4: Plumbing rough-in for wall-mount faucet, electrical relocation
- Day 5: Shiplap wall installation begins

## Week 2: Installation & Finishes

- Days 1-2: Complete shiplap, paint walls and ceiling
- Days 3-4: Install patterned tile flooring
- Day 5: Vanity and sink installation

## Week 3: Final Details

- Days 1-2: Install lighting, mirror, faucet
- Day 3: Install ladder shelf and all accessories
- Day 4: Final caulking, touch-ups, cleaning
- Day 5: Final walkthrough and punch list

# Investment Summary

Category	Amount
Wall Treatments & Paint	\$1,635
Vanity, Sink & Faucet	\$1,620
Flooring	\$1,385
Mirror & Lighting	\$720
Storage & Accessories	\$198
Demolition & Misc	\$650
Subtotal	\$6,208
Project Management (10%)	\$621
Permit Fees (if required)	\$150
Contingency (8%)	\$497

PROJECT TOTAL: \$7,476

Price Range: \$7,000 - \$8,500 depending on final material selections and any unforeseen conditions

## Payment Schedule

Payment	Percentage	Amount	Due
Deposit	40%	\$2,990	Upon contract signing
Progress Payment	35%	\$2,617	When walls and flooring complete
Final Payment	25%	\$1,869	Upon completion and walkthrough

## What's Included

- ✓ All materials and fixtures listed above
- ✓ Professional installation by licensed contractors
- ✓ Complete demolition and debris removal
- ✓ Permits (if required by local code)
- ✓ 1-year workmanship warranty
- ✓ Manufacturer warranties on all products
- ✓ Daily cleanup during construction
- ✓ Final deep clean and walkthrough
- ✓ Touch-up paint and caulking

## Exclusions

- ✗ Toilet replacement (existing toilet remains)
- ✗ Tub/shower modifications or replacement
- ✗ Structural repairs or mold remediation
- ✗ HVAC vent relocation
- ✗ Window replacement or modifications
- ✗ Decorative items, plants, or baskets shown in design images

## Design Inspiration & Customization

### Your bathroom transformation will include:

- **Modern Farmhouse Aesthetic:** Rustic meets refined with shiplap walls and vintage-inspired fixtures
- **Unique Character:** The repurposed dresser-style vanity creates a one-of-a-kind focal point
- **Pattern Play:** Geometric floor tile adds visual interest and personality
- **Warm Metallics:** Oil-rubbed bronze and brass finishes provide timeless elegance
- **Functional Storage:** Open shelving and drawer storage maximize space without sacrificing style

*Color and finish selections can be customized during pre-construction meeting to match your personal style.*

## 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 and timeline
3. **Access:** Client provides clear access to work area and utilities during construction
4. **Timeline:** Schedule is estimated and may vary based on material availability and site conditions
5. **Warranty:** 1-year warranty on installation workmanship; manufacturer warranties on materials and fixtures
6. **Unforeseen Conditions:** Additional costs for mold, rot, or code violations discovered during demolition will require approval before work proceeds
7. **Final Payment:** Due upon satisfactory completion and final walkthrough approval

## Next Steps to Begin Your Transformation

1. **Review** this proposal and ask any questions
  2. **Schedule** an in-home design consultation to finalize material selections
  3. **Sign** contract and submit deposit to reserve your project start date
  4. **Pre-Construction Meeting** to review timeline and logistics (1 week before start)
  5. **Begin Construction** and watch your dream bathroom come to life!
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## 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 bathroom transformation. We're excited to help you create a beautiful space you'll love for years to come!*