

KITCHEN REMODEL PROPOSAL

****Client:**** Soumya B. ****Project Location:**** San Jose, CA ****Date:**** 2025-10-24
****Prepared**
By:** SB Remodeling Co.

1. EXECUTIVE SUMMARY This proposal outlines the scope, timeline, materials, payment schedule, and warranty terms for the kitchen remodel proposal. It is intended to be included as an exhibit in the final renovation contract. All dimensions and quantities are to be field-verified prior to procurement. Pricing and allowances can be listed in an addendum if required.

2. SCOPE OF WORK • Demolition of existing finishes, cabinets, and non-load-bearing elements as marked. • Rough plumbing and electrical modifications to meet new layout. • Installation of new cabinetry, countertops, backsplash, and fixtures. • Flooring removal and replacement (laminate/LVP/engineered hardwood, as specified). • Painting of walls, ceiling, and trims; surface prep included. • Final fit-off for appliances, hardware, and lighting. • Site protection, daily cleanup, and debris disposal.

3. MATERIALS & FINISHES • Cabinets: Shaker-style, plywood boxes, soft-close hardware.

• Countertops: Quartz, 3 cm, eased edge. • Backsplash: Porcelain or ceramic tile, customer to select. • Flooring: LVP (20-mil wear layer) or as specified. • Fixtures: Pull-down faucet, undermount sink, LED cans & pendants. • Paint: Low-VOC, eggshell walls / semi-gloss trim.

Final selections to be approved in a Finish Schedule.

4. PROJECT TIMELINE • Pre-construction (permits, ordering): 1-2 weeks • On-site work (demo → finish): 4-6 weeks, subject to scope and lead times • Substantial completion walk-through & punch list: ~1 week after installation *Schedule may shift due to inspections, change orders, or supplier delays.*

5. PERMITS & INSPECTIONS Contractor will prepare required permit applications and coordinate inspections. Permit fees are billed at cost. Work will comply with local building codes and manufacturer installation requirements.

6. EXCLUSIONS & CONSTRAINTS • Discovery of concealed conditions (e.g., structural, mold, asbestos, knob-and-tube). • Utility upgrades beyond stated scope. • Third-party design fees, HOA approvals, or special engineering unless noted. • Owner-purchased items outside the

documented Finish Schedule.

7. PAYMENT SCHEDULE • 10% Deposit upon contract signing • 40% Due at start of on-site work
• 40% Due at cabinetry & countertop install completion • 10% Retainage due at final sign-off

(punch list complete) *Invoices net-7; late payments may delay schedule.*

8. CHANGE ORDERS Changes to scope or selections after contract execution require a written

Change Order. Each Change Order will specify cost and schedule impact and must be approved

prior to work.

9. WARRANTY & POST-COMPLETION SUPPORT One-year workmanship warranty from substantial

completion. Manufacturer warranties apply per product terms. Damage due to misuse, neglect, or

non-contractor modifications is excluded.

10. ASSUMPTIONS • Normal working hours (Mon-Fri, 8am-5pm). • Unobstructed access to work

areas, water, power, and staging. • Owner decisions on selections within 5 business days of

request. • Minor paint touch-ups expected after final install/settlement.

11. DELIVERABLES • Signed contract + this Proposal Exhibit • Approved drawings/measurements

(if applicable) • Finish Schedule (SKUs, colors, specs) • Permit documents & inspection sign-offs • Final invoice & warranty packet

ACCEPTANCE & AUTHORIZATION

Client Signature: _____ **Date:** _____

Contractor Signature: _____ **Date:** _____

Note: This document is formatted for conversion to PDF and inclusion in a renovation contract.