



1276 Lincoln Ave, Suite 105
San Jose, Ca
(408)513-4444

Work Estimate pending permit approval.

Address:

OVERVIEW

This estimate includes rough materials. Finish materials provided by home owner/s if applicable including: *Flooring*Tile*glass shower enclosures*windows*cabinets*vanities*light fixtures*stone*bathroom/kitchen fixtures(faucets, mirrors,accessories)*stair handrails & balusters*windows*shower doors*room doors*specialty finishes.

SPECIFICATIONS

Kitchen Remodel:

Scope of work is subject to change depending if any additional work is required/requested by the homeowner. Any additions to the original scope of work must first be provided in writing and approved in the form of a change order.

Scope of Work

Kitchen Remodel

- Demolition per plans, remove existing kitchen, exterior sliding door, drywall, flooring etc.
- Install prefabricated kitchen cabinets and hardware per plans
- Provide & Install plywood above base cabinets for countertop install
- Install insulation at kitchen exterior walls.
- Install prefabricated countertops & tile backsplash provided by customer
- Install new sink, faucets & garbage disposal, rough plumbing, angle stops
- Install tile & grout as needed
 - Provided by the customer.
- Drywall and retexture all kitchen walls after modifications are made per plan
- Painting of kitchen and dining room after kitchen finishes.

2) Electrical work

- Rough & finish electrical, independent circuits & breakers per local & state building code.
- Run required independent circuits to the kitchen counter top, dishwasher, food disposal, range hood, fridge.

3.) Flooring

- Removal of existing hardwood flooring.
- Reinforcing of the subfloor by remailing or screwing existing subfloor planks, Marginal leveling corrections via wood planer and up to five bags of self leveling cement.
- Installation of new flooring throughout the kitchen area where water damage occurred.
Replace 2 ¼" oak flooring kitchen. Sand/stain to match downstairs.

4.)Miscellaneous Work

- Replace patio door with 32" external door (internal per plan.
- framing, stucco lath and stucco to match existing
- Dowel 2 anchor bolts with 5/8 galvanized materials & structural Epoxy 8 inches into the foundation for framing support.

5.)supplemental Work options per final walkthrough.

1. Install Built in microwave on island with independent circuit \$750 owner provides microwave. (Circuit #6 to existing sub panel.)
2. Pour Exterior cement ramp, demo existing concrete as needed, forms, rebar and brushed finished \$ 2900

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3. Install new stove exhaust hood with a minimum 6" rigid metal duct to the exterior of the home through ceiling or upper cabinets . \$600 owner supplies range hood.
 4. Additional crawl space copper plumbing to replace old galvanized hot & cold water lines. New copper tie into the addition bump out copper water lines , approximately 30 linear ft with bends & turns. \$700
 5. Kitchen window upgrade to retro fit awning vertical or outer swing window replacement . \$550

Estimate total: \$38,800 (Excludes supplemental work) if approved it will be charged per item approval.



10/08/23 Date Signature

***Payment Schedule TBD**

1st Start demo payment payment \$11,000

2nd payment \$11,000

after all rough trades are installed, plumbing , electrical , mechanical ,framing & insulation.

3rd payment \$ 12,000

after kitchen cabinets , counter top stone & flooring have been installed.

Final payment \$4,800 including supplemental work approved from their above scope of work.

due after rest of the finishes are finalized and tested with homeowner present .

Start date 10/16/23

Estimated completion time frame. 35days from start date.
