

PROPOSAL

JAMES ALLEN CONTRACTING

46611 Oakhurst Court, Sterling, Virginia 20165

(703)201-8900

jamesallen@mpress.org

Since 1977

"Custom Products are Everywhere, Custom Installations are Not"

#xxxxxxxx.1

XXXXXXXX xx, 20xx

To:

CLIENT NAME(S)

STREET ADDRESS

CITY, STATE, ZIPCODE

CONTACT PHONE & EMAIL

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We hereby submit specifications and estimates for the renovation of the Kitchen, Foyer, Hallway, and Hall Closet, to include:

1. Scope:

A) A complete renovation largely retaining the original primary layout.

B) Permits provided as required by XXXXXXXXX County.

C) General Contract the project; coordinate other tradesmen.

D) The work will follow the plan as shown on Page 10.

2. Effect appropriate dust control, including tarps, poly sheeting, Masonite, carpet mask, and fans for dust evacuation.

3. Assist in any furniture or appliance removal or repositioning.

4. Assist in setting up a small microwave/refrigerator kitchenette in the dining room.

5. Disconnect and remove the existing sink and appliances.

6. Remove the existing counters.

7. Remove the existing cabinets.

8. Remove the existing lighting.

9. Remove the existing soffits.

10. Remove the door, drywall, and framing to the kitchen pantry closet, exposing the studs.

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11. Remove the existing drywall walls as required to effect the renovation.
12. Remove the existing ceiling drywall as required to effect the cooktop vent duct installation, the oven convection vent, and any lighting work.
13. Remove the existing door casing from the entrance to the mudroom and entrance to the dining room.
14. Remove the existing drywall and framing as required from the mudroom/kitchen entrance to effect the rebuilding and repositioning of that entrance.
15. Remove the existing drywall and framing as required from the dining room/kitchen entrance to effect the widening of that entrance.
16. Remove the existing shoe molding from the foyer and hallway, and hall closet.
17. Remove the existing flooring, and its underlayment, from the kitchen, foyer, hallway, and hall closet.
18. Repair the subfloor as conditions dictate.
19. Profile the floor suitably for new vinyl flooring underlayment.
20. Re-rough the sink waste and supplies, providing new copper as required.
21. Re-rough the refrigerator water supply, providing a new recessed icemaker outlet box and valve.

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22. Check any exterior wall insulation and vapor barriers, and correct as conditions dictate.
23. Plane, grind, sand, or sister the wall studs as required to plumb and level them.
24. Caulk the perimeter of the kitchen at the floor with sealant.
25. Provide and install the framing as required to box in the existing return ducts. The material will be glued, and nailed or screwed.
26. Provide and install 2"x4" and 1"x4" hanging rails for all cabinets backing to a wall; an upper and lower rail for the wall cabinets, and a top rail for the base cabinets. The material will be glued, and nailed or screwed.
27. Provide and install additional framing, blocking, and nailers in the remaining wall stud areas for the drywall and any wall accessories. The material will be glued, and nailed or screwed.
28. Provide and install a new vent duct for the cooktop hood, sized as required by the manufacturer. The duct will terminate to the exterior of the home, and the exterior vent cap will be caulked with polyurethane rubber. The duct route will be boxed-in as conditions dictate.
29. Provide and install the following new electrical rough-ins, replacing existing items as required:
 - A) Circuits for the receptacles.
 - B) Circuits for the lighting.
 - C) Circuit(s) for the double ovens.

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- D) Circuits for the Cooktop, Vent Hood, Refrigerator, Dish Washer, Microwave, and Disposal.
- E) Receptacle junction boxes as required by the code
- F) Receptacle junction boxes as directed by the Homeowner.
- G) Lighting switch and control junction boxes as required by the Code.
- H) Lighting switch and control junction boxes as directed by the Homeowner.

Steel, grounded boxes will be used. Plaster rings will be plumbed and leveled. Receptacles will include wall, counter, and island duplex receptacles; hidden receptacles for the Disposal; and others as the Homeowner directs. Lighting will include under-cabinet/over-sink lights; ceiling lights that include a chandelier; a light to replace the fan unit; and pre-configured track lighting or light bars as directed by the Homeowner. These are exclusive of lights that are part of an appliance.

- 30. Re-rough any phone, speaker, or low voltage wiring, as directed by the Homeowner.
- 31. Provide and install framing for new soffits on the refrigerator wall.
- 32. Provide and install ½" gypsum board on all exposed framing and nailers. The materials will be glued and screwed.
- 33. Finish and prepare the drywall suitably for paint, including the ceiling.
- 34. Provide and install new casing and trim as necessary, matching the existing materials.

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- 35. Prime and paint the prepared drywall and trim with the Homeowners choice of Benjamin Moore paints, as follows:
 - A) All surfaces to be painted will be primed.
 - B) Two coats of finish in flat, eggshell, or semi-gloss.
- 36. Provide and install new ¼” or 6mm underlayment, and a new vinyl floor of Congoleum Durastone AS-14 American Slate in the Sun Bleached Almond, including transitions to the adjacent spaces.
- 37. Provide and install the new xxxxxxxxx cabinets, xxxxxxx Maple with the xxxxxxx finish, according to the drawing on Page 10 and the Cabinet Schedule on Page 9.
- 38. Provide and install a xxxxxxxxx HSD heat shield on the left and right sides of the oven cabinet.
- 39. Provide and install the four WTD12 wire tray dividers as directed by the Homeowner.
- 40. Provide and install the S3S1 1-1/2” stock material under the W3336BUTT sink wall cabinet as a light shield.
- 41. Provide and install the FADK Adjustable Door Buffers on each cabinet door.
- 42. Provide and install the Homeowner provided cabinet pulls.
- 43. Provide and install the listed toekick material.
- 44. Provide and install the shelving in positions as directed by the Homeowner.

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45. Provide and install the POTK Pull-Out Table in the BD24*3 under the microwave counter.
46. Provide and install shoe molding as required, painted to match the baseboard trim.
47. Install the Homeowner provided ceiling light fixtures and bulbs.
48. Install the Homeowner provided undercabinet/over-sink lights and bulbs.
49. Provide and install new granite counter tops of Lady Dream, as provided by xxxxxxxx Stone Importers and as fabricated by Dominion Granite & Marble, with a Demi Bullnose edge.
50. Provide and install a new 31-1/4" x 20" x 9-7/8" Elkay ELUH322010 double bowl, 18gauge stainless steel undermount sink.
51. Provide and install new chrome stop valves for the sink and dishwasher, with chrome escutcheons.
52. Provide and install a new stainless steel Kohler Simplice single handle, single hole kitchen faucet, model #K596VS, with matching drain and pull down hose.
53. Provide and install a new Insinkerator Essential disposal.
54. Provide and install a new FOS 4017-SN Waste King Fiber Optic Switch and Controller for the disposal.

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55. Install the Homeowner provided appliances.
56. Install a new Nutone WS330BL 30" black range hood, providing bulbs as required.
57. Connect the refrigerator water supply to the refrigerator.
58. Provide and install Edilgres Tibet Taupe Brick Mosaic ceramic tiles, as provided by Conestoga Tile, onto the prepared backsplashes, including accent strips of Villi Glass #1083 Espresso placed as directed by the Homeowner.
59. Grout and caulk the tiles with the Homeowner's choice of color.
60. Connect the sink disposal, waste piping, and supplies, providing new copper and parts.
61. Install any Homeowner provided wall accessories.
62. Provide and install the following new electrical appliances, with new matching wall plates:
 - A) GFCI protected receptacles as required by Code.
 - B) Other receptacles as provided for.
 - C) Toggle dimmers for the lighting, as directed by the Homeowner.
 - D) Toggle single pole switches for the lighting, as directed by the Homeowner.
 - E) Phone or other low voltage, as directed by the Homeowner.
63. Provide and install new HVAC registers as required.
64. Caulk for black lines.

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GENERAL

- 65. Tiles set to drywall will be bonded with an A.N.S.I. rated Type 1 adhesive.
- 66. Grouts will be polymer modified.
- 67. Any debris generated by the work will be removed.

STATUTORY

- 68. For all work: installation constitutes acceptance.
- 69. The Homeowner will provide ready access during normal working hours to the job site, power, water, toilet facilities during the course of the project.
- 70. Good workmanship-like practices will be observed. The workmanship of this project is guaranteed for One (1) year from the date of completion. This guarantee is transferable.
- 71. This contract may be canceled by any signatory within Three (3) days of signing.
- 72. JAC (James Allen Contracting), Virginia DPOR license #2705-076002, expects this project to conclude within Nine (9) weeks after the start of work.

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Continued from Page -8-: Cabinet Schedule

Plan	KraftMaid Putnam Maple with Praline finish			Knobs/Pulls			
Location	Cabinet location	Item	# of Items	required	Doors	Drawers	
1	Telephone/desk	B3012 BUTT*FH FPEB	1		2	2	0
2	Island end	BPPS36*2ADD FPEB RTKPL DRPDx3	1		3	0	3
3	Island center	BD21*SBB RTKP DRPDx4	1		4	0	4
4	Island @ wall	B27 (Butt)RD23-1/4" DRPDx1	1		3	2	1
5	Sink -right of island	SB33 BUTT*UT DRPDx1	1		3	2	1
6	Corner -right of sink & D/W	LSA36 R	1		1	1	0
7	Cooktop -right of LSA	BPPS30*STDW DRPDx3	1		3	0	3
8	Right of cooktop	B27 (Butt) FPEB DRPDx1	1		3	2	1
9	Micro counter	BD24*3 DRPDx3	1		3	0	3
10	Right of micro	U181284 R	1		2	2	0
11	Ovens, right of U12" & ducts	OC332484 BUTT D DRPDx1	1		3	2	1
12	Right of ovens, @ o/s wall	U302484 BUTT	1		4	4	0
13	Above telephone/desk	W3042 BUTT FPEB	1		2	2	0
14	1st in run, above island @ wall	W2442 BUTT FPEB	1		2	2	0
15	Above sink	W3336 BUTT	1		2	2	0
16	Right of sink, above D/W	W3642 BUTT FPEB	1		2	2	0
17	Corner	WA2442 R*LS	1		1	1	0
18	Right of corner	W1242 L FPEB	1		1	1	0
19	Above cooktop	W3030 BUTT	1		2	2	0
20	Right of cooktop	W2742 (Butt) FPEB	1		2	2	0
21	Above micro	W2430 BUTT FPEB	1		2	2	0
		# of cabinets:	21		50	33	17
	4 shelves for 30" pantry	SK3024	1				
	4 shelves for 12" deep pantry	SK1812	1				
	Heat shield (x2 items)	HSD	2				
	Skin for island back	WPL9648	1				
	Ply cap for island skin	TRM8	1				
	Filler for 30" pantry & micro cabs	TF3*84	1				
	Filler for back of RD cabinet	BF6	1				
	For light shield above sink	S3S1	1				
	8' Toekick material	WMTK8	5				
	Cabinet door buffers	BOX*FADBK	4				
	Pull-out table for micro BD24*3	POTK24	1				
	Wire tray dividers (x4 items)	WTDK12	4				
	Skin for U181224 R	WSK2484	1				
		Total items:	45				
	Notes:						
	There are two B27 (Butt) base cabinets. One with RD and the other with FPEB.						
	HSD shields at the request of the Home Owner.						
	POTK to be field installed on the BD24*3.						
	S3S1 (1-1/2") is to be used instead of a valance, at the request of the Home Owner.						
	DRPD drawer fronts are to be recessed (5-piece) to mimic door fronts.						

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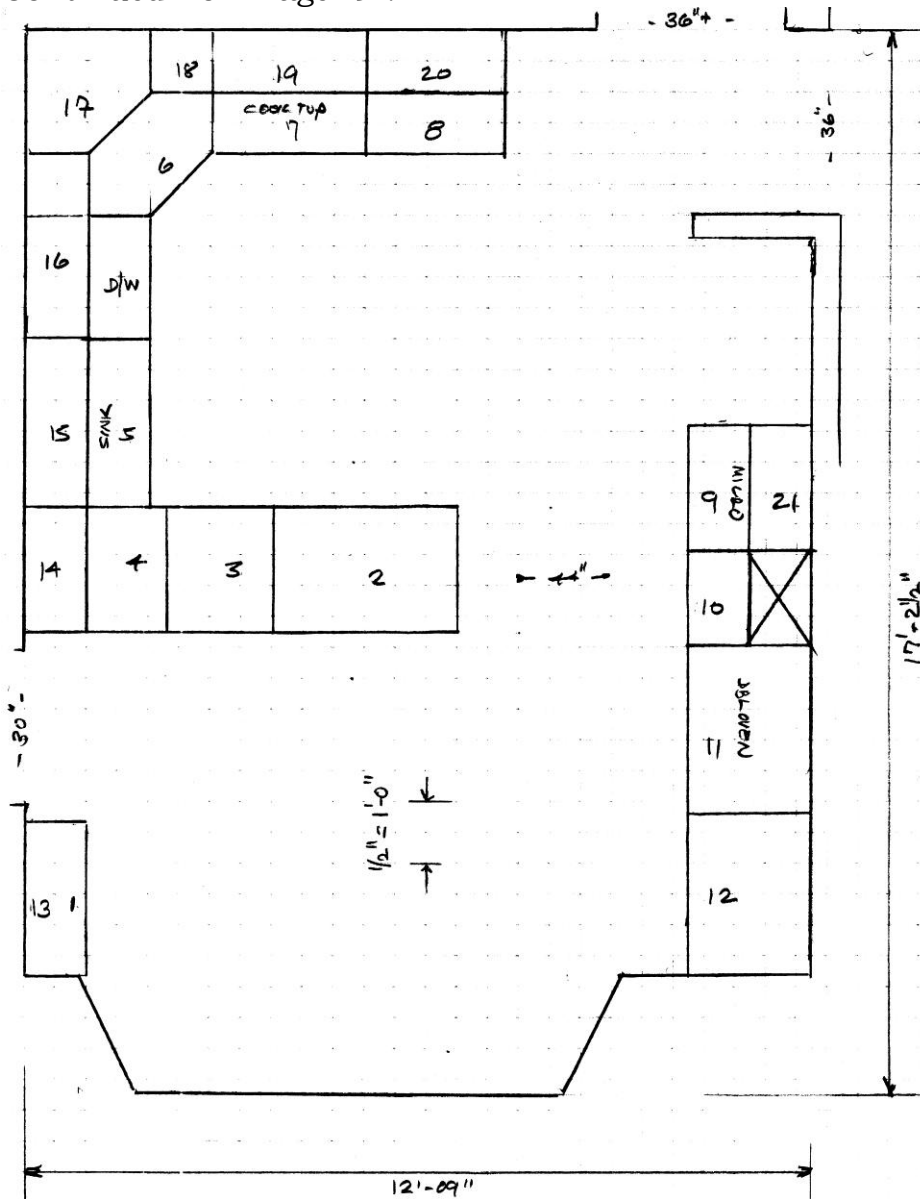
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We propose to materials and labor, complete in accordance with the above specifications, for the sum of:

xxxxx xxx THOUSAND xxxx HUNDRED DOLLARS(\$xx,xxx.00)*****

Payment to be made as follows:

xxxxxx Thousand (\$xx,000.00) on Acceptance.

xxxxxx Thousand (\$xx,000.00) after a successful Close-In Inspection.

xxxxxx Thousand (\$xx,000.00) after Cabinet Delivery.

xxxxxx Thousand (\$xx,000.00) after Installation of the Major Appliances.

Remainder Due upon Completion of the Item, to be paid by the end of XXX, 20xx.

Contractor Authorized Signature: _____

James J. Allen, Owner
James Allen Contracting

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date: _____

Signature: _____

Signature: _____