

Estimate

EST-001052



Aikey Kitchen and Bath, LLC

10801 Paulbrook Drive
Midlothian Virginia 23112

Bill To

Sylvia and Mark Fetty

11725 Burray Road
Chesterfield
23838 Virginia
U.S.A

Estimate Date : 01.10.25

Expiry Date : 01.24.25

Sales person : William Rebling

Subject :

Master Bath Remodel

Class A Contractor

#2705128635

Classifications CBC-RBC

#	Item & Description	Qty	Rate	Amount
1	<p>PROJECT TIMEFRAME: 6 weeks Additional time may be needed for custom stone templates and shower glass template/installation.</p> <p>Adherence to Project Timeframes: 90% of the Project will be completed within the Project Timeframe, based on the Original Contract scope of work, and within AKB control (examples of not being within AKB control are Acts of God, supply chain delays, sub-contractor delays, injuries, severe sickness, etc.).</p> <p>If additional work or Change Orders have been added to the Original Scope during the Project, AKB will do their best to project additional time needed to complete the Project, revise the Project Timeframe accordingly, and notify Customer.</p> <p>Allowance disclaimer: Items and services are listed below and include given allowances. Sales tax and any applicable shipping charges are not included in allowance prices unless specified in the applicable item section.</p>	1.00	0.00	0.00
2	<p>Demolition</p> <p>-Protect flooring in walkways and stairs as needed -Includes dumpster -Remove, haul away and dispose the following: old shower and glass door, jacuzzi tub and surround, vanity, countertop, mirrors, vanity lights, toilet, bathroom accessories and baseboards</p>	1.00	2,800.00	2,800.00

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	<p>**Disclaimers: AKB is not responsible for damage incurred on the property due to the indirect result of demolition, including but not limited to adjacent walls, and/or items on adjacent walls, ceiling, floor, cracks, etc. This excludes any areas AKB covers and protects with blankets and/or plastic.</p> <p>**If flooring removal is part of contract, the price is based on the layer of flooring seen and a sub-straight underneath. If more than one layer is discovered, there may be additional charges.</p>			
3	Carpentry -Frame old shower area for new closet -Install closet door and wire shelving -Door and shelving allowance: \$500 -Trim door on both sides -Install two new vanity mirrors and bathroom accessories -Frame two knee walls in shower approximately 32x48	1.00	2,758.00	2,758.00
4	Sheetrock -Sheetrock old shower area -Sheetrock and touchup at cabinet removal and plumbing -Touchup around shower -Any repair from electrical or any damage from demo (does NOT include caulking, putty or painting unless painting is part of the contract) **PLEASE NOTE, this price is an ALLOWANCE, and we do our best to give accurate costs based on the initial job scope. After demolition, rough electric and rough plumbing, sometimes additional repair areas arise that are unforeseen.	1.00	2,940.00	2,940.00
5	Electrical -Remove electrical in tub -Center vanity light electrical over cabinets -Allowance for two new can lights \$350 -Hang two new vanity lights	1.00	1,190.00	1,190.00
6	Plumbing -Cut and cap plumbing supply line to vanity, tub, shower and toilet -Demo old shower trim, diverter and drain and cap -Demo old tub, diverter and drain -Rough plumb for a tub to shower conversion -Add supply line for slide bar -Center plumbing in cabinets as needed -Install new shower trim, slide bar, diverter and drain -Install two new sinks, two faucets and toilet with new piping and shutoffs -Price based on new piping from wall to fixtures **PLEASE NOTE, the plumbing price is an ALLOWANCE, and we do our best to give accurate costs based on the initial job scope. AKB cannot fully assess plumbing behind walls and under floors until construction begins.	1.00	4,340.00	4,340.00
7	Fixture Allowances ALLOWANCE PACKAGE -Accessories: towel bars, tissue paper holder, robe hook, etc.: \$250; shower trim, diverter and slide bar with hand shower: \$1,200; one grab bar: \$150; two mirrors: \$500; two vanity lights: \$500; two faucets: \$1,000; toilet: \$500 -If the allowance amount is not reached and a credit is due to customer, the credit can be applied to any overages throughout the job or a credit will be	1.00	4,100.00	4,100.00

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	<p>issued by the third draw invoice.</p> <p>-If the total price of all allowances is exceeded, an invoice will be sent to customer prior to project start date for the overage amount.</p>			
8	<p>Shower</p> <p>-Wall tile material allowance: \$10sf and based on tile size of 12x24 and a standard pattern. Borders, listellos, special inserts, larger or smaller tiles will be priced separately.</p> <p>-Standard patterns are included such as brick lay, offset or stack</p> <p>-Shower floor mosaic tile allowance: \$22sf. Tile installation is based on 2x2 square mosaic tile; any other patterns such as herringbone, penny tiles, basket weave will be priced accordingly.</p> <p>-Schluter or Blance is included as shower trim edging. Bullnose tile is an upcharge and will be priced separately.</p> <p>-New Schluter waterproofing system with a 30-year manufacturer warranty</p> <p>-One 12x20 niche with glass shelf (price based on using wall tile selection; any other tile patterns or mosaics will be an upcharge and priced separately).</p> <p>-Custom bench as shown in drawings, approx 14-15" deep</p> <p>-Waterproof window in shower with Pana Light stone surround</p> <p>-Set tile on walls, shower floor, inside of knee walls and front of bench</p> <p>-Supply and install all grout, color choices by customer</p> <p>-Install grab bar</p> <p>-Set stone curb, bench seat, wall caps and wall legs (material is priced in Countertop section)</p>	1.00	13,695.00	13,695.00
9	<p>Flooring</p> <p>-Tile allowance: \$11sf and based on tile size of 12x24 and a standard pattern.</p> <p>-Labor included with standard pattern types: stack, brick lay or offset</p> <p>**Other pattern types, such as herringbone, mosaic, hexagon and chevron, will be priced separately. Smaller or larger tiles will be priced separately.**</p> <p>-Standard tile type: ceramic or porcelain</p> <p>-Remove old tile flooring, baseboards and quarter round</p> <p>-Supply and install new tile</p> <p>-New baseboard, quarter round and one Schluter or marble threshold</p> <p>-Includes labor and materials</p> <p>PLEASE NOTE: when old flooring is removed and new flooring installed, there may be gaps under baseboards, casings and jams due to the new floor height difference. Price to correct those gaps will be determined once new flooring is installed.</p>	1.00	4,406.63	4,406.63
10	<p>Cabinets</p> <p>-Cabinets are Fabuwood line, Galaxy 5-piece shaker design</p> <p>-Color choices: Dove, Frost, Timber, Nickel, Horizon, Indigo, Linen and Cobblestone</p> <p>-Hardware included: \$10 per piece allowance</p> <p>-See drawings for layout and design</p> <p>-Includes all moldings, adjustable shelves, scribe, toe kick and quarter round</p> <p>-Taxes, delivery and installation included</p>	1.00	3,258.10	3,258.10
11	<p>Countertops</p> <p>-All stone and sink are from our fabricator Absolute Stone Design in Hanover</p> <p>-Countertops are based on level 4 Compac quartz</p> <p>-Includes back and side splashes where applicable and two white porcelain undermount sinks - choice of oval or rectangle shape</p>	1.00	4,312.30	4,312.30

#	Item & Description	Qty	Rate	Amount
	-Price subject to change on final template, pattern and stone chosen -Choice of colors and edging (pricing includes eased, pencil, 3/8 pencil, 1/4 bevel, and straight. Additional options are available for an upcharge) -Material also includes matching stone curb, bench seat, wall caps and wall legs for shower			
12	Painting -Ceiling, walls, doors and trim in bathroom -Includes priming from sheetrock repair, caulking and putty from carpentry or repair work -All paints are Sherwin Williams or Benjamin Moore, depending on availability -Ceiling color: flat white (stock paint) -Walls: neutral color with choice of sheen -Trim: semi-gloss white (stock paint) -All colors are neutral. Darker or bold colors will be priced accordingly. **Disclaimer: Price is based on painting ceiling, walls and trim only and does not include repairs from damage other than what is listed above. Any damaged walls or trim the customer requests repairs to must be discussed and included via a change-order.	1.00	1,960.00	1,960.00
13	Glass Door -Custom sized, clear glass -Choice of hardware color -Design is frameless with one door and two panels -ALLOWANCE: \$3,220	1.00	3,220.00	3,220.00
14	Deposit 25%= \$12,245.00 **Draw Schedule will be determined and sent to customer(s) for signature prior to project start date**	1.00	0.00	0.00
			Sub Total	48,980.03
			Total	\$48,980.03

Thank you for your business

DISCLAIMERS:

Due to industry-wide market and pricing fluctuations, any service, product or material price increase will be applied to this quote if estimate is not signed prior to expiration date.

There may be a \$250 change-order fee and restocking fee (TBD) for each item that is returned or exchanged for alternative options, except when such item(s) are damaged from shipping or due to manufacturer defects. If the item has already been installed, additional fees will be determined for removal and new installation.

Any changes made after the contract is signed may result in project timeline delays. A \$250 change fee may be applicable, depending on the nature of the change, and will be discussed by an Aikey team member along with cost associated with the new design. All changes MUST be documented in writing and accepted by all parties.

Customer Signature _____

