

01 / MEASUREMENTS-TO-PROPOSAL

Two bathrooms. One clear scope.

Hallway Bathroom tub-to-shower conversion + Primary Bathroom renovation

PROJECT	PREPARED FOR
RB-SAMPLE-008 / Residential renovation	Sample Homeowner / Location omitted

PROPOSED PRICE BEFORE TAX: \$38,745.00

Includes the work described in this proposal, contractor-supplied construction materials and debris disposal. Owner-selected finish products are supplied separately as listed on page 4.

A coordinated renovation, from preparation to handover

We propose to convert the Hallway Bathroom bathtub into a tiled shower and refresh the Primary Bathroom with new tiled surfaces, updated fixtures and refinished existing elements. The work is organized around each room so the scope, material responsibilities and expected sequence are easy to review before construction begins.

What this proposal covers

Protection and removal, localized framing and drywall repairs, plumbing modifications, shower bases and waterproofing, tile installation, painting, fixture installation and final review. The following pages define the work by bathroom and show an estimated project plan.

Hallway Bathroom	Primary Bathroom
88 SF shower walls	73 SF shower walls
15 SF shower floor	15 SF shower floor
40 SF other floor	35 SF tub surround
	120 SF other floor

Supplied surface areas total 386 SF. These are reported finish areas, not a measured floor plan. Site dimensions and conditions require confirmation.

SAMPLE NOTICE: Ridge & Beam and Sample Homeowner are fictional. Pricing and scheduling are illustrative. Prepared by Plan to Price Estimating to demonstrate a contractor-branded proposal.

WORK DESCRIPTION / 01

Hallway Bathroom

Protection and selective demolition

Protect the access route and adjacent finishes. Remove the existing tub, floor and tub-wall tile, toilet, vanity and faucets within this room. Handle and remove demolition debris using the included disposal allowance. Confirm isolation of affected services before removal.

Framing, drywall and plumbing

Remove the shower-area filler wall and adjust framing to align with the adjoining wall. Include localized backing and drywall patching affected by the work; full-room drywall replacement is excluded. Modify the existing tub drain for the new shower and install the owner-supplied shower valve and approved outlets. Existing service locations are retained except for these local modifications.

Shower assembly and tiled finishes

Prepare a new shower base and install suitable backer and one coordinated waterproofing system according to the selected manufacturer and approved details. Include one recessed niche; a bench or additional niches require separate approval. Complete required reviews and water testing before covering the assembly. Install owner-supplied ceramic or porcelain tile over 88 SF of shower walls, 15 SF of shower floor and 40 SF of other bathroom floor. Confirm layout, edges and transitions before setting; grout and seal where the selected products require it.

Fixtures, paint and completion

Install the owner-supplied toilet, vanity, faucets, hardware and shower door after field verification. Prepare disturbed surfaces and apply two finish coats of moisture-resistant interior paint. Review fixture operation, visible finish alignment and remaining items with the homeowner. Custom glass delivery may require a later return visit.

WORK DESCRIPTION / 02

Primary Bathroom

Selective removal and framing

Remove existing floor and shower-wall tile, shower base, tub-surround tile and deck finishes, toilet, vanity countertop, mirrors and faucets. Retain the existing tub and vanity cabinets for refinishing. Modify tub-deck framing to the approved reduced footprint; include local backing and drywall repairs around the affected work.

Plumbing, waterproofing and tile

Modify the shower drain for a tiled shower base and install the owner-supplied shower valve and approved outlets. Provide suitable backer, one recessed niche and a complete approved waterproofing assembly, with required testing before tile. Install owner-supplied tile over 73 SF of shower walls, 15 SF of shower floor, 35 SF of tub surround and 120 SF of other floor. Confirm pattern, trim, slopes and transitions with the approved installation details.

Retained tub and vanity refinishing

Prepare and refinish the existing acrylic tub using a compatible professional system, subject to inspection of its condition. Prepare the existing vanity cabinets and apply the selected cabinet finish. Product suitability, ventilation, protection and required curing time must be confirmed before refinishing.

Countertop coordination and final finishes

Prepare the existing vanity to receive an owner-procured quartz countertop and sinks. Coordinate measurements and installation with the owner-selected fabricator; fabrication and stone installation are excluded from this proposal. Connect the included fixtures after the vendor completes its work. Install the owner-supplied toilet, faucets, mirrors, hardware and shower door. Prepare and paint the included non-tiled surfaces with two finish coats, then complete the room walkthrough.

PROJECT RESPONSIBILITIES

Selections, scope and next steps

CONTRACTOR PROVIDES	HOMEOWNER PROVIDES
Labor and supervision; protection; localized framing and drywall supplies; approved backer, shower base and waterproofing materials; tile-setting consumables; paint and refinishing supplies; debris disposal.	Tile and finish trim; valves and fixtures; Hallway Bathroom vanity; toilets; shower doors; mirrors and hardware; Primary Bathroom countertop and sinks, including fabrication and stone installation.

Decisions before the start

Approve tile sizes, patterns, edge trims, fixture specifications, niche positions, paint colors and the tub-deck revision. Confirm delivered quantities and inspect owner-supplied products for damage. Agree access, work hours, storage, protection and a contact for daily decisions. Release the start only after critical products and trade arrangements are ready.

Assumptions and exclusions

The sample assumes serviceable existing framing and subfloors, standard tile layouts, one niche per shower and local plumbing changes. Excludes structural redesign, concealed rot or mold remediation, hazardous materials, electrical or ventilation upgrades, full-room drywall replacement, shower benches, extra niches, premium patterns, permit fees and applicable taxes. Additional repairs or changed selections need an agreed written scope, price and schedule adjustment.

Quality review and homeowner handover

Review the waterproofing before tile, verify visible finish alignment and fixture operation, and complete a joint punch list. Provide available product-care guidance and explain curing and return-to-use requirements. Coordinate any outstanding owner-vendor work and glass installation before final closeout.

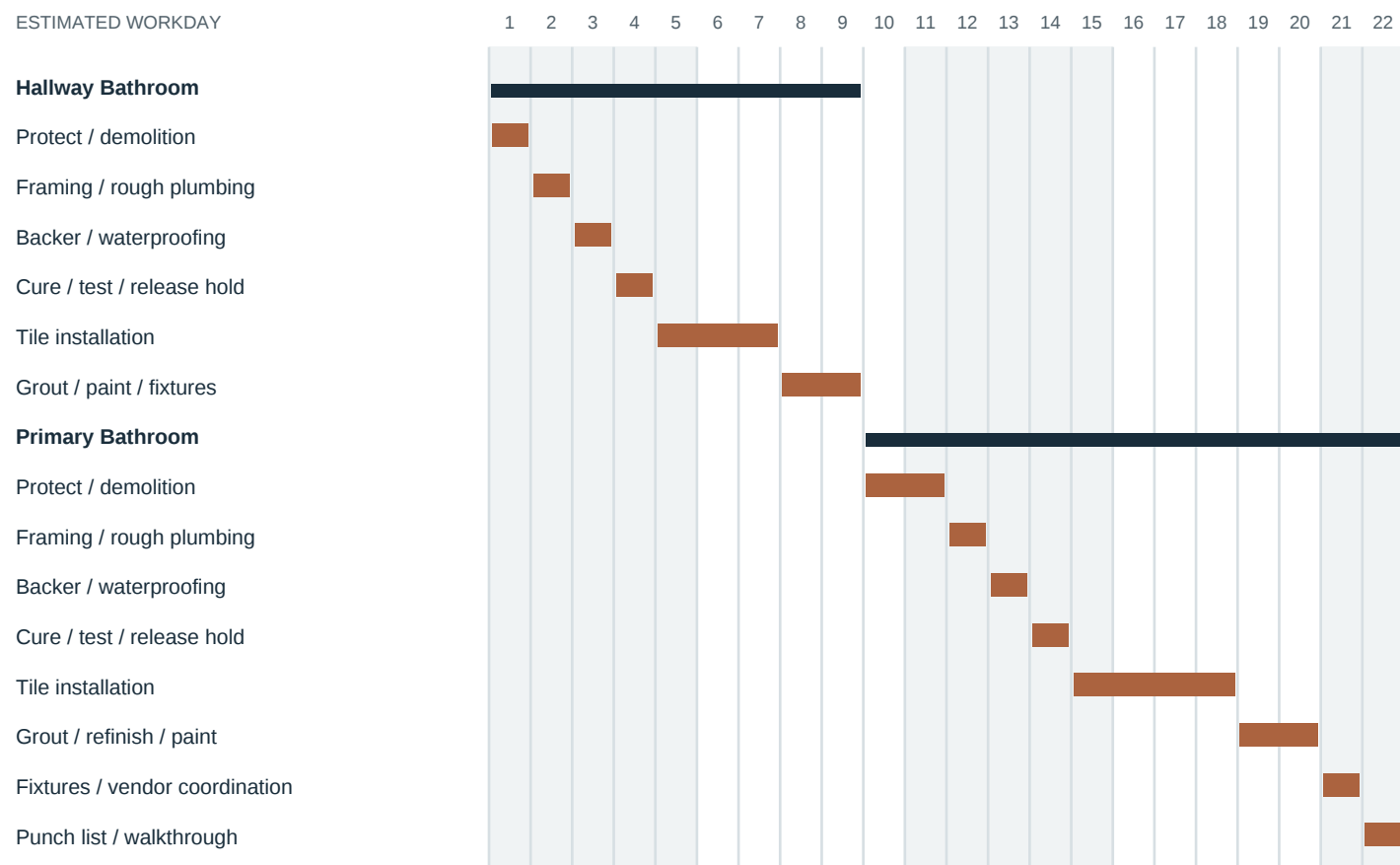
Review and commercial terms

Review the scope, supply responsibilities, exclusions and proposed price before a final project-specific proposal is issued. Start date, payment milestones, tax treatment and proposal validity are to be agreed for the actual project. This demonstration requests no payment or signature.

PROJECT PLAN ESTIMATION

A visible path through the work

Illustrative sequence: 22 working days, approximately five workweeks. Hallway Bathroom: days 1-9; Primary Bathroom: days 10-22. Weekends are omitted. This is an adapted planning example, not a committed completion date.



NAVY: bathroom phase | COPPER: activity or release hold

Dependencies that control the finish

Begin Primary Bathroom demolition after the Hallway Bathroom is released for safe use. Tile follows approval of the substrate and waterproofing. Hold periods expand to meet product curing, testing and inspection requirements. Finish tasks may overlap only where access and product instructions permit.

Custom glass and countertop fabrication are outside this construction window unless delivery dates are confirmed. Door installation, vendor delays, required inspections, concealed repairs and extended curing can move final completion. Confirm the detailed schedule with the contractor before work.