

COASTAL HOME EXPERTS LLC CHEIKIN HOME REMODEL

11/01/2021

reviewed 11/6/2021 final value \$38,720
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SCOPE OF WORK

1. Project Background and Description

Kitchen Remodel and additional task (site visit by Ian)

This is a proposal from Ian McCarty owner of Coastal Home Experts LLC

License Number #2018102502

Insurance Avery Hall

6199 Kirby rd. Milford De 19963

302-505-6423


CoastalHomeExpertsLLC@gmail.com

2. Project Scope

This project entails

- A full gut and remodel of your current kitchen with Plumbing/gas and Electrical adjustments to suit the new cabinet layout, supplied by Bath Kitchen and Tile. We will be responsible from the start to the final finishing's that make this room complete (this is to include appliance install, trim kit and knobs for cabinetry, backsplash tile and fixtures)*
- The cost to remove the flooring and install new in these rooms. (Kitchen, hall, laundry, living room, lounge room / front door tile) Counting a total of 1,250sqft of flooring.*
- The cost to remove a wall in the living room, lounge room columns / knee wall by front door, remove dividing wall in closet and adjust the doorway on the laundry side to a 48 inch double.*
- Electrical –(front entry room - we are to install 12 new cans in the front entry lounge area on dimmers with lighting aces in the hallway, we are to keep the receptacle on the wall by the front door and add a receptacle in the floor of the lounge area) (laundry/closet – we are to have a receptacles in the closet on the wall opposite of the hall, we are to have light switches to operate the light in this room on both sides of this opening one per room.) (living room – we are to install one receptacle in the floor in the area the couch rest, we are to install a light/fan switch for the living room by the kitchen opening)*

(kitchen – we are to install all new led lights and add 4 more spread out evenly between the kitchen to the dining room, we are to move the fan more centered on the positioning of the dining room table, we are to wire above the island for pendant lights and install, we are to install undermount cabinet lighting on dimmers, we are to move and add electrical outlets as needed for cabinet layout / appliances.

- *Plumbing – we will have to open up the concrete to move your plumbing lines for the new layout, we will be responsible for all your kitchen's hook ups and proper function.*
 - *The cost to drywall and finish demoed areas*
 - *The cost to install barn doors on the lounge side of the closet (double doors) and a single door on the laundry side in the hall*
 - *The cost to paint the same rooms we are working in*
 - *We are to prep all entry point of other rooms with plastic walls and zippers*
 - *We clean up daily on site*
 - *We haul trash away daily from site*
 - *We request a lock box or key be provided for entry and we request all furniture be moved out of the work area and any other valuables*
 - *We request the garage have space for your supplies to be stored such as cabinetry and flooring preferably like a 10x 10 space should work*
 - *We would commence all work at once so we can complete the project in phases* subject to provisions in Addendum
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3. High-Level Requirements

Electrician

Plumber/gas tech

Carpenter

4. Supply cost and material

- Lumbar \$400.00
- Plumbing \$450.00
- Electrical \$1,900.00
- Drywall and acc. \$580.00
- Paint and acc. 17 gallons walls, 10 gallons ceiling, 3 gallons semigloss \$2,100.00
- Trim base 500 lft \$840.00
- Vent duct count 4 \$130.00

- Vinyl flooring \$ 1,250sqft I would buy 1,300 sqft to be safe
- Screws for cab. And trim nails \$120.00

supply total \$6,520.00

5. Labor Cost

- *Demo - kitchen, dividing wall in living room and columns / move closet doorway and remove dividing wall in closet, remove carpet in the hall living room and lounge room and all flooring from entry but no bedrooms and bathrooms \$6,500.00*
- *Install barn doors \$400.00*
- *Electrical \$4,200.00*
- *Plumbing \$1,250.00*
- *Install drywall and finish \$3,600.00*
- *Paint all ceilings walls and doors / trim in the rooms we worked in and the flooring goes in \$4,000.00*
- *Install cabinets(pulls, toe, crown, scribe and fillers) \$5,500.00*
- *Install backsplash \$1,400.00*
- *Install appliances \$1,200.00*
- *Flooring install \$4,250.00*

Total : 32,200.00

6. Referrals

Bath Kitchen And Tile

7. High-Level Timeline/Schedule

i *Yet to be determined were looking into December / January time supply depending*

Total of project expenses: \$38,720.00

Supply deposit due on day of signing \$13,000.00

Amount due on start day \$20,000.00

Final labor payment upon completion \$5,720.00

Start and complete on a 4-5 business week period. February timeline for start

We will continue the job until all is finished as agreed in this proposal / contract

"Addendum to Original Agreement of 11/2/2021" is incorporated herein and made part of this agreement.

Please make checks payable to

Coastal Home Experts

Name	Title	Date
		11/11/2021
Ian McCarty	Company owner	11/01/2021

All work will be completed as listed above by professionals none the less with a 2 year labor only warranty.

This proposal is good for 30 days, prices may change after this time

If failure to pay final bill after 30 days 10% interest accrue monthly until paid in full

Any add on or need of more supply will be add on to your bill and you will be invoiced under customer agreement and signed documentation.

Thank you for choosing Coastal Home Experts LLC

Addendum to
"Original Agreement" OF 11/2/2021
between
Coastal Home Experts LLC ("Contractor")

and
Michael and Patti Cheikin ("Owners")
34820 Capstan Lane, Lewes DE 19958
(610) 639-6034,5; cheikinm@msn.com, patti.cheikin@gmail.com,

November 6, 2021

Dear Ian,

This Addendum is incorporated into the Agreement of 11/2/2021 as referenced. The terms of this Addendum will prevail over any similar terms in the Original Agreement.

1. Hanging of barn doors on the "middle room" side and by the laundry room. Owners to supply kit and doors; balance of materials and labor included in this proposal.
2. Dimmers must be of Decora or Leviton brand, two-entrance (three-way) lighted dimmer on all switching for middle room, laundry, kitchen, family room, nook. Layout will be reviewed with electrician in advance.
3. Start Date. We understand that all materials necessary to complete the job will be received no later than April 1, 2022. Contractor will not begin the job ("Start Date") until sufficient quantities of materials and labor are available, in Contractor's sole opinion, to complete the job within two calendar months. The Start Date will be no later than April 1, 2022. Contractor will give the Owners one week notice before starting work. If the job is not started by April 1, 2022, all deposits provided will be returned in full within 14 calendar days. The start date can be extended by mutual written consent within 60 days of the execution of this contract in the event of unavailability of required or chosen materials.
4. End Date. The job will be completed no later than two calendar months (e.g. May 31, 2022 for a Start Date of April 1, 2022). If the job is not completed within two months of start date, 1% will be deducted from the total value of the job for each day that the job is not completed. This provision will not apply to any reasonable final "punch list" items that may require additional time to complete. However, final payment will not be made until all punch list items are approved by the Owners, such approval to be reasonably provided.
5. Agents and Sub-Contractors of Contractor. All workers involved in the job, regardless of source, will be properly licensed and insured.
6. Legal Costs. In the event of any legal action, the parties agree that the prevailing party will be entitled to legal and related costs involved in taking such action.

CONTRACTOR

Coastal Home Experts LLC

Name: Ian McCarthy

Sign: _____

Date: _____

OWNER

Name: Michael and Patti Cheikin

Sign: _____

Date: 11/11/2021