


Contract For Renovations Ready For Signature

Ian McCarty <coastalhomeexpertsllc@gmail.com>

Tue 10/26/2021 7:57 AM

To: MICHAEL Cheikin <cheikinm@msn.com>

 1 attachments (47 KB)

cheikin kitchen and home renovations .docx;

Good Morning Mike, attached is the contract for renovations. I have adjusted the gas bill and added the flooring in the entryway where there is tile, along with moving the entry knee wall back and column. This will conclude everything to be the final number.

Please let me know how you would like to proceed to the next steps.

we can email/fax documents for signature or we can meet once more in person if you guys have time to come on down to delaware.

Thank you for choosing to work with us and I look forward to catching up with you soon.

Ian McCarty

COASTAL HOME EXPERTS LLC CHEIKIN HOME REMODEL

10/26/2021

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 – we will have to move outlets and some lighting to accommodate the new layout along with adding some new lights and receptacles along with under cabinet lighting on the wall cabinets and by the stove, these will all be put on dimmers.*
- *Plumbing – we will have to open up the concrete to move your plumbing lines for the new layout, we will be responsible for all you kitchens hook ups and proper function.*

- *The cost to drywall and finish demoed areas*
- *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*

3. High-Level Requirements

Electrician

Plumber/gas tech

Carpenter

4. Supply cost and material

- Plumbing \$450.00
- Electrical \$1,000.00
- Door 48" double \$650.00
- Drywall and acc. \$580.00
- Paint and acc. 17 gallons walls, 10 gallons ceiling, 3 gallons semigloss \$2,100.00
- Trim base 500 lnft \$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 \$5,870.00

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*

- *Door install 48 inch double doorway 400.00*
- *Electrical \$3,900.00 (cans in kitchen, under cab lighting, rec/switch movements, hook ups)*
- *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 \$4250.00*

Total : 32,000.00

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: \$37,870.00

Supply deposit due on day of signing \$12,000.00

Amount due on start day \$17,000.00

Final labor payment upon completion \$8,870.00

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

Please make checks payable to

Coastal Home Experts

Name	Title	Date
<i>Ian McCarty</i>	Company owner	10/26/2021

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