

Prepared with Plan to Price Estimating to demonstrate a contractor-branded proposal.

DEMONSTRATION ONLY / ANONYMIZED SCOPE / NOT A LIVE QUOTE

Kitchen renovation proposal

Sample Homeowner · Location omitted

This proposal converts contractor-supplied kitchen measurements into a written scope and an illustrative lump-sum price. Ridge & Beam and Sample Homeowner are fictional. Pricing and scheduling are illustrative.

Proposed price (illustrative, USD)	Basis
\$19,650	K-01 measured L-shaped kitchen, 12'-0" × 14'-0"
	Cabinets, tops, splash, floor, paint, same-location MEP reset
	Owner supplies appliances, sink, faucet and lighting

What this proposal covers

Remove the existing builder cabinets, laminate top, backsplash and vinyl tile. Install a new L-shaped stock / semi-custom cabinet package along the 12-foot north run and the 10-foot east run, set a quartz countertop on a fabricator template, tile an 18-inch backsplash, install mid-grade LVP flooring, paint walls and ceiling, and reset plumbing and electrical in their current locations. Work is limited to this kitchen. Adjacent rooms are protected only.

Included work

- Protection of adjacent floors and daily housekeeping inside the kitchen.
- Selective demolition of existing cabinets, countertop, backsplash and VCT; debris hauled from the kitchen.
- 22 LF of 24-inch-deep base cabinets and 18 LF of 12-inch-deep wall cabinets, including fillers, toe-kick and standard overlay doors.
- Quartz countertop allowance based on 52 SF after waste, two cutouts, and standard eased edge. Final price follows the fabricator template.
- Ceramic backsplash, 18 inches high along 22 LF of counter, with edge trim.
- LVP flooring over the 168 SF kitchen and 4-inch base at remaining walls.
- Two coats of eggshell on walls and one coat on the ceiling, plus paint-grade cabinet touch-up.
- Disconnect and reset of the existing sink supply/waste and the existing range / hood / GFCI devices in the same locations.

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Work description

01 / Protection and demolition

Ram board on adjacent floors. Remove existing boxes, laminate top, tile splash and vinyl composition tile. Scrape residual adhesive as required for the new LVP. Kitchen debris only; household contents remain the owner's responsibility.

02 / Cabinets

Install measured stock / semi-custom boxes: 12 LF north (36-inch fridge opening at the west end, sink base on the window wall) and 10 LF east (range opening). Wall cabinets: 8 LF north and 10 LF east. Scribe fillers at walls and the east opening. Door style and finish are pending owner selection within the stock line used for this price.

03 / Countertop and splash

Template and set quartz within the 52 SF allowance. Undermount sink cutout and cooktop/range cutout included. Tile an 18-inch ceramic splash with edge trim. Premium patterns, full-height splash, or a change from quartz to another material are priced after selection.

04 / Floor and paint

Install mid-grade LVP over a sound, dry subfloor. Transitions at the south door and the east dining opening. Paint walls two coats and the ceiling one coat. Colors selected before start.

05 / Same-location mechanical reset

Disconnect and reset the existing sink plumbing and the existing range, hood and GFCI devices. No relocation, no new circuits, no new vent run, and no rough-in for added appliances. A licensed trade is assumed for the reset; specialty upgrades are extra.

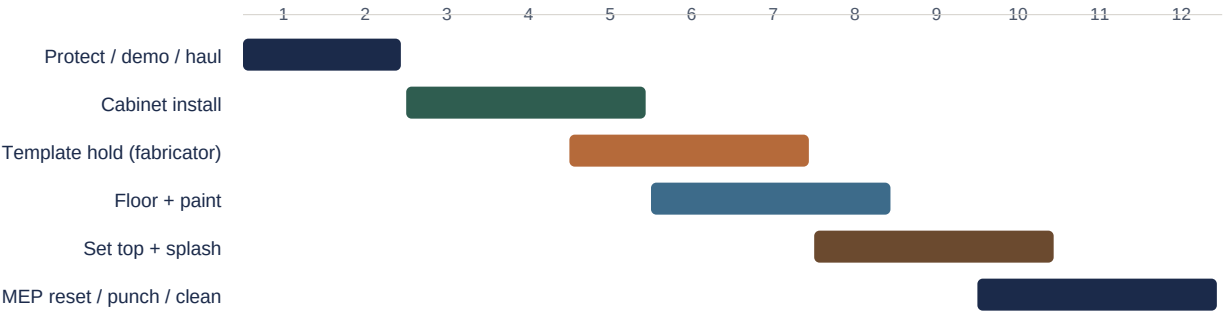
Who provides what

Item	Contractor	Owner
Cabinet boxes, doors, fillers, hardware	Yes	Select finish
Quartz top (allowance) and tile splash	Yes	Select slab / tile
LVP floor, base, paint	Yes	Select color
Appliances, hood, sink, faucet, lights	Reset only	Purchase and deliver
Furniture, dishes, fridge contents	—	Remove before start
Permits and taxes	Excluded	If required

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Estimated project plan

Illustrative sequence: 12 working days, approximately three workweeks. Weekends omitted. Start date is not reserved until a project-specific proposal is accepted.



Navy / green / copper bars mark activity. The fabricator template is the controlling hold before the top is set.

Payment milestones (illustrative)

Milestone	Share	Amount
At scheduling	30%	\$5,895.00
Cabinets set, before template release	40%	\$7,860.00
Substantial completion	25%	\$4,912.50
Punch list accepted	5%	\$982.50
Illustrative total	100%	\$19,650.00

Assumptions and exclusions

Assumes serviceable framing and subfloor, same-location plumbing and electrical, a standard stock cabinet line, one quartz allowance, a running-bond splash, and a sound floor ready for LVP. Excludes structural changes, wall relocation, concealed rot or mold, hazardous materials, new circuits or venting, appliance purchase, plumbing fixtures, lighting packages, permits, after-hours work, and applicable taxes. Floor leveling beyond two bags of compound, extra fillers beyond a normal scribe, and any change from the measured runs are priced separately after written approval.

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.

SAMPLE NOTICE

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