PROPOSAL

General Renovation

PREPARED EXCLUSIVELY FOR

Nora and Sam Delacroix

Minneapolis, MN 55406

PROJECT	General Renovation
PREPARED BY	Larchmere Bath & Remodel · Signe Halvorsen
CONTACT	(612) 555-0151
TOTAL INVESTMENT	**$29,600**

01 PROJECT OVERVIEW

Nora and Sam, you want the 5 x 8 ft hall bathroom in your 1926 home changed from a tub into a tiled walk-in shower. Larchmere Bath & Remodel will demolish to studs and subfloor, rebuild the shower in the old tub alcove with a bonded waterproofing membrane, and finish the room with new tile, fixtures, lighting and ventilation. Plumbing and electrical are performed by licensed trade contractors, and the shower is flood tested for 24 hours before any tile is set. Your upstairs full bathroom stays available as a working shower throughout the project.

02 SCOPE OF WORK

1. Permits: Larchmere pulls the City of Minneapolis building permit. The licensed plumber and the licensed electrical contractor pull the plumbing and electrical permits.
2. Protection: Protect the route through the house and install a dust barrier at the bathroom door.
3. Demolition: Demolish to studs and subfloor, removing the tub, tile, drywall, vanity, toilet and flooring. Haul away all debris. Use lead-safe work practices on the pre-1978 painted surfaces.
4. Framing and subfloor: Inspect framing and subfloor and repair within the allowance. Add blocking for the vanity, the glass panel and future grab bars.
5. Plumbing (licensed plumber): Remove the tub drain. Install a new 2 in shower drain and trap, a new pressure-balancing shower valve with diverter, and a handheld and a fixed shower head (1.8 gpm class). Reset the vanity supply and drain and install a new toilet flange.
6. Electrical (licensed electrical contractor): Install a GFCI-protected circuit for the vanity receptacle, a new LED vanity light, and a wet-rated LED recessed light over the shower. Provide wiring for a new exhaust fan with humidity control.
7. Ventilation: Install a new 80 cfm low-sone humidity-sensing exhaust fan, ducted to the outside and never into the attic.
8. Rough-in inspections: Schedule and complete the rough-in inspections.
9. Shower construction: Build the shower at about 60 x 32 in in the old tub alcove with a low curb. Install cement board on the shower walls and a sloped mortar bed to the drain on the shower floor. Apply a bonded waterproofing membrane over walls and floor, and install a matching drain. Perform a 24-hour flood test before tile. Install moisture-resistant drywall elsewhere in the room.
10. Tile: Install porcelain wall tile to the ceiling in the shower with one recessed niche, a mosaic shower floor, and porcelain bathroom floor tile over an uncoupling membrane. Grout and seal.
11. Finish: Prime and paint walls and ceiling. Set a 30 in vanity with top and faucet, and set a new 1.28 gpf toilet.
12. Glass and accessories: Install a fixed 3/8 in tempered glass panel, a towel bar and a paper holder.
13. Closeout: Complete final inspections and clean the work area.

03 MATERIALS & SPECIFICATIONS

- Shower drain: 2 in, with trap; matching drain finish over the membrane
- Shower valve: pressure-balancing with diverter
- Shower heads: handheld and fixed, 1.8 gpm class
- Shower walls: cement board

- Shower floor: sloped mortar bed
- Waterproofing: bonded membrane over shower walls and floor
- Other walls: moisture-resistant drywall
- Wall tile: porcelain, to the ceiling in the shower, about 90 sq ft
- Floor tile: porcelain, about 40 sq ft, over an uncoupling membrane
- Shower floor: mosaic tile
- Grout and sealer: per manufacturer specification
- Exhaust fan: 80 cfm, low-sone, humidity-sensing, ducted to the outside
- Lighting: LED vanity light; wet-rated LED recessed shower light
- Vanity: 30 in with top and faucet
- Toilet: 1.28 gpf
- Glass: fixed panel, 3/8 in tempered
- Accessories: towel bar and paper holder
- Paint: primer and paint for walls and ceiling

04 PROJECT TIMELINE

Start Date: January 11, 2027

Week 1 / Early January 2027 start: Permits, protection and dust barrier, demolition, framing and subfloor inspection and repair, blocking.

Weeks 2-3 / Rough-in stage: Plumbing and electrical rough-in, fan installation, rough-in inspections, shower substrate, waterproofing membrane and 24-hour flood test.

Weeks 3-4 / Tile stage: Wall, floor and shower floor tile, grout and seal, with tile cure time.

Week 5 / Finish stage: Paint, vanity, toilet, lighting, glass panel, accessories, final inspections and cleaning.

Estimated Completion: February 12, 2027

05 INVESTMENT

DESCRIPTION	AMOUNT
Materials & Supplies	**$10,100**
Labour & Installation	**$19,500**
TOTAL	**$29,600**

Prices in US dollars. Minnesota sales tax on materials is paid by Larchmere and included, and no sales tax is added to this contract.

06 PAYMENT SCHEDULE

- 20% deposit due on signing.
- 30% due at the rough-in inspection.
- 30% due when tile is complete.
- 20% due on final inspection.

07 ALLOWANCES & UNIT PRICING

Included in the contract price:

- Tile: $8 per sq ft (about 90 sq ft of wall tile, and 40 sq ft of floor plus the shower floor mosaic)

DESCRIPTION	AMOUNT
- Vanity with top and faucet	**$1,200**
- Framing and subfloor repair	**$400**

Selections above an allowance are billed at cost, and savings below an allowance are credited. Hidden conditions such as rot or damage beyond the repair allowance, old cast iron drain problems, or knob-and-tube wiring are shown to you with a written change order before work continues.

08 EXCLUSIONS

- Heated floor (available as an option)
- Moving the toilet or the window
- Structural changes
- Asbestos or lead abatement beyond lead-safe work practices
- Work outside the bathroom
- Hidden conditions beyond the stated allowances, which are handled by written change order
- Selections priced above the stated allowances, which are billed at cost

09 ASSUMPTIONS & CLARIFICATIONS

- Tile, grout color, and shower floor mosaic selections: to be confirmed with the client before ordering.
- Vanity, top, faucet, toilet, shower fixtures, towel bar and paper holder finishes: as selected by the client.
- Paint color: as selected by the client.
- Glass panel hardware finish: to be confirmed with the client before ordering.

- Access: the upstairs bathroom remains available to the family during the work.

10 WARRANTY

All materials carry their manufacturers' standard warranties, and available documentation is provided on completion.

Minnesota statutory home improvement warranties apply: 1 year against faulty workmanship and defective materials, and 2 years against faulty installation of plumbing and electrical. Larchmere Bath & Remodel adds a 5-year warranty on the shower waterproofing. Covered defects are remedied with labour and materials at no charge. Coverage does not extend to damage from misuse, neglect, or alterations by others.

11 INSURANCE & LICENSING

Larchmere Bath & Remodel is a licensed Minnesota residential remodeler and carries commercial general liability insurance and workers' compensation coverage. Plumbing is performed by a licensed plumber and electrical work by a licensed electrical contractor. Certificate of Insurance and documentation available on request.

12 CHANGE ORDER POLICY

Any change to the scope of work is priced and agreed in writing by both parties before the work proceeds. Verbal changes are not binding. Work covered by the unit prices in Allowances & Unit Pricing above is priced at those rates.

13 TERMS & CONDITIONS

1. Scope changes: Changes to the scope, materials or price are made only by signed written change order. Work on the change begins after both parties sign.
2. Client obligations: The client makes selections in time to keep the schedule and provides access to the bathroom and the route through the house. Payments are due as set out in the Payment Schedule.
3. Unforeseen conditions: Hidden conditions found after demolition are shown to the client with a written change order before work continues. Schedule may adjust as a result.
4. Insurance and liability: Larchmere maintains the insurance described above. Licensed trade contractors are responsible for their permitted work.
5. Dispute resolution: The parties first try to resolve any dispute through direct discussion. If unresolved, they pursue mediation before any other action.

This proposal is valid for 30 days from November 13, 2026.

14 ACCEPTANCE

By accepting below, you confirm that you have read this proposal and agree to its scope, pricing and terms. We look forward to building your new shower.

Accepted by (Contractor)

Larchmere Bath & Remodel

Signe Halvorsen

Printed Name & Title

Date

Accepted by (Client)

Nora and Sam Delacroix

Printed Name & Title

Date

END OF PROPOSAL · GEN-2026-6419