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# Scope of Work

Kitchen & Hall Bathroom Remodel

**From The Ground Up Construction**
Licensed General Contractor, State of Georgia
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**Client:** Sample Homeowner (fictional)
**Job address:** 123 Example Lane, Rincon, GA 31326 (fictional)
**House:** 1-story slab-on-grade, built 1998, approx. 1,650 sf

**Scope No.:** DEMO-0001
**Date:** November 2, 2026
**Drawings:** A-1 Floor Plan (Kitchen & Hall Bath)

## 1. Project Summary

Remove and replace the kitchen cabinets, countertops, backsplash and flooring, open the wall between the kitchen and dining room with a new header, and fully remodel the hall bathroom including a tiled walk-in shower in place of the existing tub. Owner remains in the home; work areas will be closed off with dust walls daily.

## 2. Kitchen (12'-6" x 14'-0", approx. 175 sf)

| # | Work item | Qty | Unit |
|---|---|---|---|
| 2.1 | Demo existing upper and lower cabinets, laminate countertops, tile backsplash and sheet vinyl floor; haul off debris | 1 | LS |
| 2.2 | Remove non-load-bearing portion of kitchen/dining wall (8'-0" opening); install (2) 2x10 SYP header with 1/2" plywood flitch, per drawing A-1 | 8 | LF |
| 2.3 | Patch and finish drywall at opening and soffit removal, Level 4 finish | 96 | SF |
| 2.4 | Install shaker-style painted maple cabinets, White Dove finish, soft-close: base cabinets | 18 | LF |
| 2.5 | Install matching wall cabinets, 42" tall, with crown molding | 14 | LF |
| 2.6 | New 3'-0" x 6'-0" island with seating overhang on one side (12" overhang) | 1 | EA |
| 2.7 | 3 cm quartz countertops, eased edge, undermount sink cutout (template after cabinets set) | 52 | SF |
| 2.8 | 3" x 12" white ceramic subway tile backsplash, running bond, to underside of wall cabinets | 38 | SF |
| 2.9 | Luxury vinyl plank flooring, 7" x 48", 20 mil wear layer, over self-leveled slab (kitchen and dining) | 310 | SF |
| 2.10 | Install owner-supplied range, dishwasher, microwave hood and refrigerator; reconnect | 4 | EA |
| 2.11 | Paint walls and ceiling, kitchen and dining, two coats (Sherwin-Williams Agreeable Gray SW 7029 walls, Extra White ceiling) | 1 | LS |

### 3. Hall Bathroom (5'-0" x 8'-6", approx. 43 sf)

| # | Work item | Qty | Unit |
|---|---|---|---|
| 3.1 | Demo tub/shower, vanity, toilet, tile floor and wall tile to studs; haul off | 1 | LS |
| 3.2 | Build 60" x 32" curbless walk-in shower: Schluter-KERDI waterproofing, linear drain, recessed niche 12" x 24" | 1 | EA |
| 3.3 | Shower wall tile, 12" x 24" porcelain, to 7'-6" height | 96 | SF |
| 3.4 | Floor tile, 2" hex mosaic in shower pan and 12" x 24" porcelain on main floor | 43 | SF |
| 3.5 | 36" vanity with quartz top and undermount sink; 30" x 36" framed mirror | 1 | EA |
| 3.6 | Comfort-height elongated toilet, reset on new flange | 1 | EA |
| 3.7 | 3/8" frameless glass fixed shower panel, 34" x 76" | 1 | EA |
| 3.8 | Install grab-bar blocking at shower and toilet (2x8 between studs) | 3 | LOC |
| 3.9 | Moisture-resistant drywall, paint (Sherwin-Williams Agreeable Gray SW 7029, satin) | 1 | LS |

### 4. Allowances (owner selections; adjusted up or down to actual cost)

| Allowance | Amount |
|---|---|
| Kitchen faucet and bath shower valve/trim, brushed nickel | $1,200 |
| Cabinet hardware (pulls and knobs) | $450 |
| Lighting fixtures supplied to partner electrician (pendants x3, vanity light) | $900 |

### 5. Partner Trades (coordinated by From The Ground Up)

- Licensed electrician: (6) LED recessed cans in kitchen, (3) island pendants, under-cabinet lighting, GFCI outlets, bath exhaust fan 80 CFM on timer.
- Licensed plumber: relocate sink drain 18" toward window, island has no plumbing, shower valve and linear drain rough-in, toilet and vanity hookups.

### 6. Exclusions

- HVAC duct changes or new returns.
- Appliances (owner-supplied).
- Mold, rot or termite repair found behind walls (will be priced as a change order).
- Window replacement.
- Asbestos or lead testing and abatement.
- Moving furniture out of work areas.

### 7. Price Summary

| Item | Amount |
|---|---|
| Kitchen (Section 2) | $38,400 |
| Hall bathroom (Section 3) | $16,750 |

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|---|---|
| Partner trades (Section 5) | $6,300 |
| Allowances (Section 4) | $2,550 |
| **Total contract price** | **$64,000** |

## 8. Schedule, Permits & Terms

- Estimated duration: 6 to 7 weeks from start. Kitchen first (weeks 1 to 5), bathroom overlaps from week 3.
- Building permit pulled by contractor (Effingham County). Inspections: framing at the header, plumbing rough-in, final.
- Work hours Monday to Saturday, 7:00 AM to 6:00 PM. Owner keeps one bathroom available at all times.
- Any change to this scope is handled as a written change order through the client portal before the work is done.
- Workmanship warranty: 1 year from final walkthrough.