

# ARNONE Building & Remodeling Inc.

1-10-13

44 Virginia Rail Drive, Bethany, Ct 06524

Established 1973, 40th Anniversary

Home Improvement # HIC 550463

Cell # 203-000-0000 e-mail [arnonebuilding@aol.com](mailto:arnonebuilding@aol.com) fax # 203-393-9674 toll-free # 866-393-9673  
Web site [ArnoneBuilding.com](http://ArnoneBuilding.com)

Mary Christmas  
6 North Pole  
Bethlehem , Ct. Call 203-111-1111

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## Remodeling Project of 1st floor bathroom. Includes following.....

### 1. Preparation

- 1A Homeowner to remove all wanted items in vanity & medicine cabinet prior to job starting.
- 1B Homeowner to inform contractor of any other items wanted prior to demolition.
- 1C Contractor will place self-sticking plastic runner from entire path from exit door to remodeled bathroom.
- 1D Set fan on bathroom window to exhaust all dust during demolition.

### 2. Demolition

- 2A Gut entire walls & ceiling of bathroom to existing framing.
- 2B Gut entire floor to existing sub floor.
- 2C Only items remaining will be entrance door.

### 3. Rough plumbing

- 3A Install new tub same location with new shower / tub diverter.
- 3B Location of toilet & vanity to remain. Remove present shut-off valves and cap.

### 4. Rough electrical

- 4A Install new combination ceiling light / exhaust unit .
- 4B Unit to be vented through roof with proper flashing. Use rigid metal duct pipes , not flexible hose.
- 4C Present switch and wiring for light over vanity to remain. Change present outlet to GFI
- 4D Replace light over vanity with new fixture.

### 5. Insulation

- 5A Install fiberglass insulation (R-15, 3 1/2" thick) in exterior wall, includes vapor barrier.
- 5B Install fiberglass insulation (R-38, 12" thick) in entire bathroom ceiling includes vapor barrier.

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## 6. Wall surface

- 6A Install wonder board (½ thick concrete boards in tub area). Approximately 6' 0" above tub.
- 6B Install moisture resistant / mold resistant drywall (½" thick) remaining walls & entire ceiling.
- 6C Apply 3 coats of tape & sand on all drywall that will be eventually painted by homeowner.
- 6D Apply 1 coat of tape on all drywall that will be covered with tile.
- 6E Apply 1 coat of silicone with fiberglass mesh on all seams of wonder board in tub area.

## 7. Floor surface

- 7A Screw down existing sub floor plywood to assure tight fit to existing floor joist.
- 7B Install concrete board as underlayment (½" thick).

## 8. Floor finish

- 8A Install new marble saddle under existing entrance door.
- 8B Install floor tile entire floor, including under vanity. Standard checker board pattern.
- 8C Apply grout (sanded).

## 9. Wall finish (tub area)

- 9A Install tile on 3 walls of tub area, approximately 6' 0" above top of tub.
- 9B Install 2 corner shelves.
- 9C Install grout (non-sanded) and caulk inside corners & along top of tub.

## 10. Wall finish / trim (outside of tub area)

- 10A Tile walls (outside of tub ) . Approximately 3' 6" above floor. Includes grouting . Includes behind vanity.
- 10B Install base molding (1" x 5") with shoe molding and assent piece on top of base.
- 10C Trim door (bathroom side only), casing.
- 10F Install base cabinet & vanity top. Install toe kick.

## 11. Finish Electrical

- 11A Install new wall plate covers (White) on all light switches & plugs.
- 11B Install new light fixture over vanity (same location as previous)
- 11C Install trim cover on combination ceiling light / exhaust unit.

## 12. Finish Plumbing

- 12A Hook up vanity (drain, faucet, water lines, shut off values)
- 12B Install toilet (seat, shut off value)
- 12C Install trim parts on tub / shower diverter unit.

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### 13. Allowance items (incorporated in proposal)

1. Combination ceiling light fixture / exhaust unit	\$ 125.00
2. Vanity ( complete ) base cabinet , top , bowl , faucet ( must be 20" wide )	\$ 400.00
3. Tub ( 4' 6" , must be right drain )	\$ 295.00
4. Mirror or medicine cabinet ( not recessed ) , should be width of vanity	\$ 75.00
5. Floor tile, 22 sq. ft. x .10 % waste = 24 sq. ft. at allowance of \$ 3.50 sq. ft.	\$ 84.00
6. Wall tile, ( tub ) 66 sq. ft. x .10 % waste = 72 sq. ft. at allowance of \$ 3.25 sq. ft.	\$ 234.00
7. Wall tile ( outside of tub ) 37 sq. x 10 % waste = 41 sq. ft. at allowance of \$ 3.25	\$ 133.25
8. Tub / shower diverter	\$ 175.00
9. Shelves in tub area ( 2 at \$ 25.00 each )	\$ 50.00
10. Toilet / including seat	\$ 225.00
11. Light over vanity	\$ 120.00
12. Bathroom accessories (towel bar, tissue holder, etc.)	\$ 50.00

- ✚ If your final selection is less than allotted amount you will be reimbursed difference.
- ✚ Allowance item amounts are prior to tax.
- ✚ If your selection is more than allotted amount you just pay the difference.
- ✚ Inform contractor of complete description of each item, (store name & location, cost, brand name, model number). Homeowner must inform contractor by e-mail and not verbally.
- ✚ Delivery of all merchandize is included.

### 14. Odds & Ends

- 14A Includes hauling away all debris (rental of dumpster placed in driveway).
- 14B doesn't include any shower / tub glass door (additional charge if requested).
- 14C doesn't include any painting (walls, ceiling, trim).
- 14D Items highlighted in PURPLE are an option and may not be necessary
- 14E Vent present hallway bathroom exhaust to exterior , through roof.

### 15. Cost

- \$ 10,997.00 ten thousand nine hundred ninety seven dollars.

### 16. Payments

1. 10% upon signing contract	\$ 1,132.00
2. Starting of project	\$ 1,500.00
3. Completion of gutting	\$ 1,470.00
4. Completion of rough electrical , rough plumbing & insulation	\$ 1,100.00
5. Completion of installing all wonder board / drywall & 1 <sup>st</sup> coat of tape	\$ 1,200.00
6. 50 % Completion of installing all tile ( walls & floor )	\$ 1,700.00
7. Completion of installing all tiles & grouting all tiles.	\$ 1,000.00
8. Completion of all trim, install vanity base cabinet, mirrors, electrical & plumbing.	\$ 1,300.00
9. Completion of project , clean up & removal of dumpster	\$ 595.00

Contractor initial ..... Homeowner initial .....

**17. Terms**

17 A Payments are not necessary in order nor reflect the actual value of work described in each payment.

17B you may cancel a contract within 3 business days of signing with full refund of deposit. To notify, please e-mail contractor. Contractors e-mail address on front page of contract.

17C Starting date yet to be determined Starting date may be delayed if homeowner selected a special order item that is beyond a 3 week wait.

17D Completion date will be within 2 weeks of starting project.

17E Completion date may be extended if homeowner request additional work or if issues were exposed during demolition and need to be corrected (rotten wood, illegal plumbing / electrical connections, are some examples)

I have clearly read & understand all terms & specifications of contract and agree as per my signature below.

X Homeowner ..... Date .....

X Homeowner ..... Date .....

X Contractor ..... Date .....

