
828 Mystery Lane
West Chester, PA 19382



Date: 12/19/23

Revised 1/25/24

Added information to framing adjustments

Added information to electrical

Added information to trim

Added information to crown molding option

Revised 1/25/24

Option pricing for crown molding

Option pricing to replace door to garage

Revised 1/12/24.

Change to electrical scope

Addition of pocket door to laundry

Bookcase addition to cabinetry allowance

Optional fireplace expense added at bottom of proposal.

Permit and Project Prep:

Engineering expenses for CAD file and wall openings are included in this proposal.

Builder will submit and pay all permit fees for this project.

Demolition and Dumpsters:

Remove all baseboard throughout home

Remove all interior doors throughout home

Remove all flooring throughout home

Remove partition walls in master suite to facilitate new master bath layout

Remove partition walls in laundry area for new kitchen layout

Remove section of family room/kitchen opening for larger opening

Remove tile, plumbing fixtures, cabinetry, and countertops in master bath.

Remove tile, plumbing fixtures, cabinetry, and countertops in hall bath.

Provide dumpster to remove all debris

Framing Adjustments:

Frame new master bath layout

Frame new master bath/closet layout (TBD)

Frame new laundry room layout (TBD)

Frame new kitchen/family room opening

Close in existing opening near bookcase area in kitchen/eating area.

Plumbing:

Cap existing lines and provide new shut off valves

Master bath (LAYOUT TBD):

- Install new toilet in new layout
- Install vanity sink in new layout
- Install shower fixture in new layout

Hall bath:

- Install new toilet in existing location
- Install new vanity sink in existing location
- Install new tub/shower fixture in existing location
- Install new tub in existing location

Kitchen:

- Install new sink in existing location
- Install new gas line for range
- Install new waterbox in fridge location

Laundry (LAYOUT TBD):

- Install new sink in new location
- Install new washerbox for laundry location
- Install new gasline for dryer

Plumbing Material Allowance:

Master Bath: _____

- Sink - qty 1 - _____
- Sink Faucet - qty 1 - _____
- Shower system - qty 1 - _____
- Toilet - : _____

Hall Bath:

- Sink - qty 1 - _____
- Sink Faucet - qty 1 - _____
- Tub/Shower system - qty 1 - _____
- Toilet - _____
- Tub - _____

Kitchen:

- Sink - _____
- Sink faucet - _____
- Disposal - _____

Laundry:

- Sink - : _____
- Sink faucet - _____

Electrical:

- Install new ceiling fan junction box on single switch in BR 1, 2, and 3.
- Install new exhaust fan, recessed light, and vanity light in baths 1 and 2

Install 6 new recessed lights in family room
Install 2 new recessed lights in laundry
Install 8 new recessed lights in kitchen/DR area with 2 switch locations
Install new pendant junction boxes (2) on individual switch owner to supply light fixtures.
Install new junction box and hang owner supplied fixture of DR table.
Install either 3 new recessed lights in foyer and hallway or replace existing surface mount fixtures with owner supplied fixtures.
Retrim outlets in existing locations to new white outlets and covers
New layout areas to have new outlets per code requirements

Drywall:

Install new drywall along new walls in new bath layout
Install new drywall along new walls in new laundry layout
Drywall repairs as needed in other locations.

Tile Install:

Master Bath:

Install new floor tile over Schluter Kerdi board throughout bathroom
Install new wet bed tile shower floor
Install new wall tile to ceiling in shower

Hall Bath:

Install new floor tile over Schluter Kerdi board throughout bathroom
Install new wall tile to ceiling

Kitchen:

Install backsplash tile

*Assumes tile laid in a straight or staggered brick pattern. Additional patterns, mosaics, and accessories such as niche's or benches may result in additional cost.

Tile Material Allowance: _____

Allowance for Tile Material at approximately \$ ___ per square foot tile. _____ for tile accessories which include thresholds, bench seat, curbs, grouts and caulk.

Trim:

Install new 5 1/4" baseboard throughout home.
Install new interior doors throughout home including closets.
Install new pocket door to laundry/office
Install new casing around new doors to match existing.
Make shelving adjustments to existing shelving
Interior door hardware is included for Kwikset Hancock series or similar.
Cased opening in new entryway to kitchen/dining.
Cased opening in foyer to family room.

Cabinetry Allowance: _____

Kitchen Cabinetry Supply _____
Master bath vanity supply _____
Hall bath vanity supply _____
Bookcase allowance - _____

Countertops: _____

Allowance for new countertops in Kitchen, master bath, and hall bath.

Shower Door Allowance: _____

Allowance for new master bath shower door.

Flooring:

Install new hardwood floors in the kitchen, dining, laundry, family room, hallway and all bedrooms.

Flooring Allowance _____

Flooring allowance for new hardwood floors priced at \$6 psf.

Appliances:

Install owner supplied appliances.

Paint:

Paint the entire main floor throughout the home. Owner to select Sherwin Williams colors.

Cleaning:

Project will be broom swept and site cleaned by contractors throughout process. Upon completion a final clean will be performed throughout the home.

Project Total: \$123,752.00

*All allowances include taxes and freight.

Additional options listed below:

-Crown Molding- _____ per room added. Crown to be selected but assumes 4 5/8" colonial crown or similar.

-Remove existing door to garage area and install new - _____ labor plus door material cost. Owner to select door typical price range . _____

Fireplace option:

-Fireplace will be an optional expense listed as an allowance. Customer to pay direct fee for insert and install for builder to manage. For _____ builder will provide gas line to fireplace. Re-doing the facing (brick/tile) will be a T&M expense.

Provided by Red Fox Builders, LLC - PA #160232

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Proposal Accepted: _____

Date: _____