

Kobat Kitchen Remodel

9/1/2017 Quote	
Demolition	
Kitchen	Protect 1st floor access to kitchen; dispose of all removed contents to dumpster.
	Cover any adjacent furniture next to remodeled areas as needed. Use plastic sheeting to create walls between the family room and the kitchen.
	Remove counter tops, all base and upper cabinets. Cap electric in Island
	Move all appliances for reinstall. Set up a temp kitchen in area to be determined.
	Remove light fixtures
	Remove sink and faucet
	Remove approx 10" of eating area half-wall and tile from kitchen side of wall.
	Remove tile backsplash and underlying drywall
	Remove base as needed and all shoe in wood floor areas
	Cap water and drain lines
Remodel	
Kitchen	
Carpentry	Re construct half-wall to new height ?
	Reapply or fabricate new halfwall cap.
Plumbing	Hook up Elkay ELUH-3118-10R stainless double bowl sink (lower drain to accommodate 10" bowl depth if needed on a T&M basis)
	Install new 1/2 horsepower garbage disposal
	Install new Moen spray pull out faucet
	Re-install owners existing dishwasher
	Moverefrigerator ice-maker water line
Electrical	
	Install Two each new ceiling mounted pendant light fixtures in the kitchen/dining area per plan
	Install LED under cabinet lighting below upper cabinetry on sink and stove walls with one new switch at sink;
	Provide GFI outlets per code in islands. All outlets and switches in new kitchen/dining area to be white.
	Move existing eating area ceiling light fixture to new location over proposed table location. Hang new light fixture
	Move refrigerator outlet circuit to new location.
Flooring	Refinish existing 3/4" x 2 1/4" oak floor by sanding old finish, staining in color TBD, apply two coats of finish
	Ramp, tuck and tack carpet at two openings from new wood flooring to existing carpet in living room and hallway entrance to kitchen.
Backsplash	Install tile on backsplash from counter top level to the underside upper cabinets and including behind range down to 34" above ground and up to the underside of the micro-hood, color and design TBD)
Drywall	Install 1/2" drywall in kitchen on all walls and ceiling where altered for new lighting, Tape and apply drywall compound, three coats between sanding to be paint ready
Cabinetry	Provide and install new maple base and upper cabinets with adjustable shelving per plan; Color and finish TBD; Provide cabinets per plan
Trim	Supply and install base as needed and new shoe in areas with refinished wood flooring
	Install knobs/pulls on all cabinets (Material and color TBD)
Counter Tops	Install 1 1/4" Quartz solid surface counter tops with 4" backsplash per plan. Standard edge
	Install new Elkay ELUH 3118-10R under mount stainless double bowl sink

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Painting	Prime all new drywall and patching; apply 2 coats of Sherman Williams/Benjamin Moore paint on new kitchen/dining combo walls to sliding door and ceiling w/ceiling white. Ceiling paint to include new kitchen/eating area, family room. Stain new shoe to match existing.
Appliances	
OPTIONS	
<i>HOME OWNER</i>	Remove all furniture and personal belongings from kitchen/dining room and contents of cabinetry; remove and reinstall all window coverings in kitchen and dining area