



CCB# 205458



**Jack & Jill Homeowners**

1234 Pleasant Drive  
Anytown, WA 98765

Submitted by:

**Kristan M. Blanchard**  
**Blanchard Remodeling, L.L.C.**

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License #: WA: BLANCRL846QD

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## Estimate



CCB# 205458

### Project: FEB17\_09

Jack & Jill Homeowners  
 1234 Pleasant Drive  
 Anytown, WA 98765

### Customer

Jack & Jill Homeowners  
 Self/Home/Business  
 1234 Pleasant Drive  
 Anytown, WA 98765  
 Office (555) 123-4567  
 Mobile (444) 765-4321  
 Home (333) 098-7654  
 Fax (222) 234-0987  
 jacknjillhomeowners@domain.com  
 JacknJillCreations.com

Tile master bathroom: on concrete flooring, provide wood sub framing where needed under bathtub, and shower pan drain, self level where needed, install RPM system, tile, grout, and clean. Master bath shower to be built with WEDI materials, and tiled.

Total floor area: 171 SF.

Total (shower) wall area: 88 SF

Shower Pan area: 15 SF

Floor area for heat: 107 SF.

TILE AND QUARTZLOCK2 WILL BE SELECTED, AND PAID FOR SEPERATELY.

PAYMENT PLAN: 33% UP FRONT, 33% AFTER PREP, 33% ON FINISH.

Client to purchase and arrange delivery of tile.

Materials list from HD:

5 (X) bags Versabond White LFT Mortar @ \$18.87 ea = \$94.35.  
 1 (X) QEP Extra Large Grouting Sponge 6 pack @ \$10.47 ea = \$10.47  
 1 (X) Argee black 3 gal pail @ \$4.10 ea  
 1 (X) bag HDX Terry Towls (White) 60 pack = \$20.56  
 2 (X) 1/8" v notch trowel @ \$2.69 = \$5.38  
 > 2 (x) 3/8" crown staples @ 3.12 ea. = \$6.24  
 3 (x) 10 inch .40 diameter dual temp hot glue sticks @ \$7.27 ea. = \$21.81.  
 >2 (X) bottles 511 Impregnator sealer @ \$35.48 .  
 >12 (X) Kiln Dried white wood stud 2x4x96 @ \$2.52 ea. = \$30.24.  
 1 (X) T&G OSB 23/32"X4ftX8ft underlayment @\$17.78  
 >1 (X) 3 inch coated star deck screws (5 lb) @ \$29.98.  
 > 5 (X) Liquid Nails Fuze It 9 oz tube construction adhesive @ \$6.97 ea. = \$34.85

HD total less tax = \$307.18

With 8.7% tax= \$333.90

Materials from Lowes:

2 (x) boxes Venom Steel Gloves (100 pair) @ 18.48 ea = \$36.96  
 3 (X) bags of Tavy 1/8' two sides white tile spacers @ \$5.49 ea = \$16.47.

Lowes total less tax = \$53.43.

With 8.7% sales tax = 58.09

## Master Wholesale (Seattle):

- 19 (X) RPM-V1 1/2" Mats, @ 14.99 ea. = \$284.81
- 1 (X) MasterHeat 120 S/F Coated Wire 120 V with MH 500850 Touchscreen Programmable Thermostat @ \$704.41
- 13 (X) MasterHeat Mix (Cement powder) @ \$16.95 per 40 lb bag = \$220.35
- (1x) Roberts Sheet Vinyl Adhesive - premium, 4 Ga: = \$37.20
- >2 (X) 1 Gallon M-Bond acrylic bonding mix \$61.76
- >3 (X) bags Master Wholesales Self Leveling Cement 50 lb bags @ \$21.99 ea. = \$65.97.
- 1 (X) WEDI 3x5ft pan Fundo Primo shower kit center drain, solid curb = \$991.06.
- 1 (X) WEDI 16"X 22" niche assembly = \$69.86
- 3 (x) WEDI Building panels 1/2" 3x5ftA @ \$47.14 ea. = \$141.42.
- 10 (X) WEDI joint sealant sausage tubes @ \$17.15 ea. = \$171.50.
- 1 (X) WEDI Rust Proof Ceramic coated coats screws (1000 count) = \$68.96.
- 1 (X) WEDI board washers with tabs (1000 count) = \$112.93.

ORDER #: TBD (and date)

Master Wholesale total less tax = \$2,894.23  
 Master Wholesale total with 9.6% tax= \$3,262.08

Combined materials total less tax = \$3,289.84.  
 With total tax: \$3,654.07 to be paid for materials

Note: fixed fee is estimated fuel coverage for total length of job. Job length estimated between 3-5 weeks. As well as estimated # of trips across ferry.

NOTE: Disposal/Dump Fees will be charged per weigh of each trip, estimated \$150 per trip.

Description	Quantity	Cost
<b>Prep</b>		<b>\$3,130.00</b>
<b>Floor</b>		<b>\$1,630.00</b>
Concrete		\$1,630.00
<b>Frame Subfloor</b>	1 Ea	\$350.00
Frame in subfloor in tub area and shower drain area.		
<b>Radiant Positioning Mats</b>	176 Ea	\$880.00
Install RPM mats, and heat wire, and self leveling compound over wire, through out entire floor.		
<b>Self Leveler</b>	1 Ea	\$400.00
Apply self leveling concrete to entire concrete floor area		
<b>Shower</b>		<b>\$1,500.00</b>
<b>Tile &amp; Glass</b>		<b>\$1,500.00</b>
<b>WEDI Shower</b>	1 Ea	\$1,500.00
Install WEDI Shower Pan, and wall panels, and dense curb.		
<b>Install</b>		<b>\$5,540.00</b>
<b>Floor</b>		<b>\$1,496.00</b>
<b>Tile &amp; Glass</b>		<b>\$1,496.00</b>
<b>Install Tile</b>	176 Ea	\$1,496.00
Set tile on RPM flooring, and grout.		

Description	Quantity	Cost
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## Install

### Tile & Glass

### Shower \$3,044.00

#### Tile & Glass \$3,044.00

**Dual shelf Niche** 1 Ea \$500.00

Cost to frame, and prep custom niche, and tile it.

**Install Tile** 108 Ea \$1,944.00

Set tile, grout and seal

**Suspended Vanity** 1 Ea \$600.00

Frame walls with 2x6 supports, frame in 2x4 floating vanity shelf appropriate size to fit toilet relocation, sheet with plywood and rock with cement board, water proof, cut out for sink, and tile with same large format tile, 1/8" grout lines, grout with urethane grout. Note: usual cost is \$1000.

### Backsplash \$1,000.00

#### Tile & Glass \$1,000.00

**Install Tile** 1 Ea \$1,000.00

Install "subway" style tile to vanity backsplash, on drywall, with mastic, and grout, labor minimum.

## Trash Haul Away \$150.00

### Cleanup \$150.00

**Trash** 1 Ea \$150.00

Haul trash to the dump in 5x8 trailer, each trip.

<b>Project Subtotal</b>	<b>\$8,820.00</b>
Fixed Fee	\$250.00
<b>Project Total</b>	<b>\$9,070.00</b>
Tax	\$767.34
<b>Total with Tax</b>	<b>\$9,837.34</b>

\*\*\*\*CAREFULLY AND THOROUGHLY READ THIS ENTIRE DOCUMENT BEFORE SIGNING, EACH TIME. \*\*\*\*

Washington General Construction License: BLANCRL846QD.

### COMMON NAMES/TERMS

For the purposes of this Estimate only, Common Names will be used in the remainder of this document. The person who is known to be soliciting for services from Blanchard Remodeling, LLC is now known to be the "Client". Kristan McKay Blanchard, the owner and operator of Blanchard Remodeling, LLC is to be known as "Kristan". Blanchard Remodeling, LLC., Kristan McKay Blanchard, and any and all of its employees are to be known collectively as "Company". The specific set of services to be rendered by Company on/to Client's Property that have been outlined in this document will be known as "Job". This document that outlines the solicited (by Client, from Company) Contract for Construction Services (remodeling) on this Job, at/on Clients Property is to be known as the "Contract", and as state below becomes such once signed by Client and Company.

### MATERIALS, PROCUREMENT & BILLING:

CLIENT IS RESPONSIBLE FOR THE COST OF ALL MATERIALS OUTSIDE OF THE SCOPE OF THIS LABOR ESTIMATE AND THIS COMPANY, AS COMPANY WILL NOT INCURE ANY COST TO PROCURE MATERIALS AT ANY TIME AND BILL LATER (FLOAT COSTS). CLIENT IS FREE TO TAKE THIS INFORMATION AND PROCURE MATERIALS BEFORE THE DATE OF THE JOB, OR TO HAVE COMPANY REPRESENTATIVE TAKE POSSESSION OF A REASONABLE AMOUNT OF CASH TO COVER THESE EXPENSES AND PURCHASE AND DELIVER THE MATERIALS ON THE DATE OF THE JOB.

You are highly encouraged by Company to check the status of Companies License, "BLANCRL846QD", bond status and liability insurance, by using this number on the following web site. Please note, status of Active is required for Company to legally operate.

URL to check: <https://secure.lni.wa.gov/verify/>.

Note, if this web site moves or becomes inoperable, please simple search for "Washington Contractors License Verification".

#### **ACKNOWLEDGMENT OF RECEIPT OF STATE/FEDERALLY REQUIRED DOCUMENTS, RIGHT TO A CONSTRUCTION PROPERTY LIEN**

By signing this contract you hereby consent to and acknowledge the full receipt of the following documents as required by Oregon State law, and/or Federal Law, as well as other option documents elected by Company to better provide whole customer service and transparency in business transactions, these documents are provided out of this contract document but in addition to this contract, and as a whole makeup the contract package by Company with Client. These blank documents can also be sent from Company to the Client electronically at the Clients request.

- 1) NOTICE TO CUSTOMER
- 2) INFORMATION NOTICE TO OWNER ABOUT CONSTRUCTION LIENS
- 4) INFORMATIVE COPY of WASHINGTON GENERAL CONSTRUCTION LICENSE.

#### **RETAIN DOCUMENTS AS PROOF FOR LEGAL COMPLIANCE**

Company must retain proof of the above state required documents delivery to Client (this contract, signed and dated, is that legal proof) for a minimum of 2 years. Company has the facilities and administrative ability to do so, and will maintain all records of every contract that has been signed by both parties for a minimum of 2 years, and up to 5 years. Company highly encourages Client to also keep all documents, such as this contract, any supplemental documents, receipts, estimates, diagrams, photos, business cards, and all else, for a suitable amount of time, preferably at least to years, but the Client is NOT legally required to do so. If the Client is unable to locate applicable documents from this contract at any time up through the minimum 2 year time Company is required to keep said documents, Company can locate and furnish those documents at the Clients request, but Company has the right to and likely will ascertain a minimum of a \$50 USD charge to do so, to be paid by cash, check, money order, or electronic transaction (such as PayPal) before delivery of documents to Client(s).

#### **ESTIMATE FLAT FEE:**

A flat fee will be added to the total of every project to offset the cost of resources, traveling, and time spent measuring and processing raw data to produce ESTIMATES, and is computed beside (in addition to, or regardless of) any labor cost.

#### **UNFORESEEN CIRUMSTANCES:**

Unforeseen Circumstances are defined as: "conditions that were unexpected, and/or unable to be known" before the start of services performed on Clients Property by Company, congruent to the time spent collecting the raw data needed to draft this Estimate.

#### **DEPOSIT & PAYMENT SCHEDULE:**

It is mutually agreeable as discussed verbally before the signing of this estimate that 50% of the estimate labor cost will be made due and paid immediately, before any work begins on Job, and the remainder %50 will be made due and paid no latter than the next business day following the last day of services rendered by Company to/on Client's Property for this Job. This "half now and half later" approach ensures operability of Company and also ensures the commitment of Company and Client to see through to the Job's satisfactory completion.

Under the discretion of Kristan, a progress or stage based payment schedule may be used, such as requiring a percentage up front as a deposit, and other percentages paid when clear stages of work have been accomplished, such as demolition, preparations, and tile setting.

#### **DAMAGES INCURRED BY CLIENT FROM COMPANY:**

In the event that Kristan, or Company causes any kind of reasonably significant damage(s) to the Client's Property outside of the intended scope of repair of this Estimate, the client will be notified in an objectively reasonable method and frequency, of the extent of the damage(s), and Company will take specific actions to remedy damage(s) immediately or according to agreed upon circumstances as agreed upon by Client and Company. Please see additional information in this instance regarding the agreement to correct the damage(s).

#### **ESTIMATE BECOMES LEGALLY BINDING CONTRACT:**

This document was originally created as an ESTIMATE ONLY as compiled from thorough and clear information gathered by many resource, and the professional experience of Kristan and Company collectively. Upon the signing and dating by the Client and

Company, this ESTIMATE then becomes the willful and legally binding CONTRACT of construction services, and there-for establishes the authorization to move forward as reasonably understood by Client and Company at the date and time signed.

**PREMATURE TERMINATION:**

Client agrees to by-default forfeit any and all monies paid to Company in the event of an unknown, or otherwise unexpected, or unreasonable breach of contract by the Client (as perceived, incurred and solely determined by Company), and agrees to pay a non-disputable fee and non-refundable fee of %50 of the original deposit (%25 of total job estimate cost) to Company as a Premature Termination penalty.

**GOOD-FAITH, SOUND MIND AND HEALTH:**

It is in mutually good-faith that Client and Company enter into this Contract, and that substantial and thorough effort will be put-forth to resolve any discrepancies or complaints proactively and entirely. Client and Company acknowledge the understanding that Self and the other Party are of sound mind and health at the time and date of signing this Contract.

**PERMISSION TO MODIFY STRUCTURE/PROPERTY:**

It is inferred by Client to Company, by the nature of this Industry and Contract, and therefor expressly granted that Company has full objectively reasonable permission granted by Client, to modify (remodel) Client's Property, and Company is where-by granted objectively reasonable permission to access Client's Property for the intent of Contract Execution (to perform outlined services).

**ARBITRATION AGREEMENT**

Arbitration in Kitsap County Washington is the exclusive venue for breaches of this Agreement. The parties hereby agree to submit any claim or dispute arising out of the terms of this Agreement to private and confidential arbitration by a single neutral arbitrator in Kitsap County, Washington. The arbitrator shall be appointed by agreement of the parties hereto or, if no agreement can be reached, the decision of the arbitrator shall be final and binding on the parties to the arbitration, and judgment thereon may be entered in any court having jurisdiction. All costs of any such arbitration proceeding, including costs, reasonable attorney fees and witness expenses, shall be paid by the party against whom the arbitrator rules. This arbitration procedure is intended to be the exclusive method of resolving any claim relating to the obligations set forth in this Agreement.

**INDEX OF ABBREVIATIONS USED:**

"A.C" means Actual Cost as determined by unit total and per unit cost. "L.O." means Labor Only. "M.O." means Materials Only. "CPG" means "RSMeans Construction Pricing Guide, Residential Remodeling 2013. "SLM" means Standard Labor Minimum (derived from the CPG, not to total less than the minimums set forth by Company as state above). "TMHR" means Target Median Hourly Rate. "MHR" means Median Hourly Rate. "CDB" means Cost of Doing Business (operating expensives, typically in the context of the single Job).

**THANK YOU!:**

I greatly appreciate your business and time, and ask that you positively review my services provided for you and provide positive "word of mouth" to your friends and family.

Approved By: \_\_\_\_\_ Date: 2/3/17

Date: \_\_\_\_\_

Contractor 

Customer \_\_\_\_\_