

KL Timmerman Enterprises, LLC
 PO Box 1434
 Greenwood, SC 29648
 864-943-0544 Office 864-943-1309 Fax

Estimate

DATE	ESTIMATE NO.
4/1/2025	29587

David Windham
 102 Glen Ridge Circle
 Greenwood, SC 29646

PROJECT

David Windham...

DESCRIPTION	TOTAL
Master Suite remodel	
DEMO AND ROUGH-IN CARPENTRY	
1. Demo walls associated with remodel.	
- Remove both shower units, vanities/tops, and plumbing fixtures.	
- Take up existing floor tile and subfloor to access plumbing.	
Labor - range between \$5000.00 - \$6500.00	5,000.00
Disposal fee at landfill allowance	145.00
2. Cut and install new subfloor.	
Labor	2,200.00
Materials	882.87
* This estimate reflects installing 2 layers of subfloor. If only 1 layer is needed, the invoice will reflect 1 layer. We don't know how the existing floor was installed, but we will have to build it back up to meet the outside floor.	
3. Frame new walls, install supports in shower, frame custom niche in shower.	
Labor	1,785.00
Materials	467.08
PLUMBING	
1. Cap lines for demo.	
- Re-route water (will use Pex pipe) and drain lines for plumbing fixture locations.	
- Re-route vent through the roof.	
Labor and plumbing materials	5,625.00
2. Install new plumbing valves and fixtures.	
Labor	3,750.00
3. Install a gas tankless water heater.	
Labor, water heater, and plumbing materials	3,750.00

TOTAL

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Plumbing fixture allowances * I know you have picked out some of these, but I'm including what we will need. If you buy them, they are removed at time of invoice. If I buy them, you will be invoiced actual cost per item.	
1. Shower valve and trim.	250.00
2. Shower head - American Standard 1660652.295	120.00
3. Shower arm and handheld - American Standard 9238759	225.00
4. Toilet - American Standard Aspirations 252AA899.020	430.00
5. Tub - Quarles- Barclay Vincent 71"	1,665.00
6. Tub filler.	600.00
7. Sink faucets.	300.00
ELECTRICAL	
Bathroom	
1. Demo existing as needed.	
- Install customer provided heater/fan combo outside shower area and switched on door wall opposite of shower.	
- Install an outlet on the bathroom entry door wall opposite of shower.	
- Install 3 wafer lights on a dimmer switch - 3 way - switch to be located on bathroom entry door wall opposite of shower and on the left end wall of vanity.	
- Install 2 vanity lights - switch to be located on left end wall of vanity.	
- Install 2 GFI's - to be located on left and right walls of vanity.	
Master bedroom	
1. Install new ceiling fan - switch to be located on left wall entering the bedroom.	
- Switch the 2 existing outlets on long wall of bedroom for lamps - switch to be located of left wall entering the bedroom.	
Labor and materials	5,225.00
Panasonic Whisper Cozy heater/van ZZ811A	280.00
2 vanity lights	300.00

TOTAL

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DESCRIPTION	TOTAL
CREDIT FOR INSTALLATION OF CEILING FAN FROM INSURANCE.	-250.00
DRYWALL	
1. Make repairs to drywall from demo.	
2. Install drywall on walls and ceiling associated with master bathroom and bedroom remodel.	
Labor and materials	4,620.00
TRIM AND DOORS * Will need to meet Ed for Ginny's closet to quote it.	
1. Install baseboard in the bedroom, bathroom, hallway, and Ginny's closet - all associated with remodel.	
- Install bi-hinge bedroom doors and casing - 6 panel raised solid core.	
- Install bi-hinge closet doors and casing - 6 panel raised solid core.	
- Install 2 door units for bathroom and casing - 6 panel raised solid core.	
Labor	2,800.00
Trim	488.12
Allowance - Door units, bi-hinge doors, hinges, ball catches, and door handles.	1,200.00
PAINTING	
1. Paint all ceilings, walls, and trim associated with master bedroom and bathroom remodel.	
Labor and materials	3,125.00
-Stairwell long wall, short wall at end of landing, trim, and the ceiling - \$1312.50	
- One wall, trim, and door in Ginny's closet - \$593.75	
- Bathroom walls, ceiling, trim, and door - \$1218.75	
MISCELLANEOUS	
1. Shower and bathroom floor tile	
Labor	5,625.00
Tile allowance for shower walls, shower floor, and outside floor	2,000.00

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DESCRIPTION	TOTAL
Freight allowance	325.00
Materials - grout, caulk, schluter, backerboard, schluter kerdi shower tray, etc.	2,100.00
2. Bedroom padding and carpet	
- Labor	1,050.00
- Carpet allowance	3,200.00
# 10 pad and seam tape	1,158.00
CREDIT FROM INSURANCE ON 216 sq ft ALLOWANCE FOR INSURANCE.	-1,391.04
3. Vanity	
- Custom build and install vanity.	
Allowance	8,800.00
Allowance for knobs/pulls	140.00
4. Vanity top and sinks	
- Template and install	
Allowance for top and sinks	3,125.00
5. Shower door	
- Custom shower door and installation allowance.	3,000.00
6. Mirror - remove existing mirror and reinstall. * I think this is what I remember David saying... if not I can revise it	250.00
7. Install bathroom accessories	
Grab bar @ 50.00 each	0.00
Towel bars, robe hooks, toilet paper holder, and 2 hand towel rings.	125.00
Allowance on accessories	180.00
8. Allowance on custom linen closet.	2,500.00

TOTAL	\$77,170.03
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- Install bi-hinge closet doors and casing - 6 panel raised solid core.	
- Install 2 door units for bathroom and casing - 6 panel raised solid core.	
Labor	2,800.00
Trim	488.12
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Tile allowance for shower walls, shower floor, and outside floor	2,000.00
Freight allowance	325.00
Materials - grout, caulk, schluter, backerboard, schluter kerdi shower tray, etc.	2,100.00
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Towel bars, robe hooks, toilet paper holder, and 2 hand towel rings.	125.00
Allowance on accessories	180.00
8. Allowance on custom linen closet.	2,500.00

TOTAL	\$78,811.07
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