



Marlow kitchen and bath tile

Prepared for Dana Marlow
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PROPOSAL TOTAL

\$9,155.15

The proposal total includes sales tax.

Spaces	Tile area	Tile boxes
5	327 sq ft	32

SCOPE OF WORK

Supply and install porcelain floor tile in the kitchen, hall bath and mudroom, ceramic wall tile in the primary shower, and a ceramic kitchen backsplash, including setting materials, grout and listed trim.

SPACES

SPACE	LAYOUT	TILE AREA	TILE BOXES
Kitchen floor	Straight	120 sq ft	9
Primary shower walls	Running bond	98 sq ft	11
Kitchen backsplash	Herringbone	27 sq ft	4
Hall bath floor	Straight	40 sq ft	3
Mudroom entry floor	Diagonal	42 sq ft	5

INCLUSIONS

Only work and materials expressly listed in this proposal are included.

EXCLUSIONS

Excludes demolition, disposal, substrate repair or flattening, framing, plumbing, electrical, permits, hidden conditions, and owner-supplied material shortages unless listed.

PAYMENT TERMS

40% deposit on approval to order materials, 40% when tile setting starts, balance on completion.

ASSUMPTIONS AND RESPONSIBILITIES

Installation assumptions. Tile layout, pattern orientation, grout joint and color, trim, movement joints, substrate preparation, waterproofing details, and product compatibility require field verification and written approval before installation.

Cleanup and disposal. Standard work-area cleanup is included. Demolition, haul-off, disposal fees, and hazardous-material handling are excluded unless listed.

Client responsibilities. Client is responsible for clear access, utilities, timely product selections, and having any owner-supplied materials on site before work begins.

SITE CONDITIONS TO BE VERIFIED

The items below have not been verified. They do not add to, or take away from, the scope, inclusions and exclusions stated in this proposal. Each is subject to verification before installation; any additional work requires written approval.

- Applies to: Kitchen floor, Hall bath floor, Mudroom entry floor
- Movement joints: Movement joint locations have not been confirmed.
- Floor flatness: Floor flatness has not been verified.
- Subfloor structure: The subfloor and framing have not been evaluated for tile.

- Applies to: Primary shower walls
- Waterproofing details: Waterproofing details at seams, corners, penetrations and drain connections have not been confirmed.
- Niche details: Niche slope, waterproofing and trim details have not been confirmed.
- Waterproofing system: The waterproofing system has not been confirmed against its manufacturer's instructions.
- Shower base below the walls: The shower base or tub below these walls, its drain and its waterproofing connection to the walls have not been verified.

TERMS AND VERIFICATION

Pricing is based on the measured areas, selected tile and assemblies listed in this proposal. Tile, setting materials and trim are ordered after written approval and are not returnable once cut or opened. Hidden damage, moisture, out-of-flat or structurally unsound substrates found after demolition are outside this proposal and are priced by written change order before that work proceeds. The work area must be clear, conditioned and have power and water available. Grout and natural variation in tile shade, size and texture are normal and are not defects. Schedule depends on product lead times and on other trades finishing their work first.

PROPOSAL ACKNOWLEDGMENT

Changes in site conditions, access, selected products, layout, or requested scope may affect final pricing and schedule and require written approval.

This proposal is not a contract and does not replace one. Signing below acknowledges the proposed scope and price and asks the contractor to schedule the work, subject to a final written agreement between the parties and any notices or terms required by applicable law.

Client Printed Name	Client Signature	Date
Contractor Printed Name	Contractor Signature	Date