HOLLIS GRANT
REMODELING

Bathroom remodel estimate

Primary bathroom, 9 by 11 feet: from a tub and almond tile to a curbless walk-in shower, a double vanity and a heated floor.

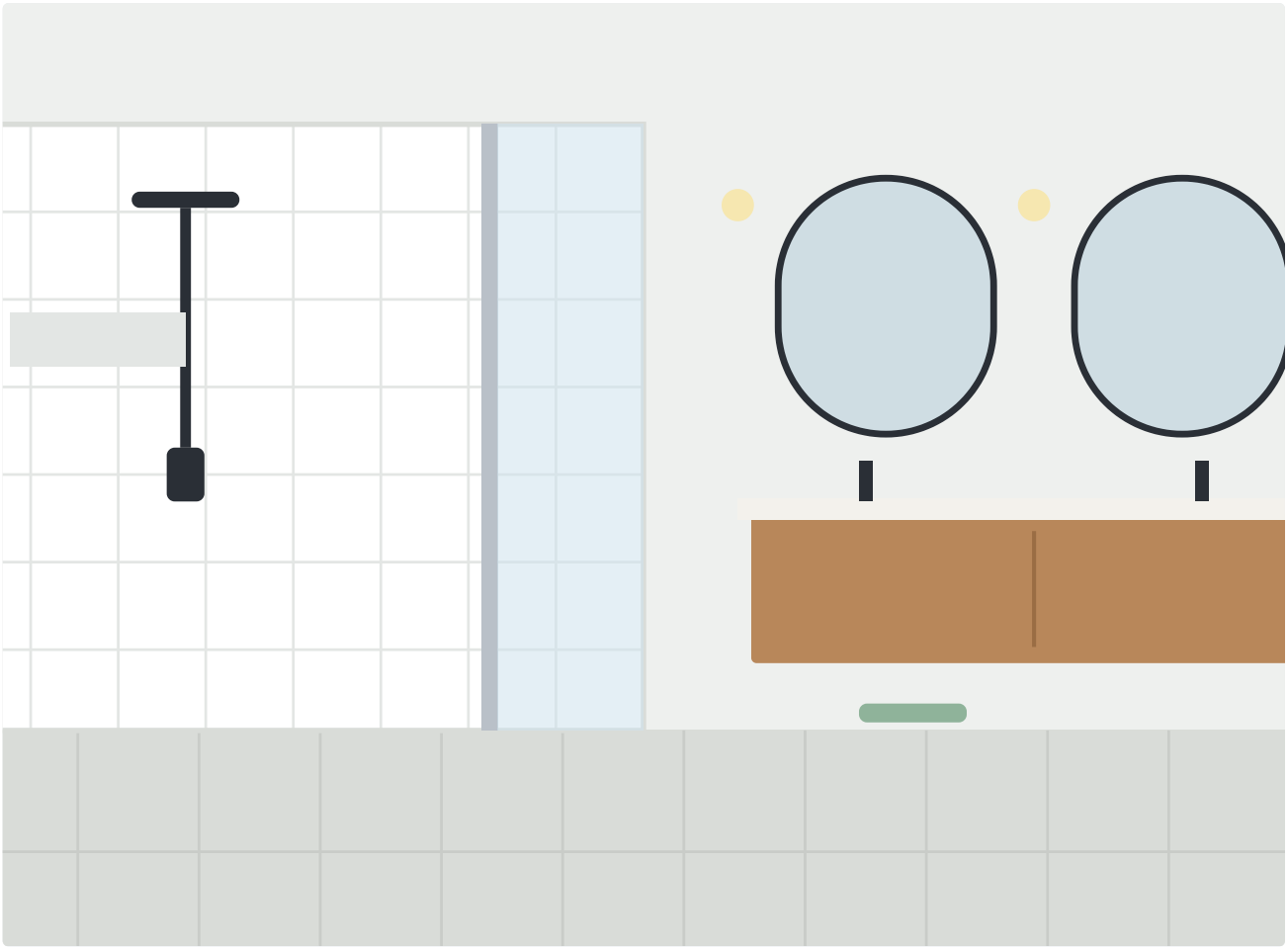
ESTIMATE # HG-E-26-0233
ISSUED Nov 16, 2026
VALID UNTIL Jan 15, 2027

PREPARED BY

Hollis & Grant Remodeling
Marcus Grant
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NC GC license: No. 99812, unlimited

PREPARED FOR

Linh and Peter Nguyen
Linh Nguyen
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linh.nguyen@mail.example



Cover letter

Dear Linh and Peter,

Thank you for showing me your bathroom on November 10. You want a room that will work for the next twenty years: no tub to step over, more room at the sink for two people, and a floor that is warm in the morning.

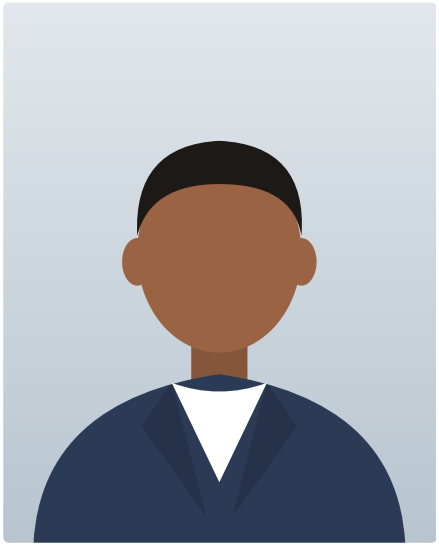
This estimate is built around that plan. We remove the tub and turn its space into a 5 by 4 foot curbless shower, move the drain to a linear drain at the back wall, and replace the single vanity with a 60-inch floating double vanity. A heated floor runs under the new porcelain tile.

It is an estimate, not a fixed price, for two reasons you should know about. First, five items are allowances: the amounts are a realistic budget for the vanity, top, toilet, shower trim and lighting, and the final price follows what you choose. Second, a 1990s bathroom can hide rot or old wiring, so the estimate carries a 10% contingency that we use only with your written approval.

Once you have chosen your selections, we will turn this into a fixed-price contract.

Kind regards,

Marcus Grant



YOUR CONTACT

Marcus Grant

Owner and Project Estimator

+1 704 555 0138

marcus@hollisgrant.example

SITE VISIT

November 10, 2026

Room measured and photographed

Subfloor and plumbing checked

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The estimate at a glance

What it costs, how long it takes and what can change.

ESTIMATED TOTAL	ALLOWANCES	CONTINGENCY
$27,128.00	**$5,580**	**$2,470.00**
Including the contingency	5 items you choose	Billed only if used

WORK ON SITE	EARLIEST START	SALES TAX
3 weeks	**Feb 1, 2027**	**None**
15 working days	After selections and permit	Capital improvement in NC

Scope of work

Included

- Demolition and haul-away of the old bathroom
- Curbless shower with linear drain, waterproofed and flood-tested
- Floor tile, shower tile to the ceiling and a glass panel
- Heated floor, new circuits, fan and lighting
- Vanity, top, toilet and trim from your selections
- Permits, inspections and final clean

Not included

- Work outside the bathroom, including the hallway floor
- Upgrading the main electrical panel, if the inspector requires it
- Mold remediation, if found
- Selections above their allowances, billed at cost

Your house's main panel has room for the two new circuits, based on our visit.

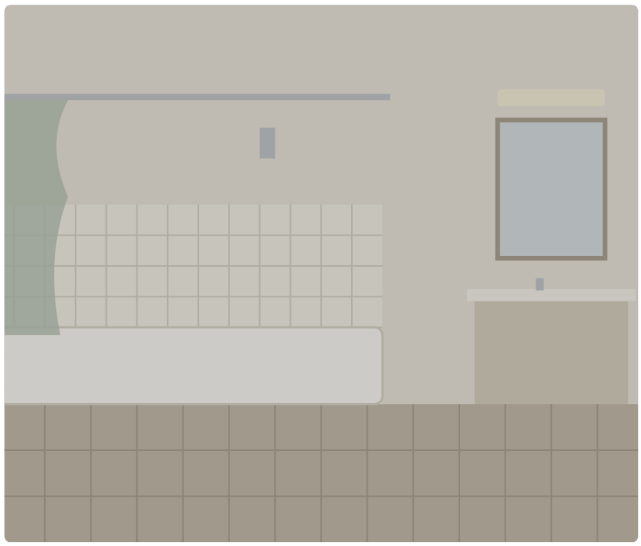
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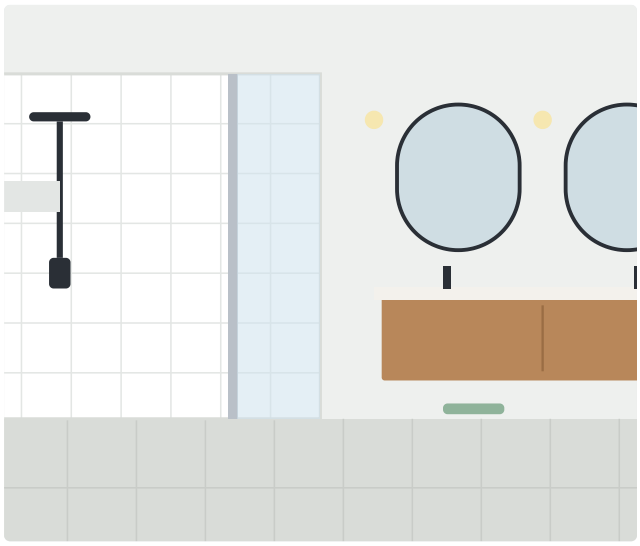
Before and after

Your bathroom today, and the design this estimate prices.

BEFORE



AFTER



Primary bathroom, 99 sq ft

Tub, almond tile and a 36-inch vanity become a walk-in shower and a double vanity

SHOWER
5 × 4 ft, curbless

VANITY
60 in, 2 sinks

FLOOR
Heated porcelain

The room keeps its size and its window; the door and the toilet stay where they are. Everything else changes: the tub becomes a level-entry shower that will still work if either of you ever uses a walker or a wheelchair, and the vanity doubles in width.

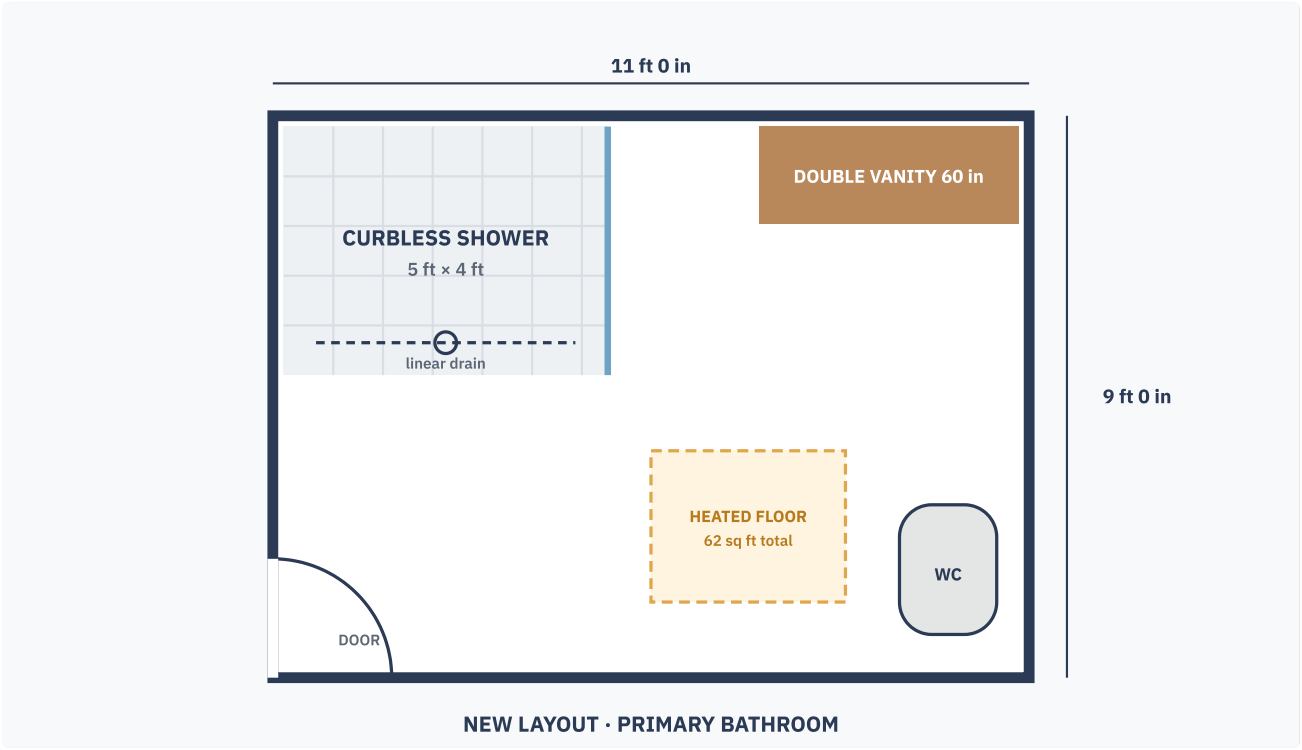
What changes in the room

ITEM	TODAY	AFTER
Bathing	Tub with curtain, 14 in step-over	Curbless shower, glass panel
Vanity	36 in, one sink	60 in floating, two sinks
Floor	Ceramic, cold	Porcelain on a heated mat
Ventilation	Fan venting into the attic	Quiet fan ducted outside

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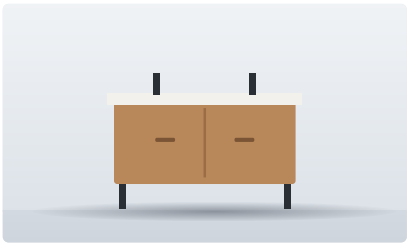
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New layout



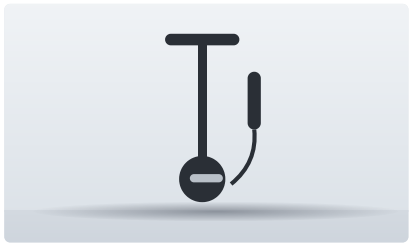
The shower takes the tub's place along the back wall, with a linear drain so the whole floor slopes gently to one side. The vanity moves to the long wall, and the heated floor covers the area where you stand.

Your selections



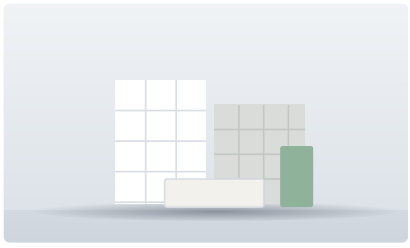
Vanity and top

Allowance	$3,550
Choose by	Jan 8



Shower trim

Allowance	$650
Choose by	Jan 8



Tile

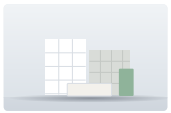
Included	Up to $6 / sq ft
Choose by	Jan 8

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Estimate

Prices include labor, materials and the sales tax we pay on materials. Allowances are marked; you pay the actual cost of what you choose.

#	ITEM	QTY	PRICE	DISC.	TAX	TOTAL
	Demolition and preparation					
1	**Remove tub, tile, vanity, toilet and flooring; haul away** Code: DM-01	1 job	$2,450.00	–	0%	$2,450.00
2	**Dumpster, 15 yd, 1 week** Code: DM-02	1 unit	$520.00	–	0%	$520.00
3	**Dust barriers and floor protection to the bathroom** Code: DM-03	1 job	$380.00	–	0%	$380.00
4	**Framing for niche, cement board and drywall repairs** Code: DM-04	1 job	$1,900.00	–	0%	$1,900.00
	Subtotal: Demolition and preparation					**$5,250.00**
	Plumbing and electrical					
5	**Move shower drain and valve for the curbless shower** Code: PL-01 Licensed plumber; includes recessing the floor for a level entry and a new pressure-balance valve.	1 job	$2,400.00	–	0%	$2,400.00
6	**New circuits, quiet exhaust fan, vanity and shower lights** Code: EL-01 Permit: Included	1 job	$1,950.00	–	0%	$1,950.00
7	**Heated floor mat with programmable thermostat** Code: EL-02	62 sq ft	$18.00	–	0%	$1,116.00
	Subtotal: Plumbing and electrical					**$5,466.00**
	Tile and shower					
8	**Floor tile, porcelain 24 × 24 in, installed** Code: TL-01 	62 sq ft	$16.00	–	0%	$992.00
9	**Shower wall tile to ceiling, installed** Code: TL-02	110 sq ft	$26.00	–	0%	$2,860.00

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#	ITEM	QTY	PRICE	DISC.	TAX	TOTAL
	Tile and shower, continued					
10	**Shower pan, linear drain and waterproofing membrane** Code: TL-03 Sloped mortar bed with a sheet membrane, flood-tested for 24 hours before tile.	1 job	$2,150.00	–	0%	$2,150.00
11	**Frameless glass shower panel, 3/8 in** Code: TL-04	1 unit	$1,680.00	–	0%	$1,680.00
	Subtotal: Tile and shower					**$7,682.00**
	Fixtures and finishes, allowances					
12	**Double vanity, 60 in, floating, allowance** Code: AL-01 	1 item	$2,200.00	–	0%	$2,200.00
13	**Quartz vanity top with 2 undermount sinks, allowance** Code: AL-02	1 item	$1,350.00	–	0%	$1,350.00
14	**Toilet, elongated comfort height, allowance** Code: AL-03	1 item	$480.00	–	0%	$480.00
15	**Shower trim, rain head and hand shower, allowance** Code: AL-04	1 item	$650.00	–	0%	$650.00
16	**Mirrors and light fixtures, allowance** Code: AL-05	1 item	$900.00	–	0%	$900.00
17	**Paint walls, ceiling and trim** Code: PT-01	1 job	$680.00	–	0%	$680.00
	Subtotal: Fixtures and finishes, allowances					**$6,260.00**
	Contingency					
18	**Contingency for hidden conditions, about 10%** Code: CT-01 Used only with your written approval, for problems found behind the walls, such as rot or old wiring. Unused contingency is not billed.	1 job	$2,470.00	–	0%	$2,470.00

Subtotal	$27,128.00
Sales tax (capital improvement, none charged in NC)	$0.00
Estimated total	**$27,128.00**

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How allowances work

An allowance is a budget for an item you have not chosen yet. Here is how the final price follows your choice.

IF YOU CHOOSE	EXAMPLE	EFFECT ON THE PRICE
Under the allowance	A $1,900 vanity on a $2,200 allowance	You are credited $300
At the allowance	A $650 shower set	No change
Over the allowance	A $1,100 shower set	You pay $450 more, at cost

Selections are confirmed in writing with their actual price. We charge no markup on the difference.

Schedule

Three weeks on site. The bathroom is out of use for the whole time; your second bathroom is not touched.

Days 1–2 ○ **Demolition**

Protection, demolition and haul-away.

Days 3–5 ○ **Rough-in**

Plumbing and electrical, then the rough-in inspection.

Days 6–8 ○ **Shower and floor base**

Shower pan, waterproofing and 24-hour flood test; heated mat.

Days 9–12 ○ **Tile**

Floor and shower walls, grout and sealing.

Days 13–15 ○ **Finish**

Vanity, top, toilet, glass, trim, paint, final inspection and clean.

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Payment schedule

Payments follow the work. The amounts are recalculated on the contract once your selections are known.

MILESTONE	DUE	SHARE	AMOUNT
1. Deposit On signing the contract	Contract date	10%	$2,712.80
2. Rough-in passed After the rough-in inspection	About day 5	30%	$8,138.40
3. Tile complete Floor and shower tiled	About day 12	40%	$10,851.20
4. Final After the final inspection and your walkthrough	About day 15	20%	$5,425.60
Estimated total		**100%**	**$27,128.00**

Questions homeowners ask

Why is there no sales tax?

In North Carolina a remodel is a capital improvement. We pay tax on the materials we buy, and it is built into our prices.

Can the price go up?

Only if you choose above an allowance, or if we find hidden damage and you approve the repair from the contingency.

Is a curbless shower really dry?

Yes. The floor slopes to the linear drain, the membrane covers the whole wet area and the glass panel stops spray.

Who pulls the permit?

We do. The permit and inspection fees are in the estimate.

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About this estimate

1. Estimate, not a contract

1.1 This is a detailed estimate of the cost of the work described. It becomes a fixed-price contract once your selections are made and both of us sign the contract.

2. Validity

2.1 The prices are valid until January 15, 2027. Tile and fixture prices change often; after that date we confirm them before the contract.

3. Changes

3.1 Any change to the work after the contract is signed is agreed in a written change order with its price before the work is done.

4. Warranty

4.1 Our workmanship is warranted for 2 years from completion, and the shower waterproofing for 10 years. Products carry their manufacturers' warranties.

5. License and insurance

5.1 Hollis & Grant holds North Carolina general contractor license No. 99812 and carries general liability and workers' compensation insurance.

Ready to go ahead?

Sign below to tell us to prepare the contract. Signing this estimate does not commit you to the work.

HOMEOWNER SIGNATURE

_____

DATE

_____

FULL NAME

_____

POSITION

_____

We will book your selections appointment at our showroom within a week.

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