Kitchen remodeling estimate

Opening the Okafor kitchen to the dining room, with an island, new cabinets and one oak floor through both rooms.

COPPER KETTLE REMODELING

ESTIMATE # CK-E-2026-089
ISSUED Nov 23, 2026
VALID UNTIL Dec 23, 2026

PREPARED BY
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PREPARED FOR
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COPPER KETTLE
REMODELING

Estimate

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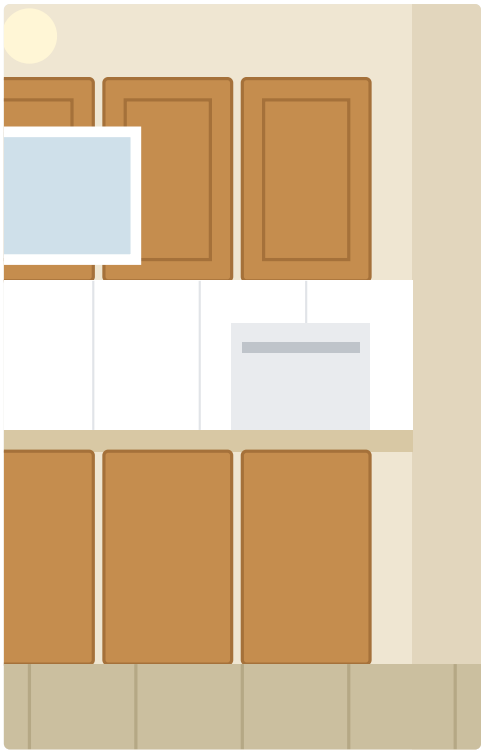

What you asked for

One room for cooking and eating

Take out the wall to the dining room so whoever cooks can see the table and the back yard.

Room for two cooks

An island with the sink in it, a bigger pantry and the range away from the walkway.

A kitchen that suits the house

Painted shaker cabinets, a light quartz and an oak floor that matches the rest of the main level.

At a glance

9 weeks
From demolition to final inspection

$56,111.00
Estimated total, contingency included

1 wall out
With an engineered beam

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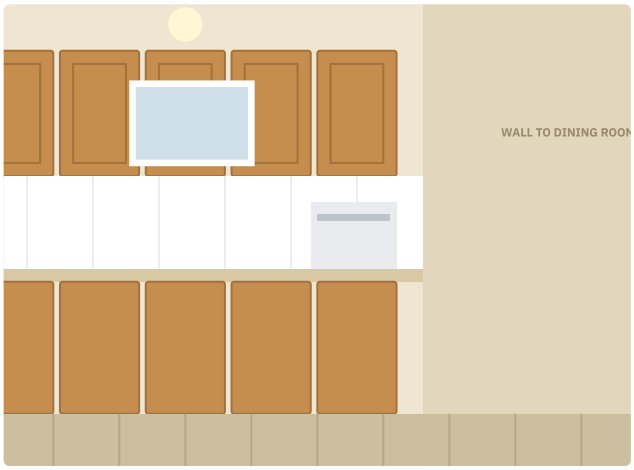
Today and after the remodel



Today

Original 1996 cabinets and laminate counters. The wall cuts the kitchen off from the dining room and blocks the window light.

After

One open room with an 8-foot island, sage cabinets to the ceiling and pendant lights over the counter.

What changes

	TODAY	AFTER
Layout	Closed U-shape, wall to dining	Open L-shape with an island
Cabinets	Honey oak, 18 lin ft	Sage shaker, 24 lin ft plus island
Counters	Laminate	3 cm quartz
Sink	Under the window	In the island, facing the table
Lighting	One ceiling fixture	10 recessed, under-cabinet, 3 pendants
Floor	Vinyl sheet	White oak, woven into the dining room

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The new layout

The bearing wall comes out and a flush beam carries the floor above, so the ceiling stays flat across both rooms. The sink moves to the island, the range moves to the outside wall where the hood can vent straight outdoors, and the pantry takes the old broom closet.

Built in

Engineered beam

Sized and stamped by a structural engineer, inspected before the ceiling closes.

Code circuits

Dedicated circuits for every fixed appliance and GFCI outlets at the island.

One floor

New oak woven into the dining room and finished as one surface.

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Scope of work

Five phases. Each one is inspected or walked with you before the next starts.

PHASE 1 · WEEK 1

Demolition and protection

Tasks

- Dust walls and floor protection to the rest of the house
- Remove cabinets, counters, flooring and the wall

Deliverables

- Clean, open shell

PHASE 2 · WEEKS 2 AND 3

Structure and rough-in

Tasks

- Shore, set the LVL beam and posts
- Move plumbing and gas; run new circuits

Deliverables

- Framing, plumbing and electrical inspections

PHASE 3 · WEEKS 4 AND 5

Walls and floor

Tasks

- Insulate and drywall
- Lay and weave in the oak floor

Deliverables

- Painted-ready walls
- Floor laid, unfinished

PHASE 4 · WEEKS 6 TO 8

Cabinets and countertops

Tasks

- Set cabinets and the island
- Template, then install quartz and tile

Deliverables

- Cabinets, counters and backsplash

PHASE 5 · WEEK 9

Finish and handover

Tasks

- Sand and finish both floors; final paint
- Install appliances and lights

Deliverables

- Final inspection
- Walk-through and punch list

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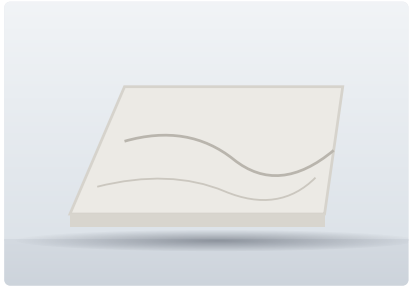
Your selections

Cabinets

Semi-custom shaker, painted maple, soft-close doors and drawers.

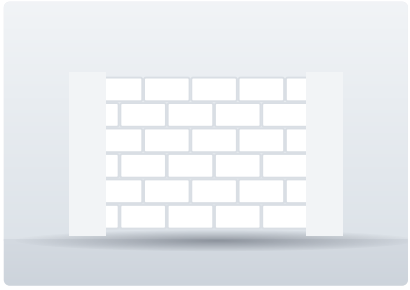
Color	Sage
Hardware	Brushed brass
Wall cabinets	42 in, to the ceiling



Countertops

Light quartz with soft veining; no sealing needed.

Thickness	3 cm
Edge	Eased
Area	62 sq ft



Backsplash

Glossy white subway tile from counter to cabinets.

Tile	3 × 6 in
Grout	Warm gray
Area	38 sq ft

Your choices to make by December 18

The cabinets take six weeks to arrive, so these lock in the start date.

- ☑ Cabinet color and door style
- ☑ Quartz color
- ☐ Pendant lights over the island (bought by you)
- ☐ Appliance models and their spec sheets (bought by you)

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Itemized costs

Materials and labor together on each line. Appliances and pendant lights are bought by you and are not included.

#	ITEM	QTY	PRICE	DISC.	TAX	TOTAL
	Demolition and structure					
1	**Demolition of the existing kitchen and haul-away** Code: DS-DEMO Cabinets, counters, soffits, flooring and the wall to the dining room.	1 job	$2,800.00	–	0%	$2,800.00
2	**Remove the bearing wall and install an LVL beam** Code: DS-BEAM Temporary shoring, a flush 3-ply LVL beam and new posts down to the footing.	1 job	$6,400.00	–	0%	$6,400.00
3	**Structural engineer's letter and beam design** Code: DS-ENG	1 letter	$650.00	–	0%	$650.00
4	**Permits: building, electrical, plumbing and mechanical** Code: DS-PERMIT	1 set	$1,150.00	–	0%	$1,150.00
			Subtotal: Demolition and structure			**$11,000.00**
	Cabinets and countertops					
5	**Semi-custom shaker cabinets, sage, soft-close** Code: CC-CAB 	24 lin ft	$520.00	–	0%	$12,480.00
6	**Island cabinet, 8 ft, with seating overhang** Code: CC-ISL	1 ea	$3,900.00	–	0%	$3,900.00
7	**Quartz countertops, 3 cm, eased edge** Code: CC-QTZ Templated after the cabinets are set; includes the sink cut-out and cooktop cut-out.	62 sq ft	$95.00	–	0%	$5,890.00
8	**Subway tile backsplash, installed** Code: CC-TILE	38 sq ft	$42.00	–	0%	$1,596.00
			Subtotal: Cabinets and countertops			**$23,866.00**
	Electrical and plumbing					
9	**Recessed LED lights, 6 in, dimmable** Code: EP-CAN	10 ea	$210.00	–	0%	$2,100.00
10	**Under-cabinet LED lighting** Code: EP-UCL	1 set	$980.00	–	0%	$980.00

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#	ITEM	QTY	PRICE	DISC.	TAX	TOTAL
	Electrical and plumbing, continued					
11	**Dedicated circuits: range, dishwasher, microwave, island** Code: EP-CKT	4 circuits	$360.00	–	0%	$1,440.00
12	**Move the sink and dishwasher to the island** Code: EP-SINK New drain, vent and supply lines through the crawl space.	1 job	$2,850.00	–	0%	$2,850.00
13	**Gas line to the new range location** Code: EP-GAS	1 job	$780.00	–	0%	$780.00
				Subtotal: Electrical and plumbing		**$8,150.00**
	Flooring and finishes					
14	**White oak floor, woven into the existing dining room floor** Code: FF-OAK Sanded and finished together with the dining room so the two rooms read as one.	310 sq ft	$14.50	–	0%	$4,495.00
15	**Drywall, trim and paint, kitchen and dining room** Code: FF-PAINT	1 job	$3,200.00	–	0%	$3,200.00
16	**Install your appliances: range, hood, fridge, dishwasher, microwave** Code: FF-APPL	5 ea	$180.00	–	0%	$900.00
				Subtotal: Flooring and finishes		**$8,595.00**
	Contingency					
17	**Contingency for hidden conditions** Code: CT-10 Spent only with your written approval; anything unused is taken off the final invoice.	1 allowance	$4,500.00	–	0%	$4,500.00
				Subtotal: Contingency		**$4,500.00**

Subtotal	$56,111.00
Sales tax (capital improvement, not charged)	$0.00
Estimated total	**$56,111.00**

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What could change the price

IF WE FIND	WHAT HAPPENS
Rot or termite damage in the subfloor	Repaired from the contingency, after you approve
Wiring that is not to code inside the walls	Priced and approved before we fix it
A different beam size from the engineer	Price adjusted to the engineer's design
Changes you ask for	A written change order before any work

Project timeline

About 9 weeks on site, starting after the cabinets arrive. You will be without a kitchen for 8 of them.

DEC 18, 2026

Selections final

Cabinets ordered.

FEB 1, 2027

Demolition

Kitchen and wall removed.

FEB 12, 2027

Rough-in passed

Beam, plumbing, electrical.

MAR 15, 2027

Countertops in

Sink and cooktop working.

APR 2, 2027

Handover

Final inspection and walk-through.

Living through the remodel

Temporary kitchen

We set up your old fridge, a sink and a microwave in the garage for the eight weeks.

Dust control

Zip walls, a negative-air fan and floor protection on the route to the back door.

Working hours

7:30 am to 4:30 pm, Monday to Friday; nothing loud before 8:00.

Weekly update

A short walk-through with Grace every Friday, and photos by email.

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Terms and conditions

1. Validity

1.1 This estimate is valid until Dec 23, 2026. Cabinet and quartz prices are held only once the deposit is paid.

2. Payments

2.1 25% to order the cabinets, 25% at rough-in inspection, 40% when the countertops are in, and 10% at handover.

3. Exclusions

3.1 Appliances, pendant lights, window treatments, asbestos or lead abatement, and work outside the kitchen and dining room.

4. Changes

4.1 Every change is agreed in a written change order, with its price and any effect on the dates, before the work.

5. Site access

5.1 Access through the garage on working days, a parking space on the drive for the dumpster, and use of one bathroom for the crew.

6. Pets and children

6.1 Please keep them out of the work area; the dust walls are not a barrier.

7. Warranty

7.1 Two years on our workmanship from the handover date; manufacturers' warranties pass to you.

Approval

Signing approves this estimate as the basis for the remodeling contract we send next, with the same scope and price.

HOMEOWNERS

_____

SIGNATURE

Nadia and Chris Okafor

Name: _____

Date: ____ / ____ / _____

COPPER KETTLE REMODELING

_____

SIGNATURE

Copper Kettle Remodeling

Name: _____

Date: ____ / ____ / _____

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