

Job Sheet — Internal

BRIGHTWATER BUILDERS LLC · NOT FOR CLIENT DISTRIBUTION

Marcy Ellis
2418 Hanover Avenue, Richmond, VA 23220

JOB

BW-1047
9/28/2026

Refresh of the kitchen and hall bathroom. Cabinetry replaced in the kitchen with new countertops and a tile backsplash. The hall bath receives a new vanity, tile floor and a refinished tub surround.

SCOPE	QTY	TAG	PRICE
KITCHEN			
Remove existing cabinetry and countertops Includes protection of adjoining flooring and haul-away.	LS	demolition	\$1,450.00
Install new base cabinetry Client-supplied cabinets, installed and levelled.	18 LF	base_cabinetry	\$4,320.00
Install new wall cabinetry	14 LF	upper_cabinetry	\$3,080.00
Fabricate and install countertops Material selection outstanding.	32 SF	countertop	\$2,560.00
Tile backsplash Full height behind the range, standard height elsewhere.	36 SF	tile_backsplash	\$2,340.00
Patch and finish drywall at removed soffit	LS	drywall_repair	\$650.00
Prime and paint walls and ceiling	LS	paint_interior_walls	\$875.00
KITCHEN SUBTOTAL			\$15,275.00
HALL BATH			
Remove existing vanity and floor tile	LS	demolition	\$780.00
Install new vanity Client-supplied 36 inch vanity.	1 EA	vanity_install	\$420.00
Install tile floor	48 SF	floor_tile	\$1,440.00
Retile tub surround	64 SF	tile_shower	\$2,880.00
Paint walls, ceiling and trim	LS	paint_interior_walls	\$690.00
HALL BATH SUBTOTAL			\$6,210.00

JOB TOTAL	\$21,485.00
DEPOSIT	\$7,519.75
BALANCE	\$13,965.25

VERIFY ON SITE

- Confirm cabinet run dimensions after demolition.
- Verify subfloor condition in the hall bath before tile.
- Confirm ceiling height in the kitchen.

CLIENT DECISIONS OUTSTANDING

- Countertop material — quartz or butcher block.
- Backsplash tile selection.

REFER OUT

- Plumbing — relocation of the sink supply and waste — by licensed plumber under separate contract.
- Electrical — new circuit for the range and under-cabinet lighting — by licensed electrician under separate contract.

CHECK SPELLING

- Client surname heard as 'Ellis' — verify spelling.

NOTES

- Client mentioned a budget around the low thirties for the kitchen. Not committed to it.
- Possible water staining under the hall bath vanity — check for an active leak before finish work.