

AD MASTER CONSTRUCTION

www.admasterconstruction.com

www.kabseattle.com

12727 Northup Way Suite #14, Bellevue, WA 9800

ESTIMATE

Client Page:

<https://www.kabseattle.com/huizi>

PREPARED FOR:

Huizi

16605 SE 34th ST

Bellevue, Washington 98008 United States

812-369-6662

PREPARED BY:

Viola Artemani,

Designer, Project Manager, MBA

206-823-8193

viola@admasterconstruction.com

PROPOSAL DETAILS

1. Master Bathroom complete Remodeling. The project consists of complete remodeling the master bathroom with an approximate total area of 10X14 =140 sq. ft.
2. Bathroom 2 Complete Remodeling 5X9.5 = 47.5 sf
3. Bathroom 3 Complete Remodeling 6,3X10=63 sf
4. Floor Replacement (Carpet to Engineered Wood)





ESTIMATE

A.D. Master Construction LLC. License #: ADMASMC771RR. Bond Account #: 466CF819962

A.D. Master Construction
United States

BILL TO

Huizi
Huizi
16605 SE 34th ST
Bellevue, Washington 98008
United States

812-369-6662
nkuzhaoweiran@gmail.com

Estimate Number: EST176

Estimate Date: March 22, 2026

Valid Until: April 21, 2026

Grand Total (USD): \$29,990.57

Items	Amount
Master Bathroom General Scope of work	\$0.00
Master Bathroom complete Remodeling. The project consists of complete remodeling the master bathroom with an approximate total area of 10X14 =140sq. ft.	
Includes Major Layout, Plumbing and Electrical Changes : Relocate the shower . New Plumbing New Vanity. New Plumbing New Bath tube. Changing the drain Location. Work includes concealed plumbing modifications to support the new fixture layout. Electrical work includes modifications to support the new layout. Possible HVAC floor vent adjustment to accommodate the new design. Structural Work: New Wall to separate bathroom from the closet Including door . Wall extension, header and new door opening and installation.	
SUMMARY: Size: 14' x 10' = 140 sf Full gut to studs Plumbing relocation Custom tiled shower (69x39) + niche + glass 2 vanities (66" each) Freestanding tub Tile floor + partial wall tile New walls + 2 doors Paint + sloped ceiling	
Plan and Permit	\$900.00
Design, Coordination with client. Drawing Plans, Submit permits, Plumbing Permit. Permit Cost Included.	
Demolition/Prep Work	\$2,900.00
Demolition Demo to studs. Remove existing shower, vanity, toilet, flooring, drywall as needed, and any other components required for new layout.	



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Items	Amount
Protect adjacent areas from dust and debris. Prepare for new framing and relocation. Dispose of all construction debris. Construction Bin	
Administrative, Inspection Scheduling, Project Coordination Administrative, Inspection Scheduling, Project Coordination	\$550.00
Framing & Adjustments New Wall with header and door - from closet Adjust Wall , frame header and door - from bedroom Frame shower, pony wall, Frame shower niche. New vanity Prepare for floating vanity.	\$3,250.00
Plumbing (Concealed Piping Changes) Reroute water supply and drain lines for new shower location Reroute plumbing for new vanity location Modify drains, Valve, Plumbing trim. Ensure all concealed piping changes meet code requirements. Licensed Plumber.	\$3,800.00
Electrical Work Install new electrical outlets/switches for vanity lighting, GFCI outlets, and recessed lighting as required per plan Relocate light fixtures, add new recessed lights as needed. Replace existing exhaust fan per customer. Existing Lines.	\$1,900.00
Drywall , Cement Boars & Waterproofing Install moisture-resistant cement board or schluter ditra in shower area. Patch and repair all walls and ceilings affected by demolition. Apply insulation if required. Waterproof shower walls, pan, and surrounding areas using approved waterproofing system. Ensure proper slope and drainage. Install, hang, tape and mud drywall. (both sides of new walls)	\$3,320.00
Tile Work Install shower floor (tiled the floor with mosaic tile) , shower wall tile, shower niche (tiled all shower width) and bathroom floor tile (flush floor vent - "fittes") per design. Tile will be installed: shower walls, shower floor, shower niche - all width or smaller, use mitered corners for niche if tile permits. Tile bath tube surrounds . at 40" from the floor. Tile wall where the vanity is installed. at 12" from the top of vanity. Grout, seal, and finish all tile surfaces.	\$6,010.00



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Items	Amount
Carpentry & Interior Finishes Install new floating or standing vanity 66" with 1 sink. Install toilet, Install tile skirting for baseboards, and any additional finish carpentry. Install glass /hardware for shower Install shower glass partition/door, door trim for the both sides. Install mirrors, accessories, towel bars, etc. Fixture	\$2,200.00
Painting Prepare surfaces and paint walls and ceiling for 2 coats of painting. New wall Painting for 2 sides. Closet and Bedroom all area painting not included.	\$2,110.00
Final Cleanup & Inspection Cleanup of bathroom area, inspection, punch list	\$250.00
	Subtotal: \$27,190.00
	RT 10.3%: \$2,800.57
	Grand Total (USD): <u>\$29,990.57</u>

Notes / Terms

Timeframe for this project is about 15-20 business days (3 weeks) This quote includes labor and rough materials required to complete the scope of work. Finished Materials are not included.

The customer is responsible for the finished materials. AD Master Construction will coordinate and provide list of finishing materials. AD Master Construction will deliver oversized finished materials by client request.

Inspections: City Inspection is paid by client.

Any deviations from the above scope of work, including additional labor, materials, or customer-requested changes, will be executed only upon a written Change Order signed and dated by both the customer and AD Master Construction LLC.

All work will be performed in a good and workmanlike manner, consistent with professional construction standards.

Warranties for parts or materials are limited to the manufacturer's terms and conditions for those products.

This proposal and pricing are valid for thirty (30) days from the date of issue.

Customer is responsible for providing reasonable access to the work area and ensuring that all design and material selections are made in a timely manner to avoid project delays.

Includes:

Rough Materials (Cost: \$7800 included)



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Framing lumber

Backer board / waterproofing

Plumbing pipes + valves

Electrical wiring

Drywall

Subfloor prep

Finished Materials - Not Included. Price depends on the client choice: Budget can be : \$6000++

Tiles, Vanity, Vanity Countertop with Sink attached and Installation. Doors, Trim for door, Baseboards, Shower Systems, glass for the Shower (Custom) Toilet, Bath tube, Hardware, Faucets, etc. The complete list will be provided.



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Bellevue, Washington 98008
United States

812-369-6662
nkuzhaoweiran@gmail.com

Estimate Number: EST177

Estimate Date: March 23, 2026

Valid Until: April 22, 2026

Grand Total (USD): \$13,069.74

Items	Amount
Scope of work: Guest Bathroom Remodel (5sf X9sf = 45sf)	\$0.00
The project consists of a remodel of the guest bathroom. No major plumbing or electrical reconfiguration is anticipated. Work to Be Performed: Remove part of shower wall for the full access to shower. Install a new shower system. Install a new toilet. New vanity Install new wall-mounted light fixtures. Install new tile around the shower area. Prepare and apply new interior paint to walls and ceiling as required.	
Demolition & Debris Removal	\$1,500.00
Remove existing tile, shower, vanity, toilet, wall lamps, and shower fixtures. Remove any accessories (towel bars, hooks, etc.). Dispose of all debris and construction waste off-site.	
Framing and Surface Preparation	\$1,200.00
Framing. Cement Board Installation, Subfloor preparation. Repair any wall imperfections or damage Patch, sand, and prepare all walls and ceiling for painting. Shower Waterproofing. Prepare shower surround area for tile installation.	
Plumbing (Minor Only – No Relocation)	\$1,400.00
Install new shower with new shower system/valve Install new toilet. Test all plumbing for proper operation and leaks.	
Electrical (Minor Only – No Relocation)	\$800.00
Remove existing wall lamps and install new wall-mounted light fixtures. Add recessed lights. Replace existing switches/outlets. /exhaust fan as needed (like-for-like). install outlet for smart toilet. Verify proper functionality of all electrical components.	
Tile Installation	\$5,520.00
Tile floor. Tile shower floor with mosaic tile. Install new tile in shower area wall and for niche. Nish for all width of the shower. Install H=8"-12" tile above perimeter of vanity. Apply grout and seal all tiled surfaces.	



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Items	Amount
Vanity & Accessories Install glass with door for shower. Install toilet. Install new vanity - suspended, pre-built with countertop sink, and faucet. Adjust plumbing if needed. Install new mirror Install new accessories: towel bar, toilet paper holder, hooks.	\$930.00
Painting Prime all walls and ceiling, Apply paint 2 coats to all walls and ceiling. Paint trim, casing, and baseboard as needed.	\$330.00
Administrative, design, coordination, cleaning	\$300.00
	Subtotal: \$11,980.00
	RT 10.3%: \$1,089.74
	Grand Total (USD): \$13,069.74

Notes / Terms

Labor and rough materials included.

Finished materials are not included. The list of the Finished products to purchase will be provided

Design suggestion for the finished products and where to purchase. Budget for finish materials about \$ 3800 -\$5000 depending of client choice.



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Estimate Number: EST178
Estimate Date: March 23, 2026
Valid Until: April 22, 2026
Grand Total (USD): \$13,363.21

Items	Amount
Bathroom 3 Remodel - Scope Of work Bath Remodel - Scope Of work Scope of work: Guest Bathroom Remodel The project consists of a remodel of the bathroom. No major plumbing or electrical reconfiguration is anticipated. Work to Be Performed: Remove the existing bathtub and install a new bathtub, including a new shower system and valve. Install a new toilet. Install a new 38-42" " vanity with a single sink. Install new wall-mounted light fixture. Install new tile around the bathtub area , front wall and part of right wall Prepare and apply new interior paint to walls and ceiling as required.	\$0.00
Demolition and Removal Remove existing bathtub. Remove existing tile, vanity, toilet, wall lamps, and shower fixtures. Dispose of all debris and construction waste off-site.	\$1,600.00
Structural and Surface Preparation Repair any wall imperfections or damage. Install cement boards or drywall. Patch, sand, and prepare all walls and ceiling for painting. Prepare bathtub surround area for tile installation.	\$1,200.00
Plumbing (No Relocation) Install new bathtub in existing location with the same drain location. Install new shower (same location) or keep the same shower system/valve per client request. Install new toilet. Adjust plumbing for vanity if needed. Test all plumbing for proper operation and leaks.	\$1,600.00
Electrical Remove existing wall lamps and install new wall-mounted light fixtures. Add recessed lights. Replace existing switches/outlets. /exhaust fan as needed (like-for-like).	\$1,100.00
Tile Installation Walls: Install new tile around the bathtub and for niche. + rest of the front wall+ part of right wall	\$5,020.00



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Items	Amount
aligned with end of vanity. Floor: Install tile on the floor Apply grout and seal all tiled surfaces.	
Vanity & Accessories Install new vanity 39-42", countertop should be ready for installation with all cuts and attached sink. Vanity assembled and ready for installation. Install faucet. Install new mirror with LED Light Install new accessories: towel bar, toilet paper holder, hooks.	\$700.00
Painting & Finishing Prime part of wall and ceiling. Apply 2 coats paint Paint door, trim, casing, and baseboard as needed.	\$450.00
Management, Design, Administration Management, Procurement, Design, Administration	\$400.00
Cleaning	\$50.00
	Subtotal: \$12,120.00
	RT 10.3%: \$1,243.21
	Grand Total (USD): <u>\$13,363.21</u>

Notes / Terms

Labor and rough materials included.

Finished materials are not included. The list of the Finished products to purchase will be provided

Design suggestion for the finished products and where to purchase. Budget for finish materials about \$ 3800 -\$5000 depending of client choice.

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Page 2 of 2 for Estimate #EST178



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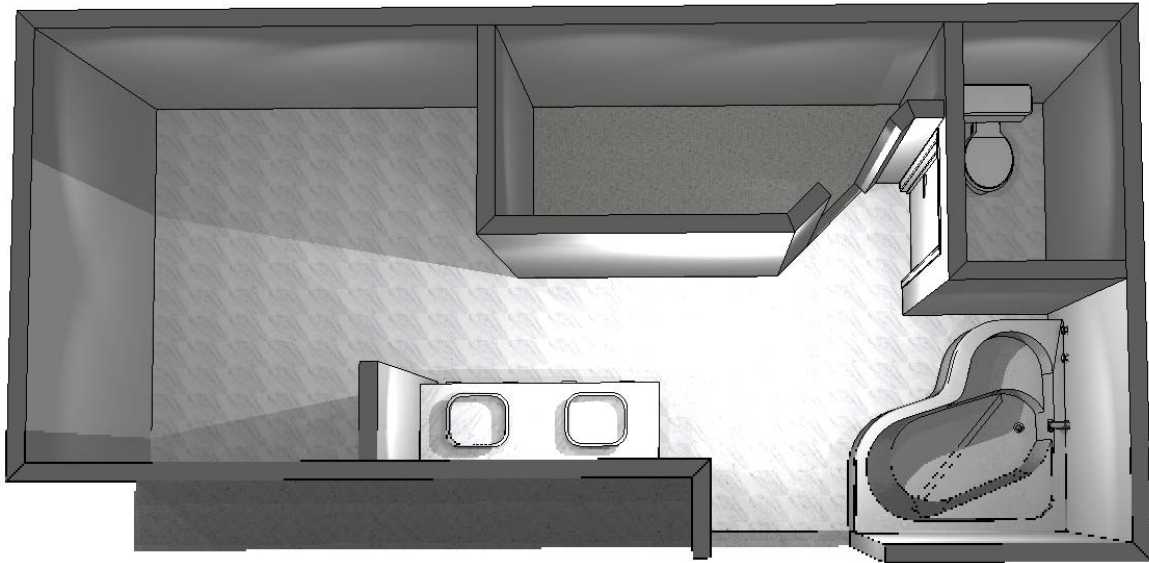
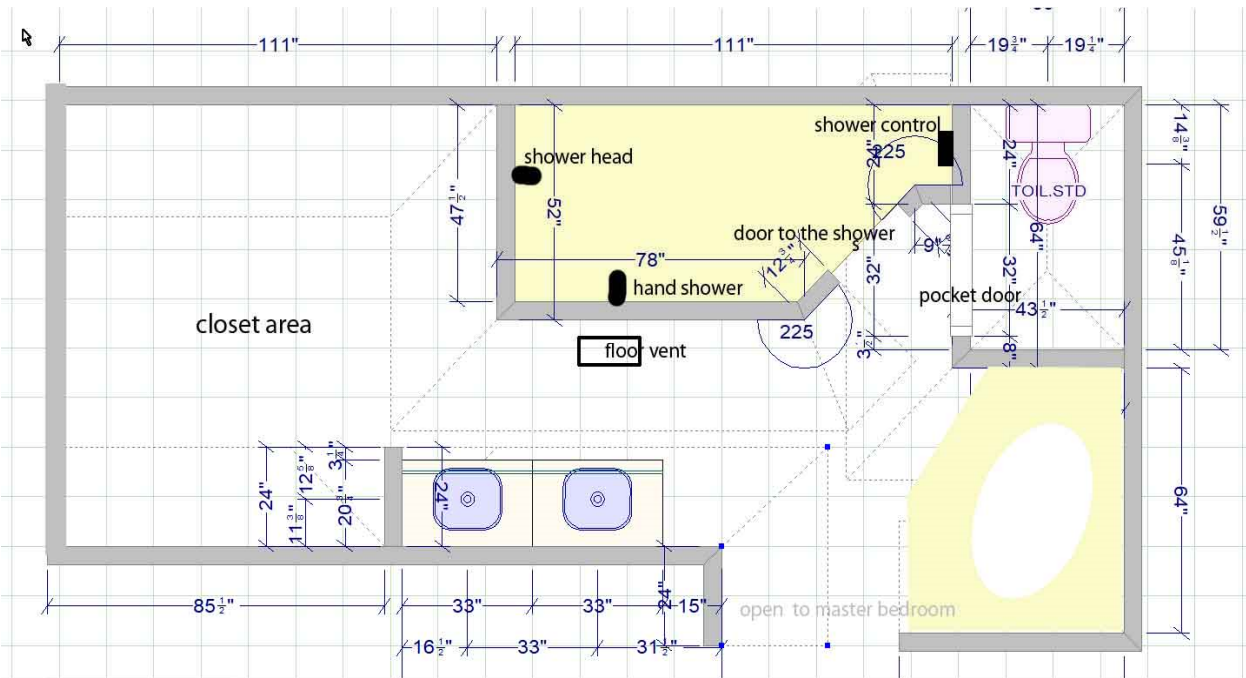
Estimate Number: EST179
Estimate Date: March 23, 2026
Valid Until: April 22, 2026
Grand Total (USD): **\$2,647.20**

Items	Amount
Flooring Remove the old carpet, prepare floor for engineered wood installation. Install pad and Engineered Floor As per measurements: Master bedroom: 25X14 = 350 sf Hall: 3,5X30= 110 sf Bedroom 1: 21X11=231 sf Bedroom 1 closet: 11X10=110sf Total : 800sf per \$3sf. Includes engineered wood Installation and old carpet removal	\$2,400.00

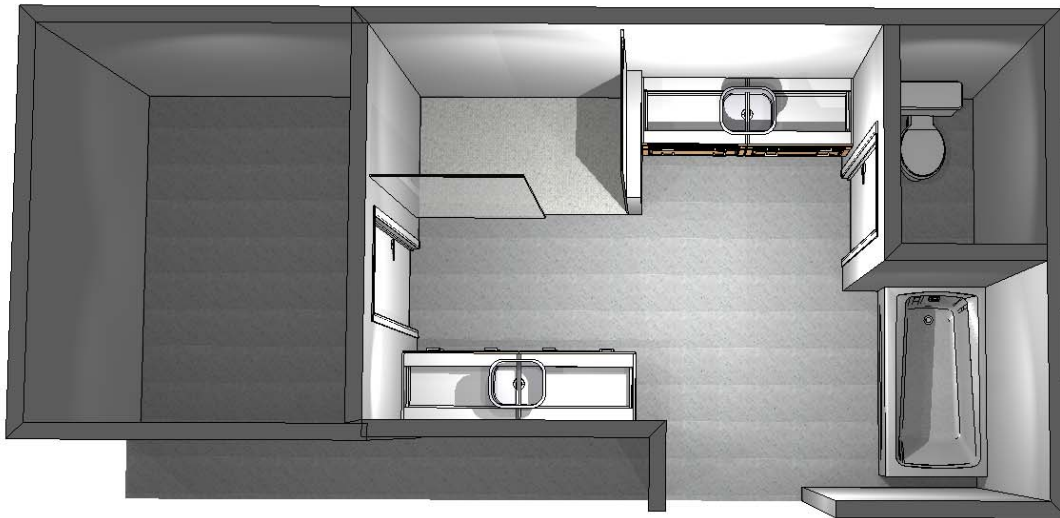
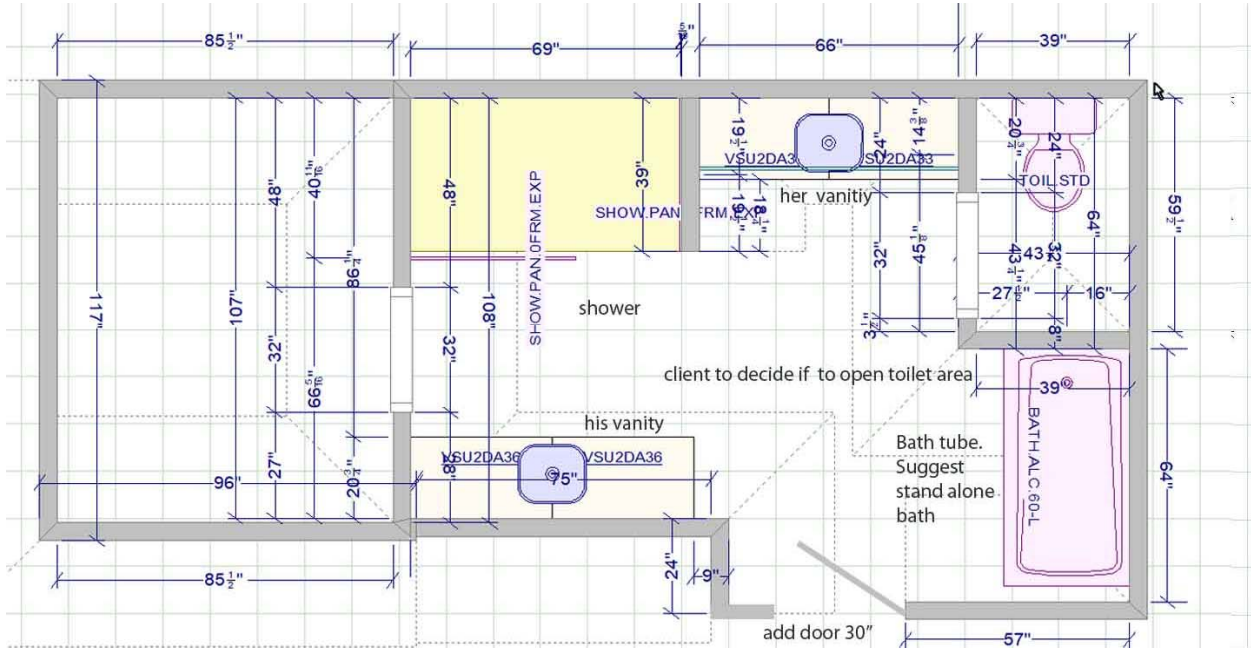
Subtotal:	\$2,400.00
RT 10.3%:	\$247.20
Grand Total (USD):	\$2,647.20

Notes / Terms

Labor is Included. Flooring- engineered wood is not included. Pad is not included. New baseboards are not included.



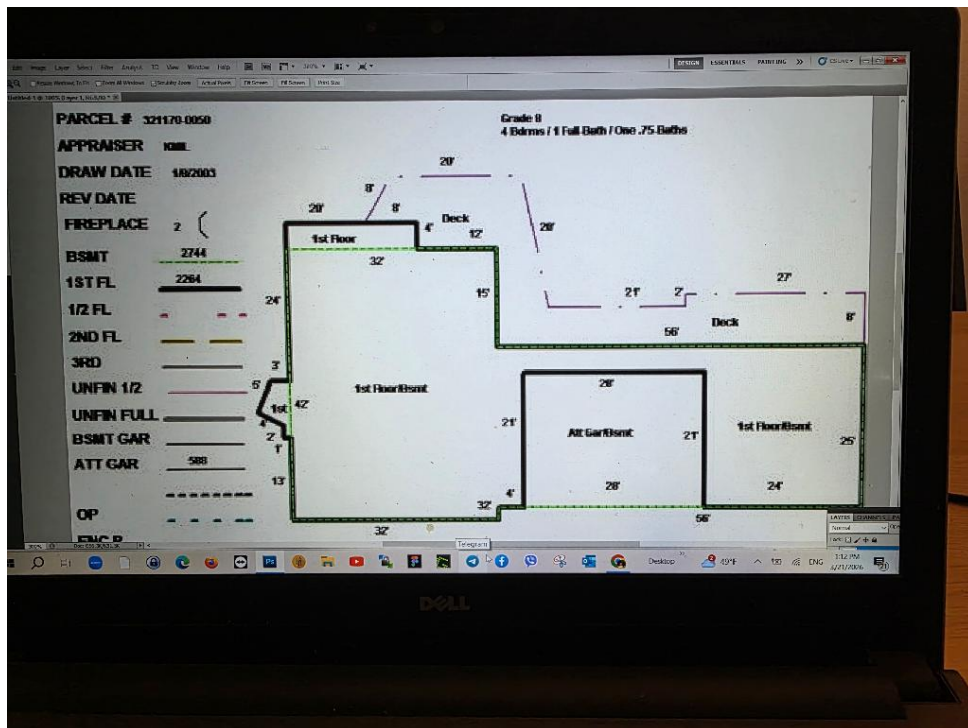
Proposed Bathroom Design



Company: Ad Master Construction
Contact: Viola Artemani
Phone: 206-823-8193
Email: viola@admastercomstruction.com

Title: Huizi, Bellevue, March 21, 2026
Created: Sat, 3/21/2026
No. Items: 22

(1)



Plan

Created: Sat, 3/21/2026

(2)



Bathroom 2-Basement

Created: Sat, 3/21/2026



Company: Ad Master Construction
Contact: Viola Artemani
Phone: 206-823-8193
Email: viola@admastercomstruction.com

Title: Huizi, Bellevue, March 21, 2026
Created: Sat, 3/21/2026
No. Items: 22

(3)



Bathroom 2 - Basement

Created: Sat, 3/21/2026

(4)



Bathroom 2-basement

Created: Sat, 3/21/2026



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Phone: 206-823-8193
Email: viola@admastercomstruction.com

Title: Huizi, Bellevue, March 21, 2026
Created: Sat, 3/21/2026
No. Items: 22

(5)



Bathroom 3-Basement

Created: Sat, 3/21/2026

(6)



Bathroom 3- Basement

Created: Sat, 3/21/2026



Company: Ad Master Construction
Contact: Viola Artemani
Phone: 206-823-8193
Email: viola@admastercomstruction.com

Title: Huizi, Bellevue, March 21, 2026
Created: Sat, 3/21/2026
No. Items: 22

(7)



Bathroom 3-Basement

Created: Sat, 3/21/2026

(8)



Bathroom 3- Basement

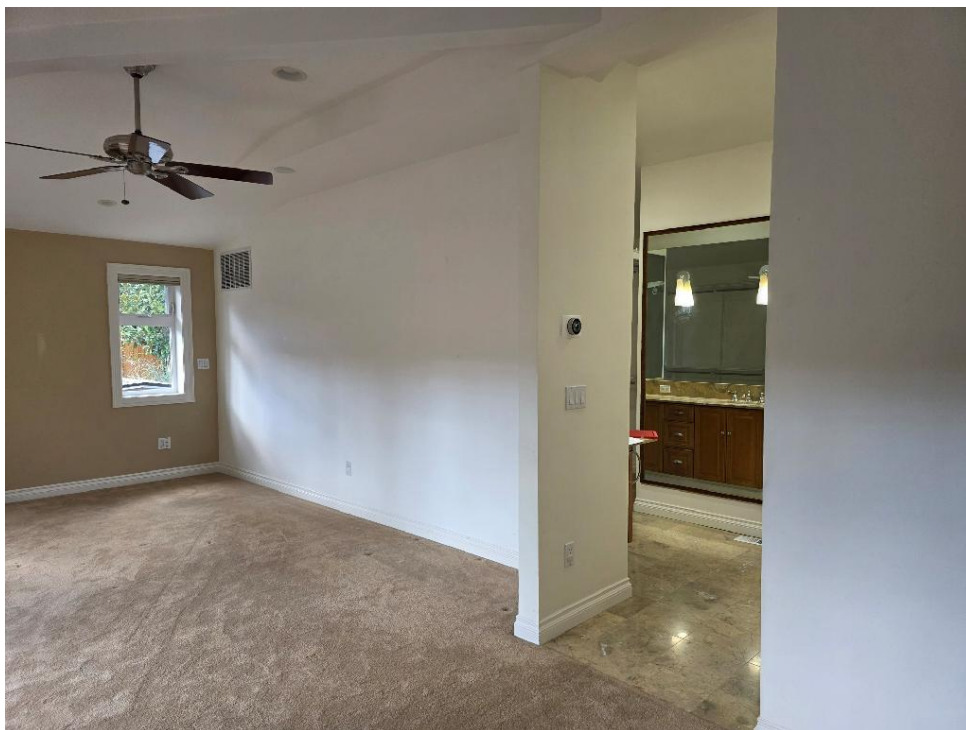
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Title: Huizi, Bellevue, March 21, 2026
Created: Sat, 3/21/2026
No. Items: 22

(9)



Master bedroom - view to Master bathroom. Add wall and door

Created: Sat, 3/21/2026

(10)



Vie to Mastef bathroom

Created: Sat, 3/21/2026



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Title: Huizi, Bellevue, March 21, 2026
Created: Sat, 3/21/2026
No. Items: 22

(11)



Master bathroom. Remove the wall between bathtub and toilet. Lease pony wall. Remove bathtub.

Created: Sat, 3/21/2026
Install regular bath tube

(12)



Master bathroom

Created: Sat, 3/21/2026
Remove the wall with mirror.
Move the vanity and shower to t his place



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Title: Huizi, Bellevue, March 21, 2026
Created: Sat, 3/21/2026
No. Items: 22

(13)



Master bathroom

Created: Sat, 3/21/2026
Separate bathroom and closet
with wall and door

(14)



Master bathroom

Created: Sat, 3/21/2026
Move this vent on the floor



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No. Items: 22

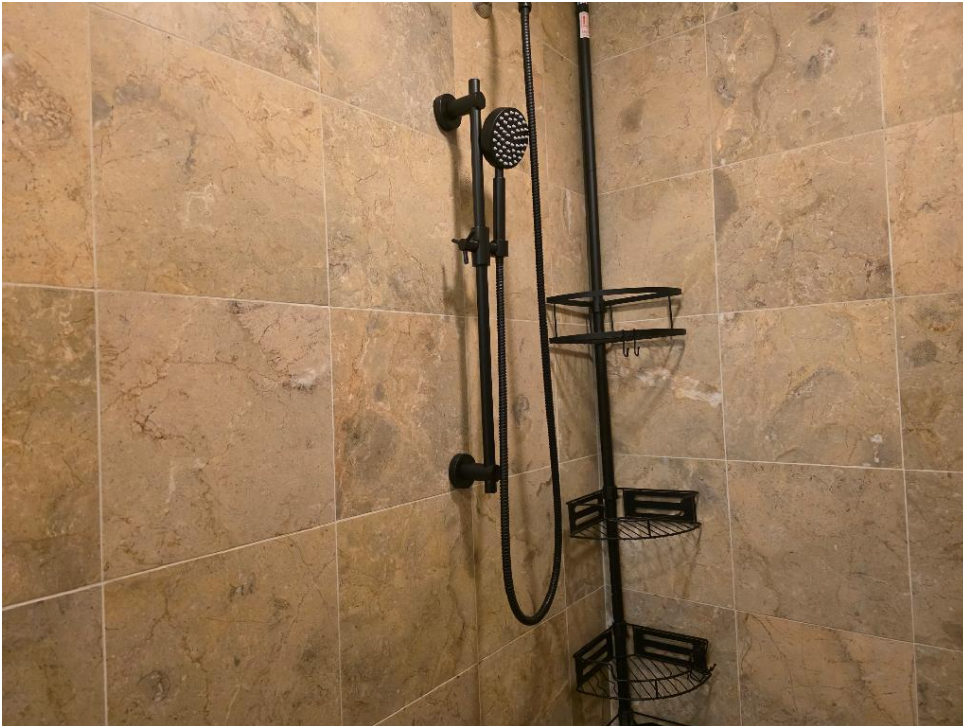
(15)



Master bathroom

Created: Sat, 3/21/2026
Shower

(16)



Master bathroom

Created: Sat, 3/21/2026
Shower



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Title: Huizi, Bellevue, March 21, 2026
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No. Items: 22

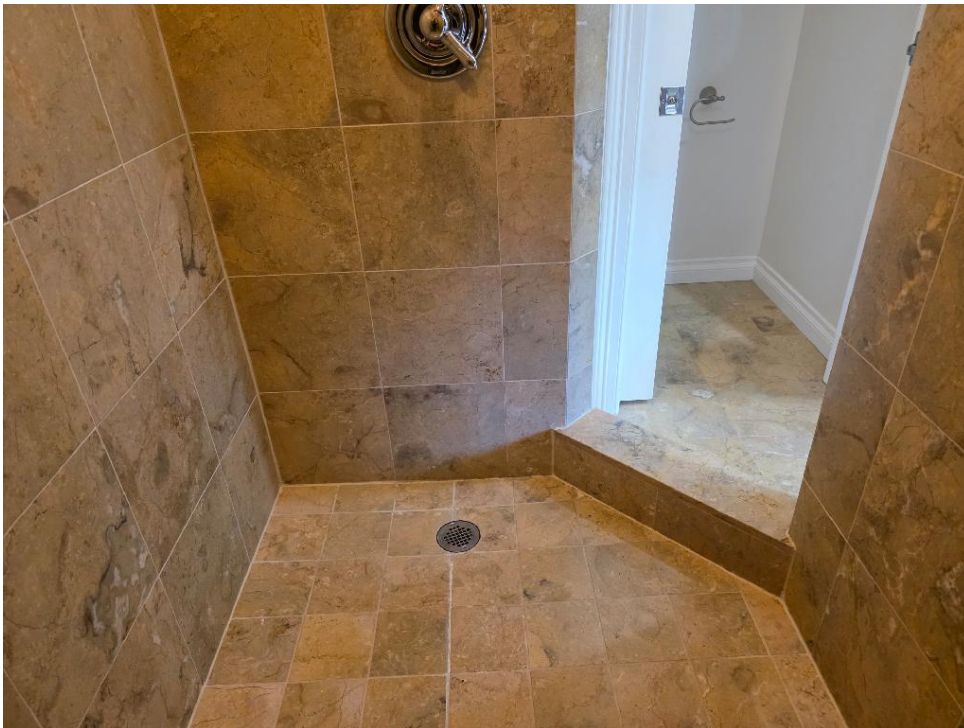
(17)



Master bathroom,

Created: Sat, 3/21/2026
Shower

(18)



Created: Sat, 3/21/2026



Company: Ad Master Construction
Contact: Viola Artemani
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Email: viola@admastercomstruction.com

Title: Huizi, Bellevue, March 21, 2026
Created: Sat, 3/21/2026
No. Items: 22

(19)



Master bathroom

Created: Sat, 3/21/2026
Entry to shower

(20)



Master bathroom

Created: Sat, 3/21/2026
Vent, neet Fitty vent. Or move



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Title: Huizi, Bellevue, March 21, 2026
Created: Sat, 3/21/2026
No. Items: 22

(21)



Guest bedroom, 1st floor

Created: Sat, 3/21/2026
Replace floor with engineered wood

(22)



Closet

Created: Sat, 3/21/2026

