



ESTIMATE

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

A.D. Master Construction
United States

BILL TO
Wanling Hsieh
Wanling Hsieh

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Estimate Number: EST118

Customer Ref: BATH

Estimate Date: July 15, 2025

Valid Until: August 14, 2025

Grand Total (USD): \$29,750.00

Items	Amount
Bathroom Remodel Bathroom 1 Remodel	\$0.00
Preparation and Demolition: Remove floor, bath tube and tube enclosure, vanity, remove toilet, wall light, medicine cabinet.	\$1,500.00
Rough-In, Electrical, and Plumbing Shower Niche: Create a shower niche, centered, with finished dimensions of 24" x 16". Prepare the niche for tiling. Vanity Wall: Prepare the wall to accommodate a new floating vanity. Close right niche for medicine cabinet Electrical: Reposition and install electrical wiring for the following: Outlet for LED strip light in the shower niche. Outlet for U-shaped LED Plaster-In diffuser channel in the ceiling drywall on front top shower wall. Outlet for smart toilet. All outlets shall be GFI protected. Install two recessed ceiling lights. Plumbing: Install new bathtub, maintaining the existing drain location. Install smart toilet. Install new floating vanity with sink (same size as existing) and faucet. Install new shower system with mixer.	\$4,120.00



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Items	Amount
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Finishing, Tiling, Painting	\$6,180.00
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Wall and Niche Tiling (with LED Strip):

Tile the bathtub area walls (left, front - accent tile, stripped tile, and right) from the tub to the ceiling.
Plus tile front wall, right wall and adjusted wall. No glass partition to be installed for the bathtub area.

Toilet:

Install a smart toilet, elongated style, with GFI-protected plug.

Bathroom Floor: Tile the entire bathroom floor. Vanity: Install floating vanity with sink (vanity provided by client). Install faucet.

Bathroom Accessories: Install bathroom accessories including towel bar, robe hook, toilet paper holder, etc.

Install mirror above vanity and wall light

Paint: Paint walls and ceiling.

Install and paint 3" baseboards.

Paint to be provided by the company.

Lighting: Install wall light fixture above vanity. Install two recessed ceiling lights (recessed lights to be purchased by client).

Install LED strip light in the bathtub niche (top). Install U-shaped LED Plaster-In diffuser channel in the ceiling drywall above the tub and corresponding LED strip light.

Client is responsible for supplying the LED shower kit.

Extra Work	\$2,350.00
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Tiling: front, right, adjusted wall. Change the door, reframe the door (door and frame supplied by client)
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Bathroom 2	\$0.00
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Bathroom 2 remodel

Preparation and Demolition:	\$1,500.00
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Remove floor, shower base, enclosure, vanity, toilet, wall light, medicine cabinet.

Rough-In, Electrical, and Plumbing	\$4,500.00
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Shower Niche: Create a shower niche, full width, H=16" (LED on Top) , from 40" from the floor. Prepare the niche for tiling.

Vanity Wall: Prepare the wall to accommodate a new floating vanity. Close niche for medicine cabinet

Electrical: Reposition and install electrical wiring for the following: Outlet for LED strip light in the shower niche. Outlet for U-shaped LED Plaster-In diffuser channel in the ceiling drywall inside the shower.

Outlet for smart toilet. All outlets shall be GFI protected.

Install two recessed ceiling lights.

Plumbing: Install new shower system, maintaining the existing drain location.

Install smart toilet. Install new floating vanity with sink (same size as existing) and faucet.



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Items	Amount
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Finishing, Tiling, Painting	\$6,400.00
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Waterproofing & Substrate.

Tiling: Wall and Niche Tiling (with LED Strip): Tile the shower area walls. Tile shower Floor. Tile a full width 16" niche, prepared for an integrated top LED strip. Install glass partition with sliding door.

Toilet: Install a smart toilet, with GFI-protected plug.

Bathroom Floor: Tile bathroom floor

Vanity: Install floating vanity with sink and faucet. Install Bathroom Accessories

Install mirror above vanity.

Lighting: Install wall light fixture above vanity. Install two recessed ceiling lights (recessed lights to be purchased by client).

Install LED strip light in the bathtub niche (top). Install U-shaped LED Plaster-In diffuser channel in the ceiling drywall above the tub and corresponding LED strip light.

Client is responsible for supplying the LED shower kit. Paint: Paint walls and ceiling.

Install and paint 3" baseboards.

Extra Work	\$3,200.00
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Tile the right wall and adjusted wall. Transform Regular Door to Pocket Door Materials: Client is responsible for Door,

Hardware and framing kits: Kits including tracks, hangers, and other components :

Retrofitting into an existing wall and potential rerouting of electrical wire

Grand Total (USD):	\$29,750.00
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