

PROPOSAL HR-2026-104

Basement living area finish

Prepared for Jordan Lee | St. Clair Shores, Michigan

PROJECT INVESTMENT

\$48,700

PROPOSAL DETAILS

Issued: August 27, 2026
Valid through: September 26, 2026
Estimated duration: 7-9 weeks

PROJECT OVERVIEW

A finished lower level designed for everyday living.

Harborline Remodeling Co. will finish approximately 850 square feet of existing basement space, including a completed bathroom, resilient flooring, new lighting, framed and painted walls, and the supporting work described in this proposal.

THE BASE PROJECT INCLUDES	OWNER SELECTIONS
Framing and beam soffit Rim-joint insulation Drywall, primer, and finish paint Luxury vinyl plank flooring	LVP color and style Paint colors Vanity and finish fixtures Lighting trim selection

NEXT STEP

Review the scope, choose any desired options, and sign the acceptance page. We will confirm final selections, permit responsibility, and the construction schedule before collecting the scheduling payment.

SCOPE OF WORK

What Harborline will complete

1	Protection and preparation Protect the agreed access route and adjacent finished areas. Verify existing conditions before work begins. Maintain normal housekeeping and remove project debris generated by the included work.
2	Framing and insulation Frame perimeter walls and the identified beam soffit. Insulate accessible rim-joint areas. Preserve required access to utilities and shutoffs. Final dimensions will be field verified before material ordering.
3	Drywall and paint Install and finish drywall at new walls and soffit. Prime and apply two finish coats to included wall surfaces using owner-selected colors.
4	Electrical updates Install twelve recessed lights at approved locations and relocate four existing receptacles where existing conditions allow. Final switch and trim selections are confirmed before rough work.
5	Flooring and trim Install owner-selected LVP within the included material allowance. Complete transitions, base trim, and normal final touch-up associated with the included work.
6	Bathroom finish Complete the bathroom from the existing rough-ins with a standard vanity, toilet, light, ventilation, and finish fixtures within the stated allowances. The tiled shower is available as an option below.

SITE ASSUMPTIONS

Pricing assumes normal access during working hours, usable existing utility rough-ins, and no concealed water, structural, hazardous-material, or code issues. Any condition that changes the included scope will be documented before additional work proceeds.

INVESTMENT AND OPTIONS

Choose the project that fits your priorities

SELECTION	DESCRIPTION	PRICE
Base project	Complete scope described on page 2, including standard bathroom finishes and stated allowances.	\$48,700
Option A	Upgrade the standard bath surround to a tiled shower assembly with approved waterproofing system.	+\$6,400
Option B	Add wet bar cabinetry, countertop, sink, and utility connections in the agreed location.	+\$8,900

PAYMENT SCHEDULE

Payments follow visible progress

30%	40%	30%
Scheduling and material order	After rough work and drywall	At substantial completion

ALLOWANCES AND TAXES

The base price includes standard fixture and finish allowances to be confirmed in the final selections sheet. Applicable permit fees, taxes, or owner-selected upgrades not expressly included above will be identified before authorization.

PROJECT CONTROLS

Clear expectations before work begins

EXCLUSIONS	CHANGES AND SCHEDULE
Water-damage remediation Structural engineering Hazardous-material abatement Egress-window modification Work outside the written scope	Changes require written description and price Schedule begins after approvals and materials Delays outside contractor control may extend dates Customer access and selections must remain timely

ACCEPTANCE

I authorize Harborline Remodeling Co. to proceed with the base project and any options initialed below, subject to the final written agreement, confirmed selections, and permit requirements.

Base project: \$48,700	Option A: +\$6,400	Option B: +\$8,900
Initial: _____	Initial: _____	Initial: _____

Customer signature

Printed name

Date

Harborline Remodeling Co.

This fictional sample demonstrates presentation only. A real contractor must replace the sample terms with its own reviewed agreement, licensing information, warranty, and legally required notices.