



ESTIMATE

Tidewater Home Improvement LLC

Class B Contractor #2705172863

414 Worster Ave

Hampton, Virginia 23669

United States

(757) 551-6413

tidehomepro.com

BILL TO**Stephen Krupkowski**

1701 North Mallory St

Hampton, 23664

United States

(757) 528-9547

smkrup@yahoo.com

Estimate Number: 1361**Estimate Date:** September 7, 2026**Valid Until:** September 14, 2026**Grand Total (USD):** **\$38,365.00****10100 General Conditions**

Job oversight, site protection and coordination for the kitchen remodel.

1

\$2,900.00

10101 Demolition

Demolition and debris removal: existing cabinets, counters and the layered old flooring across the whole 389 sq ft floor plan (kitchen, dining and living room); drywall removed at the wall opening; baseboard salvaged for reuse; haul-off with dumpster.

1

\$1,600.00

10103 Structural

Structural: 3-Ply 1-3/4" x 11-7/8" 2.0E LVL beam for the 16-ft clear opening (16'-7" total length) with temporary shoring/bracing and bearing hardware, plus two (2) concrete piers under the crawlspace.

1

\$3,500.00

10105 Framing

Framing: finish the wall opening - end posts (2 jack + 1 king per side), plates and infill.

1

\$1,550.00

10107 Drywall Rough Install

Drywall rough install and finish at the wall opening (~200 sq ft, both faces): hang, tape/mud/sand to paint-ready, feather-blend and match the existing texture.

1

\$2,200.00

10109 Doors & Trim

Baseboard and trim: reinstall salvaged baseboard, supply new to match where missing, window casing and apron at the repaired window; all new millwork primed and painted to match the existing trim.

1

\$1,600.00

10110 Windows

Windows: replace the rotten kitchen window sill (exterior - cut rot back to sound wood) and repair the exterior J-channel at the window.

1

\$1,350.00



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10113 Interior Painting Interior painting: kitchen walls in a warm mid-tone; paint the window trim around the cabinets.	1	\$1,450.00
10115 Cabinet Cabinets and countertops: LC Cabinetry white-shaker cabinets - upper and lower along the kitchen wall (uppers 36-in tall), island with built-in storage and seating for 5+ with bar overhang (walkable both sides), trash/compost pull-out, one built-in tall pantry; quartz countertops including the island top and sink cutout; supply, fabrication, delivery and installation.	1	\$12,750.00
10117 Flooring Flooring: luxury vinyl plank supply and install across the whole measured floor plan - 389 sq ft (kitchen, dining and living room); standard subfloor prep included.	1	\$2,140.00
10117 Flooring Flooring: transitions where the new floor meets other flooring and shoe molding/quarter round at the baseboards, primed and painted to match the trim.	1	\$425.00
10119 Appliances Appliances - installation of homeowner-provided units: set and connect the gas range, mount the over-the-range microwave, set and hook up the dishwasher (supply and drain).	1	\$900.00
10120 Plumbing Rough and final Plumbing: re-center the sink to the window (supply/drain re-routed inside the cabinet - no wall moves), run the gas line from the existing supply to the range, and connect the dishwasher supply and drain.	1	\$2,200.00
10121 Electrical Rough and final Electrical: dedicated circuits for the gas range, microwave, refrigerator and island outlets; charging station strip at the wall outlet; bring the two under-house wires back up through the floor and terminate properly in boxes (one connection restored - the cut end is on hand); update the interior lighting fixtures (existing skylights and lights stay).	1	\$3,800.00



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Grand Total (USD): **\$38,365.00**

Notes / Terms

SCOPE OF WORK - 1701 North Mallory St, Hampton VA - Stephen Krupkowski

Kitchen remodel for an open-concept layout. The load-bearing wall between the kitchen and the adjacent space is opened to a 16-ft clear opening supported by a 3-Ply 1-3/4" x 11-7/8" 2.0E LVL beam, with two concrete piers under the crawlspace (the wall was previously partially removed without support - proper support is installed before any further work). Existing cabinets, counters and the layered old flooring are removed across the whole 389 sq ft floor plan; the opening is drywalled and finished to match. New LC Cabinetry white-shaker cabinets (uppers 36-in tall), an island with built-in storage and seating for 5+ with bar overhang, a built-in tall pantry, trash/compost pull-out, and quartz countertops are supplied and installed. Sink re-centered to the window, gas line run to the range, dishwasher hooked up. Electrical includes dedicated circuits (gas range, microwave, refrigerator, island outlets), the charging station strip, restoring the two under-house wires with proper terminations, and updated interior lighting fixtures. New waterproof LVP flooring (soft underfoot) runs the whole measured floor plan - kitchen, dining and living room. The exterior kitchen window sill is replaced and the J-channel repaired; baseboard reused where possible and matched where missing; kitchen walls painted a warm mid-tone. The homeowners provide the new appliance units (gas range, over-the-range microwave, dishwasher); installation of those units is included. The existing refrigerator is repositioned near the back door.

NOT INCLUDED: permits (none applied for - by owner preference; the structural work technically requires a permit); new refrigerator (existing unit repositioned); structural design/engineering review; painting beyond the kitchen; rot or structural repairs beyond the beam, piers and window sill (assessed after demo and quoted separately); backsplash/tile work; exterior work beyond the window sill and J-channel; moving furniture or personal items beyond the appliances; utility/service upgrades.

Contractor supplies: engineered LVL beam, pier materials, framing lumber, drywall and finish materials, LC Cabinetry cabinets, quartz tops, LVP flooring and transitions, paint, plumbing and electrical materials.

Jobsite will be left clean once completed. Cabinet layout, island configuration and finishes are finalized with the owner before ordering; material selections at or within the quoted mid-grade allowances.

WARRANTY: 12 months workmanship.

PAYMENT TERMS - FOUR (4) DRAWS, 25% EACH:

Draw 1 - Deposit to schedule: \$9,591.25

Draw 2 - Demo, structural and framing complete: \$9,591.25

Draw 3 - Cabinets, countertops, flooring and rough-ins: \$9,591.25

Draw 4 - Final on completion: \$9,591.25

Check is a preferred method. Pay by credit card: <https://request.plastiq.com/pay-tidewater-home-improvement-llc> (Virtual Affirm credit card not eligible).



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VALIDITY: valid until September 14, 2026 (one week from the estimate date).