INVOICE

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
Stephen Krupkowski
1701 North Mallory Street
Hampton 23664
United States

(757) 528-9547

Invoice Number: 0008
Invoice Date: September 18, 2026
Payment Due:

Amount Due (USD): $36,128.00

Items	Quantity	Price
10100 — General Conditions & Management Jobsite protection and daily clean-up Coordination of the structural, rough-in and finish sequence	1	$2,900.00
10101 — Demolition & Debris Removal — Kitchen + Dining + Living (389 sq ft zone) Remove existing cabinets, counters and the layered old flooring across the whole 389 sq ft area Remove drywall at the wall opening only Baseboard carefully salvaged for reuse where possible Debris removal and haul-off with dumpster	1	$1,600.00
10103 — Structural — Engineered LVL Beam + 2 Crawlspace Piers 3-Ply 1-3/4" × 11-7/8" 2.0E LVL beam for the 16-ft clear opening (16'-7" total length) with temporary shoring/bracing and bearing hardware Two (2) concrete piers installed under the crawlspace to support the new load path Loads carried through the floor down to the crawlspace piers and wall	1	$3,500.00
10105 — Framing — Finish the Wall Opening End posts at each side of the opening (2 jack + 1 king per end) Plates and infill to close out the fully open wall	1	$1,550.00
10107/10108 — Drywall — Rough Install & Finish at the Opening Hang drywall over the new framing at the wall opening (~200 sq ft, both faces) Tape, mud and sand to a smooth paint-ready finish; feather-blend into the existing walls and match the texture	1	$2,200.00
10109 — Baseboard & Trim Reinstall salvaged baseboard and supply new baseboard to match where pieces are 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 — Exterior Sill Replacement & J-Channel Repair Replace the rotten kitchen window sill — exterior side, cut rot back to sound wood Repair the exterior J-channel at the window	1	$1,350.00
10113 — Interior Painting — Kitchen		

	1	$1,450.00
Kitchen walls in a warm mid-tone of your choice Paint the window trim around the cabinets		
10115 — Cabinets & Countertops — LC Cabinetry White Shaker + Quartz, Supply & Install Upper and lower cabinets along the kitchen wall — uppers 36-in tall Island with built-in drawers and cabinets — seating for 5+ with bar overhang, walkable on both sides Trash/compost pull-out drawer bank One built-in tall pantry Quartz countertops — fabrication, delivery and installation, including the island top and sink cutout Receive, set, level and secure all cabinets and hardware	1	$12,750.00
10117 — Flooring — Luxury Vinyl Plank, Supply & Install (whole area — 389 sq ft) Durable, waterproof LVP — soft underfoot, budget-conscious selection New flooring runs the whole measured floor plan: kitchen, dining and living room Standard subfloor prep included (screw-downs, seams, light leveling)	1	$2,140.00
10117 — Flooring — Transitions & Shoe Molding Transitions where the new floor meets other flooring Shoe molding / quarter round at the baseboard, primed and painted to match	1	$425.00
10119 — 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 — Sink Re-Center, Gas Line & Dishwasher Hookup 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 Dishwasher supply and drain hookup	1	$2,200.00
10121 — Electrical — Dedicated Circuits, Restorations, Charging Strip & Fixtures Run dedicated circuits for the gas range, microwave, refrigerator and island outlets Charging station strip at the kitchen wall outlet Bring the two under-house wires back up through the kitchen floor and terminate them 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
Change Work Order #1 — Additional Pantry Cabinet (24 in.) One (1) additional 24 in. tall pantry cabinet in LC Cabinetry white shaker to match the kitchen run — supplied and installed, leveled, scribed and trimmed out to match.	1	$1,050.00
Change Work Order #1 — Close Off Electrical Outlets (2) Close off two (2) electrical outlets — conductors disconnected and capped, devices and boxes removed, wall patched to paint-ready, primed and painted to match.	1	$550.00
Repeat Customer Discount (10%)		

1	-$3,837.00

Customer discount applied to the total.

Total:	**$36,128.00**
Amount Due (USD):	**$36,128.00**

Notes / Terms

Scope of Work & Accepted Estimate — 757 Coastal / Tidewater Home Improvement

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. Rot or structural repairs beyond the beam opening, piers and the window sill (assessed after demo and quoted separately). Corrections beyond the included framing scope (quoted after review). Backsplash/tile work. Exterior work beyond the window sill and J-channel. Painting beyond the kitchen. Moving furniture or personal items beyond the appliances. Utility/service upgrades.

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

CHANGE WORK ORDER #1 (accepted 9/21/26 — CO-0002): Additional 24 in. tall pantry cabinet, LC Cabinetry white shaker, supplied and installed — $1,050.00. Close off two (2) electrical outlets — conductors capped, devices and boxes removed, wall patched to paint-ready, primed and painted — $550.00. Change amount: $1,600.00. The doggy door option was declined and is not included.

Notes:
** 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 — 4 Draws (25% each):
Total Project Cost: $38,365.00
Repeat Customer Discount (10%): -$3,837.00
Total Project Cost (net): $34,528.00
Change Work Order #1 (accepted 9/21/26): $1,600.00
Total with Change Work Order #1: $36,128.00
Draw 1 — Deposit to Schedule: $8,632.00
Draw 2 — Demo, Structural & Framing Complete: $8,632.00
Draw 3 — Cabinets, Countertops, Flooring & Rough-Ins: $8,632.00

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Draw 4 — Final on Completion: $10,232.00 (includes Change Work Order #1: $1,600.00)
Draws 1–3 remain as agreed at $8,632.00 each; the Change Work Order #1 amount rides on the final payment.
Check is a preferred method. Card: request.plastiq.com/pay-tidewater-home-improvement-llc (Virtual Affirm not eligible).
Kitchen Remodel — Open Concept — 1701 North Mallory St, Hampton, VA 23664