

Atlantic Construction Co.

Bathroom renovation · MA

SCOPE OF WORK

- S1. Demo: existing tub, vanity, toilet, tile, and fixtures -> L1, L2
- S2. Plumbing relocation: tub-to-shower conversion + double vanity rough -> L4
- S3. Electrical: 3 new circuits, heated floor thermostat, exhaust fan -> L5
- S4. Waterproofing: Schluter Kerdi or equivalent system in shower -> L6
- S5. Tile floor (85 sf) with electric radiant heat mat -> L7, L8
- S6. Shower tile walls (85 sf) + custom niche + bench -> L9
- S7. Double vanity, mirrors, accessories -> L10, L11
- S8. Drywall, paint, trim, and final connections -> L12, L13

KEY CLAUSES

M.G.L. c. 142A — Home Improvement Contractor Law (deposit cap + written contract)

This Agreement is governed by the Massachusetts Home Improvement Contractor Law, M.G.L. c. 142A. The initial deposit will not exceed one-third (1/3) of the total contract price,

M.G.L. c. 254 — mechanic's lien

Contractor reserves all rights under the Massachusetts mechanic's lien chapter, M.G.L. c. 254. If any payment is not made when due, Contractor may file a Notice of Contract and

Change Orders — M.G.L. c. 142A compliance

All changes to scope or price require a written Change Order signed by both parties before the changed work begins, consistent with M.G.L. c. 142A. For minor field changes at or

Estimate · MA state rates

#	ITEM	SCOPE	LOW	HIGH
L1	Demo + dumpster	S1	\$3,200	\$4,200
L2	Haul + disposal	S1	\$800	\$1,200
L4	Plumbing relocation + rough	S2	\$6,500	\$9,000
L5	Electrical — 3 circuits + heated floor	S3	\$5,200	\$7,400
L6	Waterproofing system	S4	\$2,800	\$3,800
L7	Heated floor mat + controls	S5	\$1,400	\$2,000
L8	Tile floor — 85 sf	S5	\$3,800	\$5,200
L9	Shower tile walls — 85 sf + niche + benc	S6	\$5,500	\$7,500
L10	Vanity + countertop (allowance)	S7	\$5,800	\$8,200
L11	Mirrors + accessories	S7	\$900	\$1,400
L12	Drywall + paint	S8	\$3,200	\$4,400
L13	Trim, final connections, punch list	S8	\$1,800	\$2,600

Total range: \$53,900 – \$74,900

DRAFT — AI-GENERATED. NOT FOR USE WITHOUT REVIEW.

Numbers are banded estimates derived from BLS, NAHB, and RSMeans cost data — not firm pricing for this specific project. Verify against your supplier and labor pricing before bidding. Clauses cite real state statutes; verify with a licensed attorney in your jurisdiction before signing. BldSync provides no warranty of fitness for any particular job. Use as a starting point, not a finished bid.