



Matt Weyand Repairs & Renovations LLC

1500 S Walnut St
Muncie, IN 47302
(765) 421 - 6288
matt@mattweyand.com

Estimate

??/??/2026

Client Info: FREE Bathroom Contest Winner

ADDRESS - TBD

Muncie, IN 47302

PHONENUMBER - TBD

Estimate	
Bathroom Remodel	\$17,232.24

Scope of Work

General

- General Notes
 - General scope of work for the Ugly Bathroom Contest for a FREE Keep It Simple Bathroom Remodel
 - Foundation Type: ???
- Prep
 - Client will remove personal items from the work area
 - We will place construction cardboard or use drop cloths to protect the floor, when/where applicable
- Punch List
 - Walk through the project, make note of the misc items that need attention
 - Complete those items
 - Dispose of debris
- Video
 - <https://www.loom.com/share/be72a4674c974fa3926e9cbd322aeaa9>



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Bathroom Remodel

- General
 - Will add some details based on the actual project once the Winner is known
- Prep
 - Client will remove personal items from the space
 - Lay drop clothes or equivalent for floor prep
- Demo
 - Tub or Shower and Surround
 - Fixtures (Vanity, toilet, etc)
 - Finish floor
 - Trim
- Frame
 - Add blocking so grab bars and/or shower doors can be installed if ever desired
- Mechanical
 - Plumbing
 - Install tub/shower faucet set
 - <https://www.menards.com/main/bath/bathroom-faucets/bathtub-shower-faucets/moen-reg-hilliard-trade-posi-temp-reg-one-handle-5-spray-bathtub-shower-faucet/82537srn/p-1482909629179-c-5906.htm>
 - Electrical
 - Replace exhaust fan/light combo
 - Connect electrical and venting how it was connected before
 - <https://www.menards.com/main/bath/bathroom-fans-ventilators/broan-reg-130-cfm-ceiling-exhaust-bath-fan-with-light/qt130le/p-1444425979810-c-5869.htm>
 - HVAC
 - NA
- Shower Surround
 - Install 30" or 32" by 60" tub or shower and surround



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- We will install the tub or shower and surround that will fit the existing footprint
- Tub and Surround
 - <https://www.menards.com/main/bath/showers-shower-doors/tub-showers/sterling-reg-ensemble-trade-medley-trade-60w-x-32d-x-75h-tub-shower-4-piece/mml/p-1444676306817-c-5884.htm>
- Shower and Surround
 - <https://www.menards.com/main/bath/showers-shower-doors/showers/sterling-reg-ensemble-trade-curve-60w-x-32d-x-75h-white-shower-4-piece/6954636/p-1461604911075-c-5882.htm>
- Tub or Shower Pan will be installed in a base material
- Drywall
 - Patch in moisture resistant drywall where needed
 - Minor various drywall repairs on walls
 - Finish smooth
 - Drywall will be completed to the point of being ready to prime/paint
- Floor
 - Install underlayment suitable for vinyl plank flooring
 - Install vinyl plank flooring
 - Click together, floating floor
 - Options:
 - Option 1
 - <https://www.menards.com/main/flooring-rugs/vinyl-flooring/vinyl-plank-flooring/great-lakes-legends-series-7-x-48-x-4-5mm-floating-luxury-vinyl-plank-flooring-18-70-sq-ft-ctn/22963/p-1559845251796-c-6617.htm>
 - Option 2
 - <https://www.menards.com/main/flooring-rugs/vinyl-flooring/vinyl-plank-flooring/great-lakes-heritage-series-7-x-48-x-6-mm-floating-luxury-vinyl-plank-flooring-14-02-sq-ft-ctn/22972/p-1559845252231-c-6617.htm>
 - Option 3



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- <https://www.menards.com/main/flooring-rugs/vinyl-flooring/vinyl-plank-flooring/great-lakes-traverse-series-7-x-48-x-6mm-floating-luxury-vinyl-plank-flooring-14-02-sq-ft-cdn/22970/p-1559845251622-c-6617.htm>
- Floor direction will be
- Door
 - NA
- Trim
 - Install casing around up to two doors and one window
 - Install baseboard
 - Assumes primed trim that will be painted
 - Ranch or Colonial style, standard height
 - Caulk and fill nail holes
- Paint
 - Prime drywall repairs
 - Paint ceiling, up to two coats
 - Paint trim, up to two coats
 - Paint walls, up to two coats
 - Does NOT include painting inside a linen closet

Paint Selections

- Ceiling - Flat - Sherwin Williams
- Trim - Semi Gloss - Sherwin Williams Super Paint White
- Wall - Satin - Sherwin Williams Super Paint **Color TBD**
- Fixtures
 - Install tub/shower trim set
 - Install toilet
 - <https://www.menards.com/main/bath/toilets/two-piece-toilets/tuscany-reg-erie-2-piece-white-tall-round-toilet/z58r16s19306/p-1444429271712-c-5974.htm>
 - Install vanity, top, and faucet
 - <https://www.menards.com/main/bath/bathroom-vanities-tops/vanities-with-tops/magickwoods-elements-essex-37w-x-19d-vanit>



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-
- [y-and-white-cultured-marble-vanity-top-with-rectangular-integrated-wave-bowl/30157/p-1528439650629-c-8402.htm](https://www.menards.com/main/bath/bathroom-faucets/bathroom-sink-faucets/moen-reg-hilliard-trade-two-handle-4-centerset-bathroom-faucet/84537srn/p-1482909629178-c-5909.htm)
 - <https://www.menards.com/main/bath/bathroom-faucets/bathroom-sink-faucets/moen-reg-hilliard-trade-two-handle-4-centerset-bathroom-faucet/84537srn/p-1482909629178-c-5909.htm>
 - Install surface mount medicine cabinet
 - <https://www.menards.com/main/bath/bathroom-cabinets-storage/medicine-cabinets/magickwoods-elements-brighton-sheffield-24w-x-30h-medicine-cabinet/30005/p-1528439648424-c-5964.htm>
 - Install vanity light fixture
 - <https://www.menards.com/main/lighting-ceiling-fans/indoor-lighting/vanity-lights/lighting-ceiling-fans/indoor-lighting/vanity-lights/patriot-lighting-reg-saveon-21-1-2w-3-light-satin-nickel-vanity-light-with-clear-glass-shade/mh840/p-1642874354818852-c-7502.htm>
 - Install toilet paper holder
 - <https://www.menards.com/main/bath/bathroom-hardware-coordinates/toilet-paper-holders-robe-hooks/moen-reg-hilliard-trade-toilet-paper-holder/my2708bn/p-1508221737000-c-12890.htm>
 - Install towel bar
 - <https://www.menards.com/main/bath/bathroom-hardware-coordinates/towel-bars-towel-rings-robe-hooks/moen-reg-hilliard-trade-towel-bar/my2724bn/p-1508221737464-c-12894.htm>
 - Install towel ring
 - <https://www.menards.com/main/bath/bathroom-hardware-coordinates/towel-bars-towel-rings-robe-hooks/moen-reg-hilliard-trade-wall-mount-towel-ring/my2786bn/p-1506580320117-c-12894.htm>
 - Install shower curtain rod & curtain



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- Project Schedule

Work Day	Phase In Progress/Done
1	Site Prep/Set Tub or Pan
2	Frame/Faucet Set/Shower Walls/Hang Drywall
3	Bed Drywall / First Coat Drywall / Floor / Second Drywall Coat
4	Drywall Touch Ups / Trim / Vanity / Paint Prep
5	Paint
6	Remaining Fixtures / Punch List
7	Final Paint

- Personal Items Budget

- NA

- Questions We Will Need Answers To

- Paint colors
- Flooring direction
- Identify if any of the common issues are present

Materials/Supplies

- Unless noted otherwise, the estimate will ONLY include common building materials. Examples: 2 by 4s, plywood, drywall, etc.
- Does **NOT** include any personalized material or supply. Examples: flooring, vanity, faucet, light fixtures, etc.

Terms

Changes To Scope Of Work

This estimate is for completing the job as described above. It is based on Matt Weyand Repairs & Renovations LLC ("MWRR") evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. Material price differences from when the estimate



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was made versus when the work was performed will be reflected in the invoice. Any work performed outside the scope of work will be charged at \$150 per hour, per worker plus material costs or as outlined in a signed change order.

Down Payment

\$500 or Less	0% of estimated amount
Over \$500	50% of estimated amount
Over \$25,000	A draw schedule can be discussed

Closing work for a Realtor, there may not be a down payment required.

Draws

Draws may be required throughout the project. Draws will be considered due at the START of a phase, not when a phase is completed. Or instead of a set draw schedule, draws will be submitted weekly.

Invoice

Invoice payment is due upon receipt

For closing work, a check may be mailed to MWRR at closing if the closing date is within 30 days of the invoice date. Payment for closing work will become due immediately if the closing is delayed or scheduled past 30 days from the invoice date

Late fee of 1.5% interest per month will be charged starting one month after receipt of the invoice

In the event the invoice has not been paid in full in 30 days, reasonable collection agency fees to 50% of the delinquent balance and reasonable attorney fees, shall be added to the amount due to the account, plus any applicable court costs

Payment Options

Check, Cashier's Check, or Money Order

Mail to:

Matt Weyand Repairs & Renovations LLC
1500 S Walnut St
Muncie, IN 47303

Venmo

If you select that it's for a good or service, you'll need to add 2% to the balance to cover Venmo's fees

@MattWeyandRepairs

Zelle

It's linked to matt@mattweyand.com

Credit Card



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MWRR can manually enter in your card information
The 3.5% convenience fee we pay will be added to the balance

Cancellation

The client or MWRR can cancel this contract any time before work begins. The client will be responsible for all costs associated with materials and prework leading up to the cancellation of the project.

Any deposits collected will be returned minus any material and prework costs associated with the project within 30 days of the date of cancellation.

Work Area

The client or client's representative is responsible for moving all furniture and personal items from the work space. If a team member of MWRR is required to move furniture or personal items to perform their work, the team member and MWRR is NOT liable for any damage that is caused.

Includes the area where the work is being performed and the pathways to get to the work area

Photographs

Client permits MWRR to photograph the work and utilize the same for marketing purposes

Events of Default

Events of material default ("Event of Default") shall include, but are not limited to, a) Client's failure to make any payment required under this contract when due; b) client or clients representative creating and/or maintenance of a hostile or unsafe work environment; c) failure by a party to fulfill an obligation required under this contract within fifteen (15) days after receiving written notice thereof; and (d) any Recital being found false.

Remedies Upon Default

If an Event of Default shall occur, in addition to all other rights and remedies available under Indiana law, MWRR may terminate the contract and immediately stop performing the work, including the delivery of any additional materials. Client agrees to pay MWRR all costs and expenses incurred up to the date of cessation of work, including, without limitation, all attorneys' fees and court costs incurred by us in connection with the enforcement of the contract. No failure of MWRR to exercise any right set forth herein or under Indiana law shall be deemed waiver thereof.



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Consent Disclosure

I expressly consent and agree that Atlas Services, Inc., its affiliates, agents and providers, may use any written, electronic or verbal means to contact me on the call phone number that I provide by calling or texting, including use of an autodial program or by an artificial or pre-recorded voice, or by email at address I provide. These calls, texts or emails may be to deliver billing or account information, surveys or other business-related reasons. The provisions of services is not conditioned upon this consent and I understand that I may revoke the consent at any time by providing written notice.

Substantial Completion

"Substantial Completion" shall mean the stage when the work is sufficiently complete in accordance with this contract that the property (or portion thereof which pertains to the work) can be occupied or used for its intended purpose. Within ten (10) days of Substantial Completion, Client may inspect the work and notify MWRR of all "punchlist" items. Any items or conditions that client fails to notify MWRR of shall be deemed accepted by client with any claim related thereto deemed released.

Limited Warranty

Except as is expressly set forth herein, there are no warranties expressed or implied. The parties agree that implied warranties of merchantability or of fitness for a particular purpose are excluded from this contract and shall not apply to the work performed hereunder.

Notwithstanding anything to the contrary in this contract, MWRR warrants that the work will be performed in a workmanlike manner

If, within one (1) year after the date of Substantial Completion, any of the work is found to not be in accordance with the aforesaid warranty, MWRR will be given the opportunity to correct it promptly after receipt of written notice from the client.

Failure to notify MWRR as set forth above waives any right of client to require correction by MWRR.

Signature_____

Date_____



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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

05/02/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Masters Insurance 4911 N St. Rd 9	CONTACT NAME: Kim Gordon PHONE (A/C, No, Ext): 765-649-1170 E-MAIL ADDRESS: kgordon@insurewithmasters.com	FAX (A/C, No): 765-649-3545
Anderson IN 46012	INSURER(S) AFFORDING COVERAGE	
INSURED Matt Weyand Repairs & Renovation Llc 3961 S Cr 600 W Yorktown IN 47396	INSURER A: Erie	NAIC # 26263
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBRT	INSR	WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:				Q61-0265326	04/26/2025	04/26/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/PO/ AGG \$ 2,000,000 COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	☒ UMBRELLA LIAB ☒ OCCUR ☒ EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$				Q28-2670448	04/26/2025	04/26/2026	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 PER STATUTE OTH-ER
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A					E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

To Whom It May Concern

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Kim Gordon



Matt Weyand Repairs & Renovations LLC

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??/??/2026



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
02/04/2025

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PRODUCER	The Insurance Shop, LLC I-Shop Online Insurance Agency, LLC 3901 South Providence Rd Suite B Columbia, MO 65203	CONTACT NAME:	Service Team	FAX (A/C, No):	833-492-5952
		PHONE (A/C, No, Ext):	573-445-5535	E-MAIL ADDRESS:	service@insuranceshopllc.com
		INSURER(S) AFFORDING COVERAGE			NAIC #
		INSURER A:			NorGUARD Insurance Company
		INSURER B:			
		INSURER C:			
		INSURER D:			
		INSURER E:			
		INSURER F:			

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

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INSR LTR	TYPE OF INSURANCE	ADD'L SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY					EACH OCCURRENCE \$
	CLAIMS-MADE ☐ OCCUR ☐					DAMAGE TO RENTED PREMISES (Ea occurrence) \$
						MED EXP (Any one person) \$
						PERSONAL & ADV INJURY \$
	GEN'L AGGREGATE LIMIT APPLIES PER:					GENERAL AGGREGATE \$
	POLICY ☐ PRO-JECT ☐ LOC ☐					PRODUCTS - COMPIOP AGG \$
	OTHER:					\$
	AUTOMOBILE LIABILITY					COMBINED SINGLE LIMIT (Ea accident) \$
	ANY AUTO ☐					BODILY INJURY (Per person) \$
	OWNED AUTOS ONLY ☐	SCHEDULED AUTOS ☐				BODILY INJURY (Per accident) \$
	HIRED AUTOS ONLY ☐	NON-OWNED AUTOS ONLY ☐				PROPERTY DAMAGE (Per accident) \$
						\$
	UMBRELLA LIAB ☐	OCCUR ☐				EACH OCCURRENCE \$
	EXCESS LIAB ☐	CLAIMS-MADE ☐				AGGREGATE \$
	DED ☐ RETENTION \$					\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY					☒ PER STATUTE ☐ OTH-ER
A	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in IN)	Y/N ☐ N/A	MAWC601899	01/27/2025	01/27/2026	E.L. EACH ACCIDENT \$ 100,000
	If yes, describe under DESCRIPTION OF OPERATIONS below					E.L. DISEASE - EA EMPLOYEE \$ 100,000
						E.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

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	AUTHORIZED REPRESENTATIVE <i>Walt Capell</i>

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