Summit Ridge Renovations

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4210 Cedar Lane, Austin, TX 78745
https://summitridgereno.com
License: TX-GC-2024-08812

PROP-2026-0047
Date: 11/9/2026

PREPARED FOR

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About Us

Summit Ridge Renovations is a full-service residential renovation company serving the greater Austin area since 2016. Over the past nine years we've completed more than 240 kitchen, bathroom, and whole-home remodels throughout Travis, Williamson, and Hays counties — from first-time homeowners doing their starter kitchen to long-time investors rehabbing rental portfolios.

Our in-house team of licensed carpenters, electricians, and project managers handles every phase of the work, so you're never chasing a subcontractor or waiting on a crew that never showed up. Every project is assigned a dedicated point of contact who walks you through the scope before demo day, sends a written weekly update, and is available by phone or text throughout the build. We pull every required permit, coordinate inspections, and leave the job site clean at the end of every work day.

We carry $2M in general liability coverage plus workers' compensation for every employee, and we back our workmanship with a written 2-year warranty that transfers with the home. Honest timelines, clear pricing, and no surprise change orders — that's how we've earned 90% of our work from referrals and repeat clients across Central Texas.

Scope of Work

Summit Ridge Renovations will perform a complete kitchen renovation at the above address. The scope of work includes the following:

Demolition & Preparation: Remove all existing cabinets, countertops, backsplash tile, and flooring down to the subfloor. Disconnect and cap existing plumbing and electrical connections. Dispose of all debris in a job-site dumpster.

Cabinetry: Furnish and install new soft-close shaker-style cabinets in a white finish, including upper cabinets, base cabinets, a pantry tower, and an island base with open shelving. All hardware included.

Countertops: Fabricate and install quartz countertops (client-selected color) on all base cabinets and the island. Includes undermount sink cutout, faucet holes, and polished edges.

Backsplash: Install subway tile backsplash from countertop to upper cabinets on all applicable walls. Includes all trim pieces and grout.

Flooring: Install luxury vinyl plank (LVP) flooring throughout the kitchen area, including transitions to adjacent rooms. Subfloor leveling included as needed.

Electrical: Add four recessed LED ceiling lights, install under-cabinet LED lighting, and add two new 20-amp outlets on the island. All work performed to NEC code by a licensed electrician.

Plumbing: Install new undermount stainless steel sink and client-selected faucet. Reconnect dishwasher and garbage disposal lines.

Painting: Prime and paint all kitchen walls (two coats) and ceiling in client-selected colors. Includes trim and window casings.

Final Cleanup: Thorough job-site cleanup, debris removal, final inspection walkthrough with homeowner.

Pricing

DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
Demolition & debris removal	1	job	$2,800.00	$2,800.00
Shaker cabinets (white) - supply & install	1	lot	$12,500.00	$12,500.00
Quartz countertops - fabrication & install	48	sqft	$85.00	$4,080.00
Subway tile backsplash - supply & install	32	sqft	$22.00	$704.00
LVP flooring - supply & install	180	sqft	$8.50	$1,530.00
Recessed LED lighting (4 units)	4	ea	$185.00	$740.00
Under-cabinet LED lighting	1	lot	$650.00	$650.00
New electrical outlets (island)	2	ea	$275.00	$550.00
Plumbing - sink, faucet, disposal hookup	1	job	$1,800.00	$1,800.00
Interior painting - walls, ceiling, trim	1	job	$2,200.00	$2,200.00
Permit fees	1	ea	$450.00	$450.00

Subtotal	**$28,004.00**
Overhead & Profit (15%)	**$4,200.60**
Sales Tax (materials) (8.25%)	**$2,310.33**
Total	**$34,514.93**

Payment Terms

50% deposit due upon acceptance. Remaining 50% due upon project completion. Progress payments may be arranged for projects exceeding 30 days.

Terms & Conditions

1. This proposal is valid for 30 days from the date above.
2. Any changes to the scope of work must be agreed upon in writing and may result in adjusted pricing and timeline.
3. Summit Ridge Renovations carries general liability insurance and workers' compensation coverage for all employees.
4. Client is responsible for obtaining HOA approval, if applicable, prior to work commencing.
5. Standard working hours are Monday through Friday, 8:00 AM to 5:00 PM.
6. Estimated project timeline: 4-6 weeks from deposit receipt, subject to material availability.
7. All work is guaranteed with a 2-year workmanship warranty. Manufacturer warranties on materials apply separately.
8. Client agrees to provide reasonable access to the work area for the duration of the project.

This proposal is valid until December 9, 2026. After this date, terms and pricing may no longer apply.

By signing below, you accept this proposal.

Signature: _____

Printed Name: _____

Date: _____