

Kitchen Backsplash Replacement – Scope Sheet

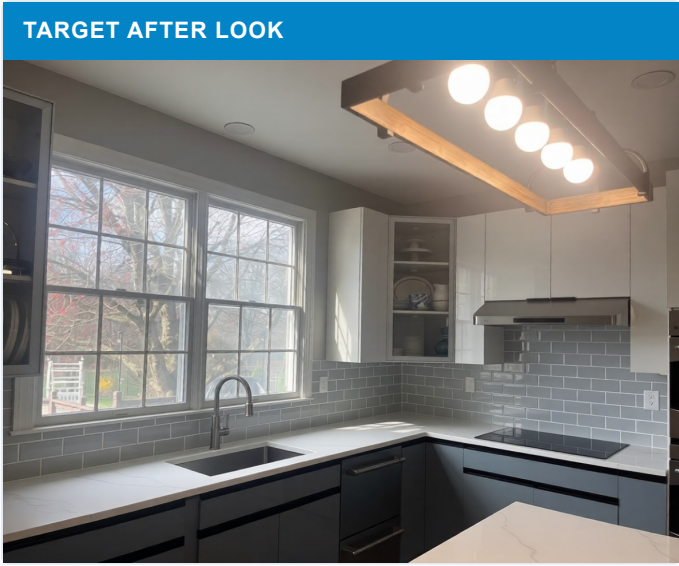
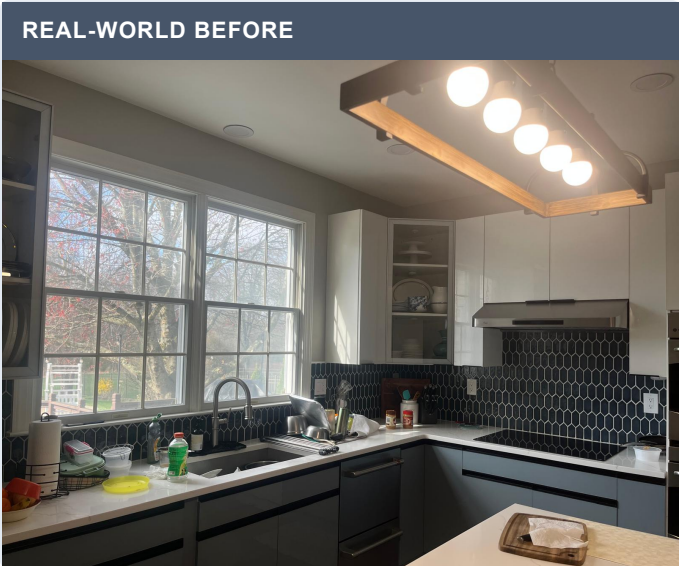
Auto-Generated by PlanDojo.io to Support Contractor Site Visit

All measurements are photo-based estimates. Contractor must verify on site before final pricing.

Project Type	Kitchen Backsplash Replacement (with Window Return)	Location	Long Valley, NJ
Generated Date	May 16, 2026	Document Type	Contractor Scope Baseline (Estimate Only)

1. Before & After Reference

The images below are provided so you can quickly understand the existing kitchen layout and the homeowner’s target look. Final details and feasibility should be confirmed during your site visit.



2. Existing Conditions (From Photos)

- Standard 36" countertop height.
- Backsplash runs along main counter wall and wraps the left side of the window return.
- No visible water damage or major wall issues in submitted photos (final check required on site).
- Electrical outlets appear standard height and spacing along the main run.
- Cabinets and counters appear level, but final verification is required.

3. Estimated Measurements & Quantities

These are photo-based estimates to give you a starting point. Please verify all dimensions on site.

- **Main Counter Run:** ~12 linear feet.
- **Left Window Return:** ~2.5 linear feet.
- **Estimated Surface Area:** ~32 sq ft.
- **Recommended Waste Factor (10%):** +4 sq ft.
- **Total Tile Target:** 36 sq ft.

4. Tile Material Options (Tile Only)

Category	Est. Cost / Sq Ft	Total (36 Sq Ft)	Notes
Tier 1 – Basic Ceramic/Porcelain	\$3 – \$6	\$108 – \$216	Standard subway or simple formats. Good for straightforward installs.
Tier 2 – Higher-End Tile	\$12 – \$25	\$432 – \$900	Zellige, stone, or designer patterns. More cuts and layout time.

Additional Materials (Estimate Only): Thinset, grout, spacers, and any backing/patching materials are expected to total approximately **\$60 – \$110**, depending on tile type and wall prep needs.

5. Labor Estimate – Long Valley, NJ

Based on typical rates for backsplash work in and around Long Valley, NJ, labor for removal (if needed), prep, installation, and finishing usually falls in the following range:

- **Typical Labor Rate:** ~\$28 – \$40 per sq ft installed.
- **For 36 sq ft:** ~\$1,000 – \$1,440 labor range.

Important Labor Caveat: This is a regional estimate only. Final labor pricing depends on: tile type (Zellige/stone vs. basic ceramic), number of outlet cutouts, wall prep required, grout type, and whether existing backsplash removal is needed. Contractor will confirm final labor cost after on-site inspection.

6. Scope of Work – Contractor Breakdown

Prep

- Protect countertops and cabinets with appropriate coverings.
- Remove existing backsplash (if present and included in scope).
- Inspect wall for flatness, damage, or repairs needed; patch as required.

Layout & Setup

- Confirm level reference lines and centerlines for the main run and window area.
- Dry-fit tile layout to confirm pattern, cuts, and terminations.
- Confirm outlet spacing and box extensions to match finished tile thickness.

Installation

- Apply thinset according to manufacturer specs.
- Set tiles with consistent spacing and alignment.
- Make cuts around outlets, window return, and any hood or cabinet edges.
- Maintain clean lines and consistent joints across the full run.

Finishing

- Grout all joints with agreed grout type and color.
- Apply silicone at counter-to-wall transitions and other movement joints.
- Clean tile surfaces and leave the area broom-clean.

7. Contractor Verification Checklist

This checklist is meant to make your site visit quick and efficient.

- Verify all linear footage and overall square footage.
- Check wall flatness and any areas needing extra prep.
- Confirm outlet box depth and spacing relative to tile thickness.
- Confirm final tile selection, pattern, and layout (including window return and hood area).
- Confirm grout type and color.
- Confirm whether backsplash runs behind stove sides or stops at a specific line.
- Confirm if trim pieces or edge profiles are needed at window return or exposed edges.

8. Homeowner Preparedness

The homeowner has been advised to prepare the following before your visit:

- Have tile samples or final tile choice ready for review.
- Clear access to the kitchen and work area.
- Be ready to discuss layout preferences (height, terminations, window return details).
- Understand that the labor range shown here is an estimate only.
- Be aware that final pricing depends on site conditions and tile selection.

This scope sheet is a starting point only. All measurements, conditions, and pricing must be confirmed by the contractor during an in-person visit before any work begins.