

Agreement

January 29, 2000

Owners Names: _____ Phone: _____

Job Location: _____

Subject: Basement Finish Approximated Square Footage Finished
940

Scope of Work:

Contractor (hereafter referred to as Contractor) propose to supply all material, labor and equipment to complete the partial interior finish of the basement at the above location in accordance with the plans and approved drawings accompanying this proposal. All materials, finishes, and labor furnished shall be the same as or equal to those used in the construction of the existing finishes by the homebuilder, unless otherwise noted. Construction includes, but is not limited to: Framing, drywall, electrical as per local building codes with allowance for fixtures other than recessed can lights (allowance of \$40.00 ea. for sconce lights, \$50.00 for bath light). Plumbing per local building code using Kohler white fixtures with chrome Delta single lever faucets, 4 x 4 ceramic tile surround in tub/shower (allowance of \$3.80/ft) with chrome shower door. R11 insulation in all 2 X 4 exterior stud walls, R30 insulation in ceiling, heating as required by code. White trim with 6 panel hollow core doors, ARCHED CHERRY RAISED panel door cabinets IN NATURAL FINISH, laminate bath and BAR countertops WITH CHERRY BEVELED EDGE. TEN YEAR WEAR carpet throughout with 1/2" 6 lb. Pad (allowance of \$18.00/yd). Mannington Omnia vinyl flooring in bath and any other finishes indicated on the drawings. Price does not include modifications to egress windows and wells to conform to UBC Sec. 310.4. Natural light requirements of UBC Sect 1203.2 are not included as part of this proposal. Contractor accepts no responsibility for any defect in the existing structure with problems or finishes uncovered as a result of our work. Changes should be submitted in writing by Owner and approved by contractor days prior to date needed as a change order. Appliances, electrical sub-panels, windows and window wells, pool table lights and equipment, and any other items not attached or indicated on the plan will not be included in this contract price unless indicated below. All selections for materials must be made two weeks before start date.



Permits:

Building permit will be provided by contractor and posted on job site. Owner reimburses the permit fee to the contractor in addition to Contract price.

Insurance:

Upon acceptance of this proposal as contract, Contractor will provide proof of Worker's Compensation, General liability, and Automobile liability insurance and surety bond if requested.

Guarantee:

All materials are guaranteed for a period of one year starting from date of draw number two unless otherwise specified by the manufacturer of any products installed by contractor. All labor will be completed in a workmanlike manner & will be guaranteed for a period of one year from date of draw number two.

Estimated duration of construction in weeks (per 7 days): 10 weeks

Your job is expected to start the week of: FEBUARY 21, 2000

Terms:

A 10% deposit is required upon signing and a 20% deposit is required prior to the start of work. Invoices will be submitted in accordance with the below listed schedule as items are completed, with payment due upon receipt of invoice. Material and labor liens will be provided for each previous draw if requested.

Contractor draw number one will be 40% of total contract amount. This will be submitted upon completion of rough phase, which includes; framing, electrical rough, plumbing rough, heat and insulation, drywall hang, tape and texture.

Contractor draw number two will be 25% of total contract amount. This draw will be submitted upon completion of finish phase, which includes doors and trim, painting, tile, vinyl flooring, cabinets, countertops, hardware, electrical finish, plumbing finish, and carpeting. In all, this draw must be paid when permit is signed off completed.

Final 5% payment will be due upon satisfactory completion of any punch list items and final paint touch-up. Homeowner agrees to allow contractor to place a business yard sign in front of the home during and at least 30 days after completion.



Total of Contract: \$ 43,703.81 Average Price per Sq. Ft. \$ 46.49
FOURTYTHREE THOUSAND SEVEN HUNDRED THREE AND 81/100
DOLLARS
Design Fee Credit: \$ 450.00

Contingencies or extra work: PRICE INCLUDES REPLACING MASTER
BEDROOM WINDOW WITH A HIGH GRADE WINDOW. THIS CONTRACT
CONTINGENT UPON OWNER GETTING FUNDING WITHING 5 DAYS. PRICE
INCLUDES MOVING STAIRWAY DOOR TO STORAGE ROOM AND MAKING
ARCHWAY AT TOP OF STAIRWAY.

This agreement entered into on this 29th day of January 2000 by,

Contractor authorized representative: _____

By signing you approve the above contract amount and terms.

Accepted by: _____

