



Property Rehab Formal Proposal

Date of Proposal: 5/28/2014

Submitted to: Address

Submitted by:

Name
Address
City, State Zip

GENERAL CONDITIONS

The contractor shall provide all necessary labor and materials, and perform all work of every nature on the proposed remodeling in accordance with this contract, the specifications, and the accompanying drawings. The Contractor shall obtain the building permit. All subcontractors will take out their own permits and pay for them. The owner, if necessary, will have the lot surveyed and will apply for all zoning, historic preservation or other related permits as necessary. Work for any of these items is not included under this contract. All work is to be executed in a workman like manner in accordance with the contract, plans, and specifications.

WORK GUARANTEE

All labor and material, except those products manufactured and guaranteed by the manufacturer or supplier, executed or furnished under the terms of this agreement shall be guaranteed for 1 year starting at the last full working day. All labor and material as guaranteed will be completed only after all money in accordance with contract and change orders has been paid to contractor from the owner.

APPROVAL

In view of changing labor and material conditions this proposal is void unless accepted in writing and this or other mutually acceptable agreement signed within 30 days of proposal date. Proposal is subject to approval and signature of builder. This agreement is binding upon the heirs, executors, administrators, successors and assigns of buyer.

EXTRA WORK

Extras or Credits: Any deviation from these plans or specifications involving, an extra charge shall be agreed upon in writing between the Contracting parties before the changes are made. This extra work will be ordered through a change order signed by the Owner and the Contractor.

PROJECT COSTS

Item	Work Description	Quantity	Unit Price	Total Price
Kitchen Appliances				

Dishwasher		1	\$399.00 / EA	\$399.00
Frigidaire	Lead contractor to purchase and install.			
Frigidaire Stainless Steel		Labor:	\$0.00	
24" Built-In Dishwasher		Other:	\$0.00	
Kitchen Appliances TOTAL:				\$399.00
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Kitchen Countertops				
Countertops		10	\$19.25 / SF	\$192.50
Adria Marble and Granite	Lead contractor to purchase and install.			
Adria Marble and Granite		Labor:	\$0.00	
White Pentalquartz		Other:	\$0.00	
Crystal White Quarts				
Kitchen Countertops TOTAL:				\$192.50
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Kitchen Flooring				
Flooring		200	\$6.28 / SF	\$1,256.00
BELLAWOOD	Lead contractor to purchase and install.			
BELLAWOOD Brazilian		Labor:	\$0.00	
Cherry Laminate Flooring		Other:	\$0.00	
1.0022e+007				
Kitchen Flooring TOTAL:				\$1,256.00
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Kitchen Lighting				
Lighting		15	\$19.97 / EA	\$299.55
Halo	Lead contractor to purchase and install.			
Halo White Recessed		Labor:	\$0.00	
Lighting		Other:	\$0.00	
Kitchen Lighting TOTAL:				\$299.55
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Kitchen Paint				
Paint		3	\$116.00 / 5G	\$348.00
Sherwin Williams	Lead Contractor will purchase and coordinate with painter.			
Sherwin Williams Navajo		Labor:	\$0.00	
White Flat Finish (R-234 G-223 B-201)		Other:	\$0.00	
Kitchen Paint TOTAL:				\$348.00
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Kitchen Sink

Faucet		1	\$139.00 / EA	\$139.00
Delta Lewiston	Lead contractor to purchase and install.			
Delta Lewiston Stainless Steel 1-Handle Low-Arc Faucet		Labor:	\$0.00	
		Other:	\$0.00	

Kitchen Sink TOTAL: \$139.00

Bathrooms Enclosures

Tub Enclosure		100	\$2.99 / SF	\$299.00
Arizona Tile	Lead contractor to purchase and install.			
Arizona Tile Cream Fibra Linen		Labor:	\$0.00	
		Other:	\$0.00	

Bathrooms Enclosures TOTAL: \$299.00

Bathrooms Bathtub

Bathtub		2	\$198.00 / EA	\$396.00
ASB Firenze	Lead contractor to purchase and install.			
ASB Firenze White 5 ft. Left Hand Drain Bathtub 693952		Labor:	\$0.00	
		Other:	\$0.00	

Bathrooms Bathtub TOTAL: \$396.00

Bathrooms Countertops

Countertops		3	\$78.00 / EA	\$234.00
Glacier Bay	Lead contractor to purchase and install.			
Glacier Bay White Composit Vanity Top 143626		Labor:	\$0.00	
		Other:	\$0.00	

Bathrooms Countertops TOTAL: \$234.00

Bathrooms Exhaust Fan

Exhaust Fan		3	\$33.09 / EA	\$99.27
Air King	Lead contractor to purchase and install.			
Air King White Wall/Ceiling Utility Exhaust Fan		Labor:	\$0.00	
		Other:	\$0.00	

Bathrooms Exhaust Fan TOTAL: \$99.27

Bathrooms Flooring

Flooring		200	\$6.98 / SF	\$1,396.00
Arizona Tile	Lead contractor to purchase and install.			
Arizona Tile Bianco		Labor:	\$0.00	
ETERNAL LIMESTONES SERIES		Other:	\$0.00	

Bathrooms Flooring TOTAL: \$1,396.00

Interior Doors Bedroom Door

Bedroom Door		4	\$26.00 / EA	\$104.00
Masonite	Lead contractor to purchase and install.			
Masonite Unfinished		Labor:	\$0.00	
Smooth Flush Hardboard		Other:	\$0.00	
Hollow Core Primed Composite Interior Door Slab				
874345				
Hardware		10	\$7.97 / EA	\$79.70
Defiant	Lead contractor to purchase and install.			
Defiant Stainless Steel		Labor:	\$0.00	
Defiant Brandywine		Other:	\$0.00	
Stainless Steel Passage Knobset				
332232				

Interior Doors Bedroom Door TOTAL: \$183.70

Floors Hardwood

Hardwood		300	\$2.29 / SF	\$687.00
Mayflower	Lead contractor to purchase and install.			
Mayflower Brown		Labor:	\$0.00	
Mayflower 5/16" x 5" Bund Birch Engineered		Other:	\$0.00	
1.00243e+007				

Floors Hardwood TOTAL: \$687.00

GRAND TOTAL: \$5,929.02

INSURANCE

The contractor will provide Workers Compensation insurance, in full, through completion of the project. The owner shall be responsible for purchasing and maintaining his own liability insurance and, at his option, may

maintain such insurance as will protect him against claims which may arise from operations under the contract. The Owner shall purchase and maintain property insurance upon the entire work at the site to the full insurable value thereof. This insurance shall include the interests of Owner, Contractor, and subcontractors in the work and shall insure against the perils of fire and extended coverage and shall include all risk insurance for physical loss or damage including, without duplication of coverage, theft, vandalism and malicious mischief.

EXTRA TIME AND MATERIAL COSTS

Contractor agrees to diligently pursue work through to completion, but shall not be responsible for delays for any of the following reasons: acts of neglect or omissions of owner or Owner's employees or Owner's agent, acts of God, stormy or inclement weather, strikes, lockouts, boycotts, or other labor union activities, civil commotion, inability to secure materials through regular allocation of materials, failure of Owner to make payment when due, or delays caused by inspectors of governmental bodies concerned.

THE SUBCONTRACTOR AGREES:

- (i) To assume for Contractor all responsibilities and obligations Contractor has assumed for Owner so far as the subcontract work is concerned.
- (ii) To start work when notified by Contractor and to complete subcontract work at such times as will enable Contractor to fully comply with the contract with Owner, and to be bound by provisions in the contract with Owner for liquidated damages if caused by Subcontractor,
- (iii) To not assign or sublet any portion of responsibilities or obligations without the written consent of Contractor.
- (iv) To clean up all refuse and debris upon the completion of any unit of the subcontract work, and to promptly remove all excess material, tools, structures, etc., that have been brought on the premises or erected by Subcontractor. In the event of failure to do so, Contractor may, after reasonable notice to Subcontractor, clean up (he premises at the cost and expense of Subcontractor.
- (v) To at all times carry on this subcontract to the full and complete satisfaction of Contractor and Owner, It is understood that if at any time Contractor is of the opinion Subcontractor is not proceeding satisfactorily then Contractor shall have the right, after reasonable notice, to take over subcontract work and to complete the same at the cost and expense of Subcontractor.

PAYMENT SCHEDULE

25% UPON SIGNING AGREEMENT/ PRIOR TO WORK STARTING

25% UPON COMPLETION OF FIRST WEEK

40% UPON COMPLETION TO FINAL PAINTING/FINISHWORK

10% UPON TOTAL JOB COMPLETION

ACCEPTANCE OF PROPOSAL

The prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined in this contract.

Signature: _____

Date: _____

Signature: _____

Date: _____

NOTICE TO OWNER

Any person or company furnishing labor or materials for the improvement of real property may enforce a mechanic's lien upon the improved land if they are not paid for their contributions, even if such parties have no direct contractual relationship with the owner of the property.

I have received the Notification of Lien Rights.

Signature: _____

Date: _____