

Design Construction

Lic # B840542
21900 Burbank Blvd. #300 Woodland Hills CA 91367
Licensed, bonded, and insured
818-621-3344 Michael or 818-428-5801 Moe

Home Improvement Contract

THIS AGREEMENT made on October 10, 2018 by and between Design Construction Son, LLC, hereinafter called the Contractor and Owner on record, hereinafter called the Owner.

Location of project:

718 S Greenberry Dr, West Covina, CA 91790

Witnesseth that the Contractor and the Owner for the consideration names as follows:

Article 1. Scope of the Work

The Contractor shall furnish all of the materials and perform all of the work shown on the Drawings and/or described in the Specifications entitled Exhibit A, as annexed hereto as it pertains to work to be performed on property 718 S Greenberry Dr, West Covina, CA 91790

Article 2. The Contract Price

The Owner shall pay the Contractor for the material and labor to be performed under the Contract the sum of One Hundred Eight Thousand Two Hundred and Five Dollars (\$108,205.00), subject to additions and deductions pursuant to authorized change order.

Article 3. Progress Payments

Payments of the Contract Price shall be paid in the manner following: Will be given schedule upon signature

Article 4. General Provisions

Any alteration or deviation from the above specifications, including but not limited to any such alterations of deviation involving additional material and/or labor costs, will be executed only upon written order for same, signed by Owner and Contractor, and if there is any charge for such alteration or deviation, the additional charge will be added to the contract price of this contract. If payment is not made when due, Contractor may suspend work on the job until such time as all payments due have been made. A failure to make payments for a period in excess of 5 days from the due date of the payment shall be deemed a material breach of this contract.

In addition, the following general provisions apply:

1. All work shall be completed in a workmanlike manner and in compliance with all building codes and other applicable laws.
2. Contractor may at its discretion engage subcontractors to perform work hereunder, provided Contractor shall fully pay said subcontractor and in all instances remain responsible for the proper completion of this contract.
3. All change orders shall be in writing and signed both by Owner and Contractor, and shall be incorporated in, and become part of the contract.
4. Contractor agrees to remove all debris and leave the premises clean condition.
5. In the event Owner shall fail to pay any periodic or installment payment(s) due hereunder, Contractor may cease work without breach pending payment or resolution of any dispute.
6. All disputes hereunder shall be resolved by binding arbitration in accordance with rules of the American Arbitration Association.
7. This Contract is good for 20 days from above date.
8. Contractor shall not be liable for any delay due to circumstances beyond its control including, but not limited to, owner, supplier, tenants, HOA, acts of gd, strikes, casualty or general unavailability of materials, etc.
9. Contractor warrants all work for a period of 3 months following completion.
10. Includes all labor and material unless specified

Article 4. Notice of Cancellation:

Date: _____

You may cancel this transaction, without penalty or obligation, within three (3) business days from date above.

The law requires that the contractor give you a notice explaining your right to cancel. Initial the checkbox if the contractor has given you a written or verbal notice of Three-Day Right to Cancel.

Owner's Initials _____ Owner's Initials _____

Contractors Initials _____

Article 5. Mediation

Any controversy or Claim arising out of or relating to this contract or contract warranty or the breach must be settled in mediation with California guide lines..

B. The location of mediation hearings held under this agreement shall be the county in which the Contractor is located unless agreed to otherwise by all Parties to the arbitration.

Owner's Initials _____ Owner's Initials _____

Contractor's Initials _____

Name of Owner: _____

By (Signature): _____

Name of Contractor: M. Omranian

By (Signature): _____

Street Address: 4401 Willens Ave

City/State/Zip: Woodland Hills, CA 91364

Telephone No.: 818-621-3344

Contractor's Licenser No.: B840542

Exhibit A

Scope of work:

Interior Area

1. Installation of smoke detectors as needed through out house. Each additional \$75.00 - \$450.00 up to 6 units.
2. Repair cracks and damages walls, ceiling as needed. Patch and spot paint - \$950.00
3. Mold test. Does not include removal of mold - \$550.00
4. Mold removal and drywall, patch, and spot paint. Apx cost - \$2,000.00
5. Sand wood flooring top layer. Place new finish color and top coat. - \$3,500.00
6. Remove weathered, cracked and deteriorated paint. Patch and spot paint - \$1,500.00
7. Replace shower pane. Demo existing floor and up to 12" of wall. Hot mop and install new tile. Tile to be similar to existing style. Owner to purchase tile and provide to contractor. Includes LACITY inspection. Does not include any city permit fees. Removal of all debris - \$5,250.00
8. Block damper from closing - \$250.00

Bathroom

1. Demo complete shower tile. Remove existing tub and install new tub. Hardie board all walls, and red guard for waterproofing. Installation of new tile. Tile to be same or similar to existing. Owner to purchase tile and provide to contractor. LACITY inspection including. Does not include city permit fees. Removal of all debris – 8,400.00
2. Re-anchor toilet - \$75.00

Kitchen

1. Remove complete kitchen cabinets. Install new cabinets. Repair damaged drywall as needed, Patch and paint as needed (areas where kitchen cabinets have been removed, does not include ceiling and walls not attached to kitchen). Re-install appliances. New counter top. New dishwasher, garbage disposal, faucet, exhaust fan and sink (all same or similar design and model). Plumbing install for sink, faucet, and dishwasher. Removal of all debris - \$17,500.00

Heat / AC

1. Removed all asbestos pipes and ducts - \$3,900.00
2. Install new heater (heater only) and new ducting - \$5,290.00

Water Heater

1. Place boot flashing - \$250.00

Garage

1. Replace damaged wood as needed. Remove damaged shingles. Repair roof as needed - \$2,900.00
2. Cover all open junction boxes as needed - \$75.00
3. Replace exterior door - \$800.00

Electrical

1. Upgrade panel to new city code. Includes all inspection. Does not include any city fee. Includes new breakers, label panel, re-wire complete house. New outlets and switches. Spot patch and paint. New covers - \$17,650.00

Roof

1. Repair roof as needed. New shingles to match existing. New flashing as needed in all areas. Repair / replace damaged gutters as needed. Install missing downspouts - \$3,125.00.

Attic

1. Repair damaged or wood rot lumber as needed - \$1,500.00.
2. Electrical – new wiring above included in cost
3. Installation of insulation in attic - \$3,000.00

Exterior Areas

1. Repair broken glass (front door and window) - \$800.00
2. Seal windows as needed to prevent fog / condensation - \$450.00

Foundation

1. Replace walkway and driveway. Includes demo and removal of all debris. New drive way and walkway to be 4" thick with rebar - \$8,500.00
2. Fasten wooden post and beam - \$950.00

Foundation and Floors

1. Properly fix patio as needed. Attach patio to structure. Includes inspection. Does not include architectural plans. This is for repair only (if possible). If remove and re-do, additional cost will occur - \$3,000.00
2. Electrical – new wiring above included in cost
3. Installation of new hose faucet - \$650.00
4. Install straps for supply pipes as needed - \$250.00

Basement / Crawlspace

1. Replace all visible cast iron and galvanized drain and waist piping - \$7,250.00

2. Repair floor framing as needed - \$2,950.00
3. Repair subfloor from moisture damage and wood rot - \$4,490.00

Total = \$108,205.00