

WORK AGREEMENT (SERVICE CONTRACT)

Date: 04/09/2026

Contractor: Oscar López

Phone: 408-630-6739

Client: Stella Chapman

Project Address: 1150 3rd, Gilroy

1. SCOPE OF WORK

1. PLUMBING (Priority)

Repair leak at washer valves

Repair waste plumbing leak in crawl space

Repair/replace: Tub/shower valve (guest bath), Toilet tank valves (both bathrooms), Vanity faucet (low/no flow)

Evaluate and improve water pressure

Inspect source of black sediment in water and recommend solution

Deliverable: Fully functional plumbing system with no active leaks and normal water pressure restored

2. ELECTRICAL (Priority)

Separate ground and neutral wires in subpanel

Repair/replace faulty GFCI outlets (kitchen), ungrounded GFCI (bathroom), loose outlets

Seal gaps at main electrical panel

Install/verify carbon monoxide detectors

Deliverable: Electrical system compliant and safe for buyer/lender standards

3. HVAC / VENTING (Priority)

Correct shared vent piping

Repair condensate drain line to exterior

Service HVAC system (full tune-up and inspection)

Evaluate furnace noise/vibration

Deliverable: HVAC system functioning properly with no drainage or venting issues

4. PEST / ENVIRONMENTAL (Priority)

Inspect and treat for rodent activity

Seal entry points

Evaluate and treat microbial/mold-like areas if needed

Deliverable: No active infestation

5. EXTERIOR / STRUCTURE

Repair damaged fascia boards

Replace/repair vent screens

Seal voids around electrical panel

Clean gutters and downspouts

Minor trim repairs

Deliverable: Exterior sealed and protected

6. WINDOWS / MOISTURE

Repair or replace failed window seals

Address moisture intrusion

Re-caulk and seal

Deliverable: No visible moisture issues

7. INTERIOR / COSMETIC

Replace carpet with LVP flooring

Repair walls (patch, texture, paint)
Install cabinet trim
Re-caulk bathrooms
Repair cracked shower tile
Deliverable: Clean interior ready for market

8. APPLIANCES

Repair stove burner, exhaust fan, microwave, garbage disposal
Deliverable: All appliances operational

2. PROJECT DETAILS

Includes materials. Appliances not included. Trash removal by owner.

3. TOTAL COST

\$16,400 USD

4. PAYMENT TERMS

Deposit: \$6,400
Mid Payment: \$5,000
Final Payment: \$5,000

5. TIMELINE

Start: April 13 (approx.)
Duration: 2–3 weeks

6. RESPONSIBILITIES

Contractor: Professional work, cleanliness.
Client: Access and payments.

7. CHANGES

Changes require approval and may add cost.

8. CANCELLATION

Deposit non-refundable after start.

9. SIGNATURES

Contractor: _____ Date: _____

Client: _____ Date: _____