

Estrella Moderna

425 E Flor Circle
Palms Springs, CA 92264

APN: 009-602-004

Lease: PSL-53A

Parcel No: 19; Unit 3

Record of Survey: Book 39, Page 78

Built 1963

Purchased by current owner April 21, 2017

1,632 Square Feet

Home Improvements*Ongoing Maintenance*

- HVAC Serviced 2x/year – General Air Conditioning & Plumbing
- Annual plumbing inspection – General Air Conditioning & Plumbing
- Annual electrical inspection – General Air Conditioning & Plumbing
- HOA has exterior exterminator

- 2017-05-31 – HVAC System replaced – General Air Conditioning & Plumbing
 - Condenser replacement, 5-ton Lennox, Model ML14xc1-060-230a03
 - Furnace replacement - 5-ton Lennox, Model ML180UH110P60C
 - Evaporator Coil replacement - 5-ton ADP
 - Redirect line set to side of house (\$250)
 - 20-year Heat Exchanger Warranty
 - Sentinel Protection/Comfort Guard 1-year no charge/If continue, includes monitoring and 5-years of labor
 - Refrigerant lines flushed; linseed cover replaced.
 - Electrical: Whip, Disconnect, Breaker Replace
 - Gas Piping: Gas Flex/Flue Pipe
 - Thermostat: Sensi
 - Permits/HERS Ratings: handled by General Air
 - Warranty: 1 year; 10-year parts
 - Use existing Platform

- 2017-05-30 - Got approval from Gary Johns, Architectural Committee Chair, to relocate the Refrigerant line around the corner of the house so it is not visible from the street.
- 2017-06-07 – Water Heater Replaced, 50-gallon gas.
- 2018-05-31 – Interior/patio renovation completed by Moderne Builders / Avian Rogers License #414671 – see attached project scope for improvement details.
- 2019-09 – Front and rear landscape update.
- 2019-09 – Exterior Painted
- 2019-09 – Roof resealed by Castro Roofing
- 2021-05-28 – Great Room glass replaced with tempered glass; slider maintenance with new rollers
- 2023-10 – Front exterior repainted; wall and exterior patio painted
- 2026-10 – Carport roof repaired by Castro Roofing
- 2024-05 – Pure Elements whole home water filtration; kitchen drinking/fridge water filter systems installed.
- 2026-04 – Patio Wall paint; exterior wood paint; front exterior touch-up.
- 2026-09 – Roof patched; flashing/foam areas filled in as needed.
- 2026-09 – Carpets steam cleaned.

ESTRELLA MODERNA

Michael Norpell & Timothy State

425 E Flor Circle Palm Springs, CA 92264

FOYER – 11'-7" x 4'-9"

- ☐ Remove existing tile floor (62 Sq Ft)
- ☐ Remove existing wood slat wall paneling (11'-7" Ln Ft)
- ☐ Remove existing doors to kitchen; Save existing brass door knobs for Home Owner; Repair door jamb
- ☐ Open existing wall between foyer and den for interlocking block installation
Opening to be 62" H x 72" W – Bottom of opening will be 16" above finished floor
Install 6 Apollo interlocking blocks, 24" x 32" each
Install metal studs between interlocking blocks per manufacturer's recommended installation
Create a dry wall return around all edges of the block opening
Apply two (2) coats of primer and two (2) coats of finish paint
- ☐ Install Tectura Terrazzo tile, Crushed Ice TZ30, 24" square with 1/16" wide joints; Grout color to match tile
Entry Floor – 4'-9" x 11'-7" (55 Sq Ft)
Entry Closet – 2' x 3'-3" (7 Sq Ft)
- ☐ Update one (1) existing square recessed ceiling light fixtures with LED lighting with brass trim
- ☐ Update one (1) existing duplex outlet with Decora white style duplex outlet
- ☐ Update three (3) existing wall switches
Install one (1) Decora single pole white dimmer switch for recessed entry lighting
Install one (1) Decora single pole white switch for exterior carport light
Install one (1) Decora single pole white switch for living room outlets
- ☐ Remove existing stained glass sidelight window; Save for Home Owner
Install new clear ribbed glass sidelight window 16" W x 6'-6" H
- ☐ Update and install existing entry closet door hinges to brushed brass hinges – 4 total
- ☐ Patch, sand and prime all existing walls, trim and doors
Prime and paint all walls, trim, window casing and doors; 2 coats
Trim/Doors/Window Casing – Igloo DEW379, semi gloss
Walls – White Picket Fence DET648, eggshell
Ceiling – White Picket Fence DET648, flat
Interlocking Blocks – White DEW380, semi gloss

KITCHEN – 12' x 13'

- ☐ Remove existing cabinets, countertop and plumbing fixtures

- ☐ Remove existing appliances (Dishwasher, Refrigerator, Cooktop, Indoor Grill, Range Hood and Double Oven)
- ☐ Remove tile floor (156 Sq Ft)
- ☐ Remove existing wallpaper
- ☐ Remove existing blinds & hardware
- ☐ Frame out existing sink wall to accommodate new plumbing and electrical lines
- ☐ Frame out ½ wall at existing peninsula opening for new electrical
- ☐ Install new drywall

- ☐ Install kitchen cabinets; per plan
Base cabinets will be a Cleaf textured laminate in Miele S120; slab door style
Wall cabinets will be a matte white; slab door style
- ☐ Install Top Knobs Black TK22 6" cabinet pull on all drawers
Install Atlas Homewares A832-WG long finger cabinet pull on all upper cabinets
- ☐ Install one (1) floating shelf 3" thick along sink wall (3" thick x 12" deep x 100" length) Cleaf textured laminate in Miele S120
Bottom of shelf set at 21" above countertop
- ☐ Fabricate and install Cambria Whitehall or equal high gloss countertop 2 cm with eased edge; No backspalsh
- ☐ Install one (1) Vigo VG3019C Stainless Steel 30" Single Basin Undermount Stainless Steel Kitchen Sink
- ☐ Install one (1) Delta 4159-BL-DST Black Trinsic pull-out kitchen faucet
- ☐ Install the following appliances:
Whirlpool WRF560SMYH White Ice 30" 19.6 Cu Ft French Door Refrigerator
EdgeStar CWB1760FD Stainless Steel 24" Wide Wine and Beverage Cooler with French Doors
Whirlpool UDT555SAFP Panel Ready 24" Dishwasher
Fabricate and install one (1) 24" dishwasher panel to match base cabinets - Cleaf textured laminate in Miele S120
Whirlpool WGE745C0FH White Ice 30" Slide-in Electric Range
Zephyr ZPI-E30AG290 Stainless Steel / Glass 290 CFM 30" Wide Under Cabinet Range Hood with Retractable Visor
Frigidaire FGMO205KW White 2 Cubic Foot Built-In Microwave
InSinkErator BADGER1WC 1/3 HP Badger Garbage Disposal with power cord

- ☐ Install four (4) 4" diameter LED recessed can lights spaced 35" on center along island/peninsula work surface
- ☐ Install LED dimmable stripe lighting on the underside of the floating wall shelf
- ☐ Update existing switches and outlets with Decora White style

- 2 3-Way Switch for existing ceiling lighting
- 1 Single Pole Dimmer Switch for new recessed lighting
- 1 Single Pole Dimmer Switch for LED stripe lighting at floating shelf
- 1 Single Pole Switch for garbage disposal
- 1 Single Pole Switch for exterior light
- 7 Duplex Outlets
- 1 Duplex with USB at Kitchen island wall
- ☐ Install three (3) new Duplex Outlets Decora White
 - 1 Outlet for new wine/beverage center
 - 1 Duplex Outlet with USB Outlet at new wrap around counter area
 - 1 Outlet below breakfast bar
- ☐ Install Tectura Terrazzo tile, Crushed Ice TZ30, 24" square with 1/16" wide joints; Grout color to match tile (12' x 13' 156 Sq Ft)
- ☐ Install new 1 x 4 baseboard – 10 Ln Ft
- ☐ Install ceramic tile focal sink wall - 60" H x 9'-8" L (50 Sq Ft)
 - Byzantine 3D Bianco 2 1/2" x 9"
 - Byzantine Bianco 2 1/2" x 9"
- ☐ Install ceramic tile backsplash at range/bar wall – 18" H x 8'-0" L (12 Sq Ft)
 - Byzantine Bianco 2 1/2" x 9"
- ☐ All joints will be 1/16th wide with white grout to match tile
- ☐ Patch, sand and prime all existing walls, trim and doors
 - Prime and paint all walls, trim and doors; 2 coats
 - Trim/Doors/Window Casing – Igloo DEW379, semi gloss
 - Walls – White Picket Fence DET648, eggshell
 - Ceiling – White Picket Fence DET648, flat
- ☐ Replace existing HVAC vent cover with a new white 8" x 14" vent cover

GREAT ROOM – 20' x 22'

- ☐ Remove existing carpeting, pad and tack stripe
- ☐ Remove exiting hanging light fixture
- ☐ Remove existing window treatments and hardware
- ☐ Install US Floors Natural Cork floor tiles 17.5" W x 23.81" L in Mayorca color (440 Sq Ft)
- ☐ Install entry hall doorway transition threshold to terrazzo tile – 57" W
- ☐ Install new 1 x 4 baseboard on all drywall finished walls– 20 Ln Ft
 - Do not install new 1 x 4 baseboard on existing concrete block wall
- ☐ Update 5 existing outlets with White Decora Duplex Outlets
- ☐ Update 1 existing switch to a White Single Pole Decora style Dimmer for existing exterior recessed lighting
- ☐ Install one (1) new single pole switch White Decora style for exterior landscape lighting at the existing blank/covered switch box
- ☐ Install one (1) new hanging light fixture for dining table

- ☐ Install LED strip lighting mounted to the bottom edge of each clerestory window; Install one (1) new dimmer switch to control LED strip lighting
- ☐ Patch, sand and prime all existing walls, trim and doors
 Prime and paint all walls, trim and doors; 2 coats
 Trim/Doors/Window Casing – Igloo DEW379, semi gloss
 Walls – White Picket Fence DET648, eggshell
 Ceiling – White Picket Fence DET648, flat
 Wood Beams – White DEW380, semi gloss
 Concrete Block Wall – White DEW380, semi gloss

DEN – 10' x 13'

- ☐ Remove existing carpet, pad and tack strip
- ☐ Remove existing metal and glass wall shelving in Den; Remove existing closet rod, wood shelf and wood support in Den closet
- ☐ Remove existing bi-fold entry doors to den; Save existing knobs for Home Owner; Repair existing door jamb as needed
- ☐ Install US Floors Natural Cork floor tiles 17.5" W x 23.81" L in Mayorca color (130 Sq Ft)
- ☐ Install US Floors Natural Cork floor tiles 17.5" W x 23.81" L in Mayorca color in closet – 66" x 42" (20 Sq Ft)
- ☐ Install new 1 x 4 base board in den and closet (52 Ln Ft)
- ☐ Update four (4) existing outlets to Decora White Duplex Outlets
- ☐ Update two (2) existing switches to Decora White Switch
 1 Single Pole Switch for existing closet light
 1 Single Pole Switch for wall outlets (Modify outlet so bottom outlet is controlled by switch)
- ☐ Install one (1) new duplex outlet with electrical chase for wall mount TV
- ☐ Mount TV to Wall
- ☐ Install one (1) new duplex outlet in existing closet
- ☐ Update and install existing hinges on Den's closet door to brushed brass – 2 total
- ☐ Patch, sand and prime all existing walls, trim and doors
 Prime and paint all walls, trim and doors; 2 coats
 Trim/Doors/Window Casing – Igloo DEW379, semi gloss
 Walls – White Picket Fence DET648, eggshell
 Ceiling – White Picket Fence DET648, flat
 Interlocking Blocks – White DEW380, semi gloss

BEDROOM #2 – 12' x 13'

- ☐ Remove existing carpeting, pad and tack strip
- ☐ Remove existing window treatments and hardware
- ☐ Update five (5) existing outlets to Decora White Duplex outlets
- ☐ Update two (2) existing switches with Decora White Switches
 1 Single Pole Switch for existing closet light

1 Single Pole Switch for existing outlets (Modify outlets so bottom outlet is controlled by switch)

- ☐ Patch, sand and prime all walls for paint and/or decorative wall covering
- ☐ Install decorative wall covering Ashford Palm by York Wallcovering on headboard wall – 13' L x 8' H (105 Sq Ft)
- ☐ Install new carpet pad, tack strip and carpeting in bedroom and closet – 12' x 13' bedroom (156 Sq Ft) and closet 6' x 3'-6" (21 Sq Ft)
Carpet to be determined
- ☐ Install new 1 x 4 base board in bedroom and closet (60 Ln Ft)
- ☐ Update existing door hinges on bedroom door and closet door to brushed brass – 4 total
- ☐ Patch, sand and prime all walls, ceiling and trim as needed
- ☐ Apply two (2) coats of paint bedroom walls and closet walls custom formula paint
Trim/Doors/Window Casing – Igloo DEW379, semi gloss
Walls – Custom Formula, eggshell
Ceiling – White Picket Fence DET648, flat

HALL BATHROOM – 9'-4" x 5'

- ☐ Remove existing carpet, pad and tack stripe; Remove existing vinyl floor (33 Sq Ft)
- ☐ Remove existing bath tub, plumbing fixtures, toilet, mirror and vanity
- ☐ Remove existing recessed medicine cabinet; Install new wood framing and drywall to abandon cabinet
- ☐ Remove existing vanity bath bar light fixture; Save light fixture to be re-installed in Hall Bathroom
- ☐ Remove existing ceiling heat lamp
- ☐ Remove two (2) existing towel bars and one (1) recessed tissue holder; Patch and sand wall
- ☐ Remove existing HVAC register cover; Replace with new vent cover 8" x 12"
- ☐ Install new shower pan with a 24" long trench style drain; Install new shower curb
- ☐ Frame 12" x 12" shower niche on the left wall above shower control valve;
- ☐ Install new cement board for shower walls (90 Sq Ft)
- ☐ bathroom floor (55 Sq Ft)
- ☐ Install ceramic wall tiles 137 Sq Ft; per plan
Wall #1 – 34" W x 8'-0" H (23 Sq Ft)
Wall #2 – 5'-0" W x 8'-0" (40 Sq Ft)
Wall #3 – 9'-4" W x 8'-0" H (74 Sq Ft)
- ☐ Install Schluter metal trim along outside tile edge of left shower wall – 8 Ln Ft
- ☐ Install Schluter®-DESIGNBASE-SL in white for baseboard – 15 Ln Ft
- ☐ Install new shower diverter valve on the existing left wall of shower;

Relocate and install the new shower head on the right shower wall Delta T17253-CZH2O Champagne Bronze Vero Monitor 17 Series Dual Function Pressure Balanced Shower Trim

- ☐ Fabricate and install 48" W wall hung bathroom vanity in matte white laminate/slab door and drawer style
Install cabinet hardware
- ☐ Fabricate and install 2 cm Cambria Whitehall or equal high gloss quartz countertop with eased edge with undermount sink and 8" wide spread faucet holes
- ☐ Install one (1) Kohler K-2882-0 White Verticyl 17-1/4" Undermount Bathroom Sink with Overflow
- ☐ Install one (1) Delta 3553LF-CZ Champagne Bronze Vero Widespread Bathroom Faucet with Pop-Up Drain Assembly
- ☐ Install one (1) Kohler K-5172-0 White San Souci 1.28 GPF Elongated One-Piece Comfort Height Toilet with AquaPiston Technology - Seat Included

- ☐ Update one (1) existing outlet to a GFI White Decora Duplex Outlet
- ☐ Update two (2) switches to White Decora Switch
1 Single Pole Dimmer Switch for vanity wall sconce lighting + newly installed LED ceiling light fixture
1 Single Pole White Decora Switch for existing exhaust fan
- ☐ Remove and abandon existing vanity bar j box
Install two (2) new j boxes for vanity sconce installation – 64" above the floor
Install two (2) existing vintage bar lights vertically (Hall Bathroom + Master Bathroom existing light fixtures)
- ☐ Install two (2) new White Decora GFI Duplex Outlets
1 Outlet inside vanity
1 Outlet under vanity

- ☐ Patch, sand and prime all walls and ceiling
- ☐ Install decorative wall covering – Cosmic Desert (Gold) by Hygge & West on Wall #1 (opposite the vanity) 6'-6" L x 8'-0" H (52 Sq Ft)
- ☐ Apply two (2) coats of paint to the ceiling, door, and trim
Trim/Doors/Window Casing – Igloo DEW379, semi gloss
Ceiling – White Picket Fence DET648, flat

- ☐ Install two (2) Delta 77736-CZ Champagne Bronze Vero Double Robe Hooks
- ☐ Install one (1) Delta 77750-CZ Champagne Bronze Vero Single Hook Tissue Holder
- ☐ Fabricate and install one (1) frameless wall mirror – 30" W x 60" H
- ☐ Update existing bathroom door hinges to brushed brass – 2 total

REAR HALL & LINEN CLOSETS

- ☐ Remove existing carpet, pad and tack stripe
- ☐ Remove existing metal screen at bottom of furnace closet; Install new metal screen – 50" L x 5" H; Prime and paint new screen to match door/trim color
- ☐ Install US Floors Natural Cork floor tiles 17.5" W x 23.81" L in Mayorca color in hallway and into two (2) existing linen closets (75 Sq Ft)
- ☐ Install three (3) door threshold transitions matching Mayorca cork floor
 - Bedroom #2 – 30" W
 - Hall Bathroom – 26" W
 - Master Bedroom – 30" W
- ☐ Install new 1 x 4 base board in hallway and closets – 21 Ln Ft
- ☐ Update one (1) existing outlet to a White Decora Duplex Outlet
- ☐ Update three (3) existing switches to White Decora Switch
 - 1 Single Pole Switch for Master Bedroom outlets
 - 1 3-Way Switch for existing ceiling lights
 - 1 3-Way Dimmer Switch for existing ceiling lights
- ☐ Update two (2) existing recessed ceiling lights to LED
- ☐ Patch, sand and prime all doors, trim, walls and ceiling
- ☐ Apply two (2) coats of paint to all doors, trim, walls and ceiling
 - Trim/Doors – Igloo DEW379, semi gloss
 - Walls – White Picket Fence DET648, eggshell
 - Ceiling – White Picket Fence DET648, flat
- ☐ Update existing linen closet doors and furnace room door hinges to brushed brass – 8 total

MASTER BEDROOM – 15'-10" x 16'-0"

- ☐ Remove existing carpet, pad and tack stripe (256 Sq Ft)
- ☐ Remove existing fabric wall covering (128 Sq Ft)
- ☐ Remove existing wood shoe ledge in master closets
- ☐ Remove existing wood vanity ledge and laminate countertop at bedroom niche/make up area
 - Install one (1) 24" wide x 36" base cabinet with pull out front to create a laundry hamper storage area
 - Cabinet base to match kitchen base wood cabinets - Cleaf textured laminate in Miele S120
 - Fabricate and install 2 cm Cambria Whitehall high gloss quartz countertop with Seacliff Edge (Z) / eased edge – 29" L x 25 ¼" W (5 Sq Ft)
 - Install one (1) Oak Depot Bay Drawer Pull Item # C2796 by Rejuvenation
- ☐ Install Tuftex wall to wall carpet with 6lb carpet pad in bedroom and master closet – 18'-4" x 17'-8" (323 Sq Ft)
 - Style: Art District ZZ024
 - Color: 00557 Pipe Smoke
- ☐ Install new 1 x 4 baseboard – 50 Ln Ft

- ☐ Install decorative wall covering on headboard wall
 - Left Panel – Stikwood Carmel 48" w x 8'-0" H (32 Sq Ft)
 - Middle Panel - 3D Panels Cactus Wall Panels #02106 19.6".square
 - 4 tiles wide by 5 tiles high (20 Sq Ft)
 - Right Panel - Stikwood Carmel 44" w x 8'-0" H (30 Sq Ft)
- Install black peel and stick metal edge trim on exposed wood ends of the panels – 32 Ln Ft / 4 sections of 8' height
- ☐ Remove existing ceiling fan
 - Install one (1) MinkaAire F844-DK Distressed Koa 52" 3 Blade Light Wave Indoor Ceiling Fan with Integrated LED Light
- ☐ Update two (2) existing outlets on headboard wall to two (2) White Decora USB with Duplex Outlets; wire so bottom outlet is controlled by switch
- ☐ Update two (2) existing outlets to White Decora Duplex Outlets
- ☐ Update one (1) existing switch to a Single Pole Dimmer White Decora Switch
- ☐ Install one (1) White Decora USB with Duplex Outlet next to existing switch in bedroom niche
- ☐ Update one (1) existing recessed light fixture at bedroom niche to LED recessed light
- ☐ Patch, sand and prime all walls and ceiling as needed
- ☐ Apply two (2) coats of paint to all doors, trim, walls and ceiling
 - Trim/Doors/Window Casing– White DEW380, semi gloss
 - Walls – Carrara DET649, eggshell
 - Ceiling – White Picket Fence DET648, flat
 - Molded Wall Panels – Faded Gray DEW382, semi gloss
- ☐ Update existing bedroom door and louvered closet door hinges to brushed brass – 6 total

MASTER BATHROOM – 9'-4" x 6'-0"

- ☐ Remove existing carpet, carpet pad and tack strip; Remove existing vinyl flooring
- ☐ Remove existing plumbing fixtures, vanity, mirror, medicine cabinet, toilet and towel bars
- ☐ Remove existing wallpaper and shower tile
- ☐ Remove existing HVAC register vent; Replace and install new vent cover 8" x 12"
- ☐ Relocate and install a new shower trench drain; Raise exiting shower pan and slop to newly installed trench drain
- ☐ Frame a 14" x 14" shower niche above shower valve
- ☐ Install new shower diverter valve and thermo static control on the existing right wall of shower; Relocate and install the new shower head with hand held shower unit on the left shower wall
 - Delta T17259-BL Matte Black Trinsic Monitor 17 Series Dual Function Pressure Balanced Shower

Delta T11859-BL

Matte Black Trinsic Three Function Diverter Valve

Delta 55085-BL

Matte Black Trinsic Hand Shower Package - Includes Hand Shower, Holder, and Hose

- ☐ Install new cement board on shower area walls (102 Sq Ft)
- ☐ Install Doup Reverse Sky porcelain tile 24" x 48" with 1/16" wide joints
 - Wall #1 (Vanity Wall) – 9'-4" W x 8'-0" H (74 Sq Ft)
 - Wall #2 (Back Shower) – 6'-0" W x 8'-0" H (48 Sq Ft)
 - Wall #3 (Right Shower) – 40" W x 8'-0" H (27 Sq Ft)
- ☐ Install Schluter metal trim along outside tile edge of right shower wall – 8 Ln Ft
- ☐ Install Tectura Terrazzo tile, Crushed Ice TZ30, 24" square with 1/16" wide joints for main bathroom floor; Grout color to match tile 6'-0" x 6'-0" (36 Sq Ft)
- ☐ Install Daltile Portfolio porcelain 2" x 2" mosaic tile in Dove Grey PF04 to create shower pan floor – 40" x 6'-0" (20 Sq Ft)
Grout color to be determined
Fabricate and install one (1) frameless, fixed clear glass shower screen – 40" W x 7'-0" H
- ☐ Install Schluter®-DESIGNBASE-SL in white for baseboard – 15 Ln Ft
- ☐ Fabricate and install 60" W wall hung bathroom vanity in Cleaf textured laminate in Miele S120
Install cabinet hardware
- ☐ Fabricate and install 2 cm Cambria Whitehall or equal high gloss quartz countertop with eased edge with vessel sink and single vessel faucet hole
- ☐ Install one (1) Kohler K-2661-0 White Vox 15-3/4" Vessel Sink with Overflow
- ☐ Install one (1) Delta 759-BL-DST Matte Black Trinsic 1.2 GPM Single Hole Vessel Bathroom Faucet
- ☐ Install one (1) Kohler K-5172-0 White San Souci 1.28 GPF Elongated One-Piece Comfort Height Toilet with AquaPiston Technology - Seat Included
- ☐ Install one (1) Delta 75950-BL Matte Black Trinsic Single Bar Tissue Holder
- ☐ Install one (2) Delta 75935-BL Matte Black Trinsic Wall Mounted Robe Hook
- ☐ Install two (1) Delta 759240-BL Matte Black Trinsic 24" Wall Mounted Towel Bar
- ☐ Install one (1) Robern RC1626D4FP1 Mirrored R3 16" x 26" x 4" Plain Single Door Medicine Cabinet with Reversible Hinge
- ☐ Update two (2) existing Switches to White Decora style

- 1 Single Pole for exhaust fan
- 1 Single Pole Dimmer Switch for vanity and ceiling lighting
- ☐ Update one (1) existing outlet to White Decora GFI Duplex Outlet
- ☐ Install two (2) new j boxes for wall scone at vanity area
- Install two (2) Sam 2-Light Wall Scone by Corrigan Studio
- ☐ Install two (2) new LED recessed ceiling light fixtures in shower area and above vanity/sink
- ☐ Install two (2) new White Decora GFI Duplex Outlets
 - 1 Outlet inside vanity
 - 1 Outlet under vanity
- ☐ Patch, sand and prime all walls and ceiling as needed
- ☐ Apply two (2) coats of paint to all doors, trim, walls and ceiling
 - Trim/Doors/Window Casing– White DEW380, semi gloss
 - Walls – Carrara DET649, eggshell
 - Ceiling – White Picket Fence DET648, flat
- ☐ Update existing bathroom door hinges to brushed brass – 2 total

EXTERIOR/PATIO AREA

- ☐ Clean/repair sliders so they are operational
- ☐ Clean/repair screen sliders so they are operational
- ☐ Dowels for sliding doors and bedroom window, den window
- ☐ Install one (1) new exterior GFI outlet on patio concrete block wall
- ☐ Update and install new landscape wiring and pvc pipe cover to existing landscape uplight at the existing Olive tree
- ☐ Repair wood sill of Master Bedroom window at patio; Prime and paint to match existing exterior white color
- ☐ ~~Install one (1) exterior door with vents at carport storage shed 36" W x 6' 8" H~~

~~ELECTRICAL PANEL~~

- ☐ ~~Update and install new exterior circuit breaker panel located by the laundry area in the front breezeway~~



31-170 Reserve Drive • Thousand Palms, CA 92276
(760) 343-7488 • Fax (760) 343-7494 • www.CallTheGeneral.com

Customer: TIM STATE & MICHAEL NORRELL

Email: timothy.state@mac.com

Customer# 109562

Address: 425 E. FLOR CIR

City: PALM SPRINGS

Zip: 72264

Phone: (312) 622-4828 Cell:

Alternate #: 312-231-3773

Gated Community? y n

Community Name: CANYON VIEW ESTATES Gate Code: N/A

We Propose to Furnish and Install the Following Equipment:

Quantity	Equipment Type	Tonnage	Make	Model #	Equipment Being Replaced
1	CONDENSER	5	LENIX	ML4X21-060-23	CARRIER 2205E063
1	FURNACE	5	LENIX	ML120410110X100	PAYNE 4967A2979
1	EVAP COIL	5	ADP	LC42/60	ADP 3E07X23893

◇ Bronze

◇ Silver

◇ Gold

◇ Platinum

Comments/Recommendations: - 20 YEAR HEAT EXCHANGER WARRANTY
REDIRECT LINESET \$250.00
SENTINEL PROTECTION / COMFORT GUARD 1YR NO CHARGE / IF
CONTINUED INCLUDES MONITORING AND 5 YEAR LABOR

Check all of the following that apply		Specify Details of Equipment Below					
☒	Refrigerant Lines	☐ 7/8	☐ 1 1/8	☐ 3/4	☐ Flush	☐ Replace	Lineset Cover ☒ y ☐ n
	Registers	☐ Bar Type		☐ Special Order _____			
☒	Electrical	☐ Whip	☐ Disconnect		☐ Breaker Replace		☐ Size/Type
☒	Gas Piping	☐ Gas Flex			☐ Flue Pipe		
	Air Cleaner	☐ Merv 11			☐ Merv 16		☐ PCO Filtration
☒	Thermostat	☐ Sensi		☐ I Comfort		☐ I Comfort S30	☐ Other _____
	Zone Control	☐ None		☐ 2		☐ 3	☐ 4
	Duct Replacement/Insulation	☐ Partial _____			☐ Whole Home		
☒	Permits/HERS Rating	☐ Homeowner			☐ General Air		
☒	Warranty	☐ 1 Yr labor ☐ 2 Yrs labor ☐ 5 Yrs Parts ☐ 10 Yrs Parts ☐ 5 Yrs Comp. ☐ 10 Yrs Comp.					
	Maintenance Agreement	☐ 1 Complimentary Visit			☐ Add 1 yr SP \$ _____		☐ Add 3 yr SP \$ _____
	Crane Service	☐ Regular Reach			☐ Extended Reach		☐ Long Reach
	Equipment Pad	☐ 32"			☐ 36"		
☒	Platform	☐ Use Existing			☐ New Platform - Cost \$ _____		
☒	Drywall Included ☐ y ☒ n		Roofing Included ☐ y ☒ n			Electrical Included ☐ y ☒ n	

Excluded: MONOXIDE DETECTORS
LINESET, DUCTWORK, REGISTERS, SMOKE, DRYWALL, SMOKE AND CARBON

Rebates Available: N/A

You Pay: \$11,521.00

Financing: CUT

Deposit Due: \$1,000.00

Terms/Plan Chosen:

Payment Due Upon Delivery: \$10,521.00

This offer is good until:

All payments are due upon completion of installation. Rebate paperwork filled out by General Air. Rebates are based upon approval by their respective entities. All rebates will be sent directly to the client within their specified time period.

Owner Signature: Timothy State

Comfort Advisor: Ken Ramsey

Date: 5/30/2017

Job Start Date: 05-31-17

August 22, 2019

Michael Norpell
425 E Flor Circle
Palm Springs, CA 92262

Re: Re-surfacing of Poly Urethane Foam

Thank you for the opportunity to submit a proposal for your roofing needs at the above referenced property. Castro Roofing, Inc. is a full-service roofing company. We have over 30 years of experience. We are a family owned and operated company that delivers in honesty, integrity and quality. We value the opportunity to earn your business.

Work Description:

Deck Preparation

- Cut off the bad roof surface down to dry smooth foam by scarfing the foam currently in place.
- Inspect for dry-rot, any found will be replaced at a rate of \$64.00 per (4x8x½) sheet upon owner's approval. The sheathing cost is not included in this contract and will be an extra cost as we cannot foresee the condition of the sheathing. Once the roofing system is removed, we can then determine how many sheets will need to be replaced, if any.
- Reseal edge metal joints.
- Caulk any skylights as needed if applicable.
- Apply primer at a rate of one gallon 200 square feet.
- Apply 3.0-density foam to re-surfacing foam as needed.

Product design

- Coating system is a premium quality; fluid-applied, elastomeric roof coating manufactured using advanced all acrylic polymer technology. The fully adhered seamless membrane exhibits outstanding reflectivity, adhesion, flexibility and water resistance.
- Coating is designed to withstand the intense heat and ultra-violet rays of very dry desert environments. Manufactured using the highest quality and most technologically advanced, 100% acrylic resins, coating is a water based, non-toxic roof coating. This highly reflective roof coating protects roof substrates from moisture in a wide range of climate is fire rated, UV resistant and environmentally friendly.

Coating Application

- Over prepared surface apply coating at a rate of 1½-gallon per 100 square feet, and back rolled to allow coating into pinholes & cracks.
- Over 1st coat apply second coat at a rate of 1½- gallon per 100 square feet.
- Coating shall not be applied if rain is forecasted within 48 hours or if temperature will drop below freezing points.
- Coating shall have resistance to ponding water.
- All material will be applied to manufactures specifications by a certified technician.

Submittals:

- Copies of the manufactures technical data bulletins, material safety data sheet (MSDS), and safety instructions on each product will be supplied upon request.

Notes:

- For a full life expectancy and even extend the life of the roof it is recommended that maintenance procedures with annual inspections provided by your roofing contractors should be considered.

_____ **initials**

Contract Price

Owner shall pay contractor the fixed sum of: **EIGHT THOUSAND, THREE HUNDRED, NINETY-FOUR DOLLARS (\$8,394.00)** for the work to be performed under this contract, subject to additions and deductions, pursuant to change orders agreed upon in writing by the parties, and subject to "allowance" as provided in this paragraph.

TERM:

100% OF CONTRACT IS DUE UPON COMPLETION OF WORK, PAYMENT PLAN IS NOT PART OF THIS AGREEMENT. FINANCE FEES WILL APPLY TO ANY OUTSTANDING BALANCE.

A SERVICE CHARGE OF ONE AND ONE-HALF PERCENT (1.5%) PER MONTH WILL BE ADDED TO ALL BALANCES OVER 30-DAYS.

FOR ALL CREDIT/DEBIT CARD PAYMENT THERE IS AN ADDITIONAL 3% FOR EACH PROCESSED AMOUNT.

FIVE (5) YEAR GUARANTEE ON WORKMANSHIP OVER AREAS COMPLETED BY CASTRO ROOFING, INC. ONLY. GUARANTEE EXPIRES FIVE (5) YEARS FROM THE DATE OF THE INVOICE AND COMPLETION DATE. GUARANTEE DOES NOT EXTEND TO THE REMAINDER OF THE ROOF. GUARANTEE IS NULL AND VOID IF CONTRACT IS NOT PAID IN FULL AND GUARANTEE DOES NOT BEGIN UNTIL THE FULL PAYMENT IS RECEIVED. CONTRACTOR SHALL NOT BE LIABLE FOR SPECIAL, INCIDENTAL OR CONSEQUENTIAL DAMAGES.

THIS GUARANTEE SHALL BE NULL AND VOID IF ANY TYPE OF WORK IS PERFORMED ON THE ROOF BY OTHERS, SUCH AS BUT NOT LIMITED TO; MAINTENANCE OR REPAIRS ON THE ROOF, SEALING OF HOLES, A/C DUCTING, PLUMBING, SOLAR PENETRATIONS, WALKING ON THE ROOF AND IF CASTRO ROOFING INC. IS NOT (A FEE MAY APPLY) IMMEDIATELY NOTIFIED TO INSPECT THE ROOF AT THE TIME THE WORK IS PERFORMED.

THIS PROPOSAL DOES NOT INCLUDE ANY WATER TESTING AFTER WORK IS COMPLETED, IF WATER TEST IS REQUESTED THERE IS AN ADDITIONAL FEE THAT WILL APPLY.

CONTRACTOR WILL NOTIFY OWNER TO REMOVE ANY VEHICLES CLOSE TO PROPERTY OR WILL COVER WITH PLASTIC/PAPER. CONTRACTOR WILL ALSO COVER ANY OUTSIDE FURNISHES OR ITEMS FELT NECESSARY IN HOPES TO PREVENT ANY OVERSPRAY. IF OWNER DOES NOT REMOVE VEHICLES OR REMOVES ANY COVERING THEY WILL ASSUME ALL RESPONSIBILITIES.

MAINTAINING THE ROOFS IS ESSENTIAL IN ORDER TO ACHIEVE NORMAL LIFE EXPECTANCY CASTRO ROOFING, INC HIGHLY RECOMMENDS SETTING UP A PROPER MAINTENANCE PROGRAM FOR AN ADDITIONAL FEE.

THIS PROPOSAL WILL BE NULL AND VOID AFTER 15-DAYS FROM CONTRACT DATE.

OWNER HAS THE RIGHT TO CANCEL THIS CONTRACT AFTER ACCEPTANCE UP TO THREE (3) DAYS OF ACCEPTED CONTRACT AND MUST FILL OUT AND SEND IN NOTICE OF CANCELLATION.

ALL DEBRIS CAUSED FROM THE ABOVE WORK WILL BE DISPOSED AND DISCARDED.

JOB TO BE STARTED IN A TIMELY MANNER ACCORDING TO CURRENT WORK SCHEDULE AND WEATHER PERMITTING.

ESTIMATE DOES NOT INCLUDE DISCONNECTING AND RECONNECTING ANY ELECTRICAL, PLUMBING, GAS LINES AND MECHANICAL EQUIPMENT UNLESS OTHERWISE SPECIFIED.

WE PURPOSE TO FURNISH AND APPLY LABOR, MATERIALS, PERMITS (IF APPLICABLE) TRANSPORTATION AND TOOLS NECESSARY FOR COMPLETION OF ACCEPTED ROOFING CONTRACT WORK.

CONTRACTOR'S SCOPE OF WORK SHALL NOT INCLUDE THE IDENTIFICATION, DETECTION, ABATEMENT, ENCAPSULATION OR REMOVAL OF ASBESTOS OR SIMILAR HAZARDOUS SUBSTANCES INCLUDING MOLD, MILDEW AND INFESTATION OF RODENTS. IF CONTRACTOR ENCOUNTERS ANY SUCH PRODUCTS, MATERIALS OR CONDITIONS IN THE COURSE OF PERFORMING ITS WORK, OR IF SUCH HAZARDOUS MATERIALS ARE ENCOUNTERED BY ANY OTHER FIRM PERFORMING WORK AT THE JOBSITE AND CONTRACTOR DETERMINES THAT SUCH MATERIALS PRESENT A HAZARD TO ITS EMPLOYEES, CONTRACTOR SHALL HAVE THE RIGHT TO DISCONTINUE ITS WORK AND REMOVE ITS EMPLOYEES FROM THE JOBSITE UNTIL SUCH PRODUCTS OR MATERIALS, AND ANY HAZARDS CONNECTED THEREWITH, ARE LOCATED AND ABATED, ENCAPSULATED OR REMOVED, OR IT IS DETERMINED THAT NO HAZARD EXISTS (AS THE CASE MAY REQUIRE), AND CONTRACTOR SHALL RECEIVE AN EXTENSION OF TIME TO COMPLETE ITS WORK HEREUNDER AND COMPENSATION FOR DELAYS ENCOUNTERED AS A RESULT OF SUCH SITUATION AND CORRECTION. DUE TO THE POSSIBILITY OF MOLD, MILDEW AND RODENTS BEING PRESENT BEFORE, DURING OR AFTER OUR WORK, CONTRACTOR'S SCOPE OF WORK SHALL NOT INCLUDE THE IDENTIFICATION, DETECTION OR THE REMOVAL OF MOLD, MILDEW AND RODENTS. OWNER AGREES TO HOLD CONTRACTOR HARMLESS, AND SHALL INDEMNIFY CONTRACTOR HARMLESS FOR ANY MOLD OR RODENT RELATED CLAIMS IN THE FUTURE

ANY CHANGES TO ORIGINAL CONTRACT WILL BE ADJUSTED AND MUTUALLY AGREED BEFORE CONTRACTOR PERFORMS WORK AND SUBMITTED IN A WRITTEN FORM OF A CHANGE ORDER.

DURING THE ROOFING PROJECT CONTRACTOR WILL MAKE ALL ATTEMPTS TO MINIMIZE, BUT WILL NOT BE RESPONSIBLE FOR DIRT, ROCK, MATERIAL, OR DEBRIS THAT MAY FALL INTO LIVING AREAS.

IF OWNER SHOULD CAUSE DELAY TO THE CONTRACT WORK, OWNER SHALL BE LIABLE FOR ALL LOSSES, COST, EXPENSES, LIABILITIES AND DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES AND LIQUIDATED DAMAGES, SUSTAIN BY CONTRACTOR, OR FOR WHICH CONTRACTOR MAYBE LIABLE TO ANY OTHER PARTY BECAUSE OF OWNER DEFAULT.

INITIALS

CONTRACTOR DOES NOT ASSUME ANY RESPONSIBILITY FOR CORRECTION OF EXISTING CODE VIOLATION OR FOR REPAIRS OF ANY EXISTING STRUCTURAL DEFECT UNLESS SPECIFIED IN THE PROPOSAL. CONTRACTOR DOES NOT INCLUDE ARCHITECTURAL, ENGINEERING OR EXTRA WORK IF REQUIRED BY THE CITY.

PROPOSAL DOES NOT INCLUDE ANY BEFORE OR AFTER PHOTOS. IF REQUIRED THEY MUST BE REQUESTED PRIOR TO WORK COMMENCEMENT FOR AN ADDITIONAL FEE.

IN THE EVENT A LAWSUIT IS BROUGHT TO ENFORCE THE TERMS OF THE CONTRACT, THE PREVAILING PARTY SHALL RECOVER ALL COSTS EXPENDED, INCLUDING ANY ATTORNEY FEES AS AN ELEMENT OF COST. IF A COLLECTION AGENCY OR ATTORNEY IS USED TO RECOVER FUNDS OWNER/AGENT WILL BE RESPONSIBLE FOR ALL ADDITIONAL FEES INCURRED.

INFORMATION ABOUT THE CONTRACTS STATE LICENSE BOARD (CSLB). CSLB IS THE STATE CONSUMER PROTECTION AGENCY THAT LICENSES AND REGULATES CONSTRUCTION CONTRACTORS. CONTACT CSLB FOR INFORMATION ABOUT THE LICENSED CONTRACTOR YOU ARE CONSIDERING, INCLUDING INFORMATION ABOUT DISCLOSABLE COMPLAINTS, DISCIPLINARY ACTIONS AND CIVIL JUDGMENTS THAT ARE REPORTED TO CSLB. USE ONLY LICENSED CONTRACTORS. IF YOU FILE A COMPLAINT AGAINST A LICENSED CONTRACTOR WITHIN THE LEGAL DEADLINE (USUALLY FOUR YEARS), CSLB HAS AUTHORITY TO INVESTIGATE THE COMPLAINT. IF YOU USE AN UNLICENSED CONTRACTOR, CSLB MAY NOT BE ABLE TO HELP YOU RESOLVE YOUR COMPLAINT. YOUR ONLY REMEDY MAY BE IN CIVIL COURT, AND YOU MAY BE LIABLE FOR DAMAGES ARISING OUT OF ANY INJURIES TO THE UNLICENSED CONTRACTOR OR THE UNLICENSED CONTRACTOR'S EMPLOYEES. FOR MORE INFORMATION: VISIT CSLB'S WEBSITE AT WWW.CSLB.CA.GOV CALL: CSLB AT 1-800-321-CSLB (2752) WRITE CSLB AT P.O. BOX 2600, SACRAMENTO, CA 95826

IF THIS CONTRACT MEETS WITH YOUR APPROVAL, PLEASE INDICATE YOUR ACCEPTANCE BY INITIALING ALL PAGES (BOTTOM RIGHT) AND SIGNING (BOTTOM RIGHT) LAST PAGE AND RETURNING TO OUR OFFICE BY EMAIL, MAIL, OR FAX. WE LOOK FORWARD TO WORKING WITH YOU.

YOU ARE ENTITLED TO A COMPLETELY FILLED IN COPY OF THIS AGREEMENT, SIGNED BY BOTH YOU AND THE CONTRACTOR, BEFORE ANY WORK MAY BE STARTED

_____ INITILAS

THREE (3) DAY NOTICE OF CANCELLATION

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

If you cancel, the seller of your cancellation notice will return any down payment made by you under the contract within 10 days following receipt, of this cancellation notice.

If you cancel, you must make available to the seller at your residence any material, in substantially as good condition as when received, and in a timely manner, any goods delivered to you under this contract. Any restocking fees will be non-refundable.

If you do make the goods available to the seller and the seller does not pick them up within 20-days of the date of your notice of cancellation, you may retain or dispose of the goods without any further obligation. If you fail to make the goods available to the seller, or if you agree to return the goods to the seller and fail to do so, then you remain liable for performance of all obligations under the contract.

To cancel this transaction, e-mail, fax, or mail a signed and dated copy of this cancellation notice, or any other written notice.

Reason for Cancellation:

I hereby cancel this contract on:

(DATE)

For the property located at:

(ADDRESS)

(ADDRESS)

(NAME OF OWNER)

(SIGNATURE)

_____ INITILAS

NOTICE TO OWNER
PROVIDED IN ACCORDANCE WITH
SECTION 7018.5 OF THE BUSINESS AND PROFESSIONS CODE

Under the California Mechanics' Lien Law, any contractor, subcontractor, laborer, supplier, or other person or entity who helps to improve your property, but is not paid for his or her work or supplies, has a right to place a lien on your home, land, or property where the work was performed and to sue you in court to obtain payment.

This means that after a court a court officer could sell hearing your home, land, and property and the proceeds of the sale used to satisfy what you owe. This can happen even if you have paid your contractor in full if the contractor's subcontractors, laborers, or suppliers remain unpaid.

To preserve their rights to file a claim or lien against your property, certain claimants such as subcontractors or material suppliers are each required to provide you with a document called a "Preliminary Notice." Contractors and laborers who contract with owners directly do not have to provide such notice since you are aware of their existence as an owner. A preliminary notice is not a lien against your property. Its purpose is to notify you of persons or entities that may have a right to file a lien against your property if they are not paid. In order to perfect their lien rights, a contractor, subcontractor, supplier, or laborer must file a mechanics' lien with the county recorder, which then becomes a recorded lien against your property. Generally, the maximum time allowed for filing a mechanics' lien against your property is 90 days after substantial completion of your project. **TO INSURE EXTRA PROTECTION FOR YOURSELF AND YOUR PROPERTY, YOU MAY WISH TO TAKE ONE OR MORE OF THE FOLLOWING STEPS:**

(1) Require that your contractor supply you with a payment and performance bond (not a license bond), which provides that the bonding company will either complete the project or pay damages up to the amount of the bond. This payment and performance bond as well as a copy of the construction contract should be filed with the county recorder for your further protection. The payment and performance bond will usually cost from 1 to 5 percent of the contract amount depending on the contractor's bonding ability. If a contractor cannot obtain such bonding, it may indicate his or her financial incapacity.

(2) Require that payments be made directly to subcontractors and material suppliers through a joint control. Funding services may be available, for a fee, in your area, which will establish voucher or other means of payment to your contractor. These services may also provide you with lien waivers and other forms of protection. Any joint control agreement should include the addendum approved by the registrar. (3) Issue joint checks for payment, made out to both your contractor and subcontractors or material suppliers involved in the project. The joint checks should be made payable to the persons or entities which send preliminary notices to you. Those persons or entities have indicated that they may have lien rights on your property; therefore you need to protect yourself. This will help to insure that all persons due payment are actually paid.

(4) Upon making payment on any completed phase of the project, and before making any further payments, require your contractor to provide you with unconditional "Waiver and Release" forms signed by each material supplier, subcontractor, and laborer involved in that portion of the work for which payment was made. The statutory lien releases are set forth in exact language in Section 3262 of the Civil Code. Most stationery stores will sell the "Waiver and Release" forms if your contractor does not have them. The material suppliers, subcontractors, and laborers that you obtain releases from are those persons or entities who have filed preliminary notices with you. If you are not certain of the material suppliers, subcontractors, and laborers working on your project, you may obtain a list from your contractor. On projects involving improvements to a single-family residence or a duplex owned by individuals, the persons signing these releases lose the right to file a Mechanic's lien claim against your property. In other types of construction, this protection may still be important, but may not be as complete.

To protect yourself under this option, you must be certain that all material suppliers, subcontractors, and laborers have signed the "Waiver and Release" form. If a mechanics' lien has been filed against your property, it can only be voluntarily released by a recorded "Release of Mechanics' Lien" signed by the person or entity that filed the mechanics' lien against your property unless the lawsuit to enforce the lien was not timely filed. You should not make any final payments until any and all such liens are removed.

You should consult an attorney if a lien is filed against your property.

Submitted by: Eric Castro
Eric Castro- Estimator

Accepted By: _____
Print Name- Title

Accepted Date: _____

Acceptance: _____
Signature

Easy Rooter Plumbing and
Drain Cleaning
34748 Boros Boulevard
Beaumont, CA, CA 92223
(888)223-3216



Invoice # :

1598

Acc / Cust # :

2180

Technician

Juan C

Date:

06/01/2017

Billing Address:

Michael Norpell
425 E Flor Circle
PALM SPRINGS CA 92264

Service Address:

Michael Norpell
425 E Flor Circle
PALM SPRINGS CA 92264
(312)231-3973

TASK	WORK DESCRIPTION	WARRANTY	FLAT RATE
0000	Temperature release valve drainage line modification/ installation (non existent) at 232.00	1 year parts and labor	232.00
0000	Water line modifications for new unit which includes 3/4" ball valve shut off and nipples at 312.50	1 year parts and labor	312.50
0000	Venting modifications and extensions at 212.00	1 year parts and labor	212.00
0000	42.50 remaining balance gas sediment trap as code upgrade through orhp	1 year parts and labor	42.50
0000	-32.50 that orhp decided to cover additional per plan.	1 year parts and labor	-32.50
0000	Gas line modification and up sized gas valve so that unit can work correctly.	1 year parts and labor	162.00

Service Agreement:

Customer PO/WO:

Customer Auth #:

N/A

Recommendations: None

Terms & Conditions / Approval / Start

Completion

Waiver Of Right

Method of Payment

- Check [\$928.50] Check # 754



Owner



Tenant



Other _____

Estimate:

\$ 0.00

Flat Rate Labor & Material:

\$ 928.50

Amount Paid / Adjustment:

\$ 928.50

Balance Due:

\$ 0.00

When mailing a check, please include
invoice number 1598 on your check.

Thank You!

Make Payable To: Easy Rooter Plumbing and Drain Cleaning, 34748 Boros Boulevard Beaumont, CA 92223 CA

For a copy of Terms & Conditions / Waiver that were signed in the presence of technician, <https://erp.skyboss.com/TAndC/Index/1>

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