



Bryco Plumbing Inc.  
20622 Superior St. Unit 1, Chatsworth, California 91311 United States  
(818) 349-9000

**BILL TO**

Teresa Tonai  
7033 Rubio Ave  
Lake Balboa, CA 91406

**INVOICE**  
**25379225**

**INVOICE DATE**  
Jan 24, 2025

**Home Improvement Contract**  
License #708581

**JOB ADDRESS**

Teresa Tonai  
22587 Waterbury Street  
Woodland Hills, CA 91364 USA

**Completed Date:** 1/24/2025

**Technician:** Mauro Campa

**Payment Term:** Due Upon Receipt

**Due Date:** 1/24/2025

**DESCRIPTION OF THE PROJECT & DESCRIPTION OF THE SIGNIFICANT MATERIALS TO BE USED & EQUIPMENT TO BE INSTALLED**

Water heater

TASK	DESCRIPTION OF MATERIALS AND EQUIPMENTS	QTY	PRICE	TOTAL
Misc	Remove water filter faucet and single carthridge system.cap off two angle stops with brass caps.	1.00	\$225.00	\$225.00

Misc	Provide and replace water heater with upgrades which include expansion tank ,ball valve , water flex supply's and sediment. Trap on pilot system.	1.00	\$3,000.00	\$3,000.00
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PAID ON	TYPE	MEMO	AMOUNT
1/24/2025	MasterCard		\$3,225.00

POTENTIAL SAVINGS	\$0.00
SUB-TOTAL	\$3,225.00
TAX	\$0.00
CONTRACT PRICE	\$3,225.00
PAYMENT	\$3,225.00
BALANCE DUE	<b>\$0.00</b>

Thank you for choosing Bryco Plumbing Inc.

**CONTRACT PRICE:** \$3,225.00

**APPROXIMATE START DATE:** 1/24/2025

**APPROXIMATE COMPLETE DATE:** 1/24/2025

ANY CHANGES IN THE SCOPE OF WORK OR EXTRA WORK MUST BE CONFIRMED IN WRITING BY BOTH THE CONTRACTOR AND HOMEOWNER IN ADVANCE OF THE WORK COMMENCING. EXTRA WORK OR A CHANGE ORDER IS NOT ENFORCEABLE AGAINST YOU UNLESS THE CHANGE ORDER ALSO IDENTIFIES ALL OF THE FOLLOWING IN WRITING PRIOR TO THE COMMENCEMENT OF ANY WORK COVERED BY THE NEW CHANGE ORDER: THE SCOPE OF WORK ENCOMPASSED BY THE ORDER; (II) THE AMOUNT TO BE ADDED OR SUBTRACTED FROM THE CONTRACT; AND (III) THE EFFECT THE ORDER WILL MAKE IN THE PROGRESS PAYMENTS OR THE COMPLETION DATE. HOWEVER, FAILURE TO COMPLY WITH THE REQUIREMENTS OF THIS PARAGRAPH DOES NOT PRECLUDE THE RECOVERY OF COMPENSATION FOR WORK PERFORMED BASED UPON LEGAL OR EQUITABLE REMEDIES DESIGNED TO PREVENT UNJUST ENRICHMENT.

#### DOWNPAYMENT

**THE DOWN PAYMENT MAY NOT EXCEED \$1,000 OR 10 PERCENT OF THE CONTRACT PRICE, WHICHEVER IS LESS.**

THE SCHEDULE OF PROGRESS PAYMENTS MUST SPECIFICALLY DESCRIBE EACH PHASE OF WORK, INCLUDING THE TYPE AND AMOUNT OF WORK OR SERVICES SCHEDULED TO BE SUPPLIED IN EACH PHASE, ALONG WITH THE AMOUNT OF EACH PROPOSED PROGRESS PAYMENT. IT IS AGAINST THE LAW FOR A CONTRACTOR TO COLLECT PAYMENT FOR WORK NOT YET COMPLETED, OR FOR MATERIALS NOT YET DELIVERED. HOWEVER, A CONTRACTOR MAY REQUIRE A DOWN PAYMENT.

**YOU, THE HOMEOWNER (BUYER) OR TENANT HAVE THE RIGHT TO REQUIRE THE CONTRACTOR TO FURNISH YOU WITH A PERFORMANCE AND PAYMENT BOND, HOWEVER THE CONTRACTOR CAN REQUIRE YOU TO PAY FOR THAT BOND.**

#### INFORMATION ABOUT THE CONTRACTORS 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](http://www.cslb.ca.gov)

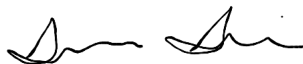
**CALL** CSLB at 1-800-321-CSLB (2752)

**WRITE** CSLB at P.O. Box 26000, Sacramento, CA 95826

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.

**CUSTOMER AUTHORIZATION**

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1% per month shall be applied for overdue amounts.



Sign here

Date 1/24/2025

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**THREE DAY RIGHT TO CANCEL**



Sign here

Date 1/24/2025

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The "Notice of Cancellation" may be sent to:

Bryco Plumbing Inc.  
20622 Superior St. Unit 1, Chatsworth, California 91311 United States  
(818) 349-9000

**CUSTOMER ACKNOWLEDGEMENT**

I find and agree that all work performed by Bryco Plumbing Inc. has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.



Sign here

Date 1/24/2025

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I authorize Bryco Plumbing Inc. to charge the agreed amount to my credit card provided herein. I agree that I will pay for

this purchase in accordance with the issuing bank cardholder agreement.

A handwritten signature in black ink, appearing to be "Dan Lu", written in a cursive style.

Sign here

Date 1/24/2025

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# Bryco Plumbing Inc Terms & Conditions

1. SITE CONDITIONS - If CONTRACTOR needs access to adjoining properties to complete the work. CUSTOMER shall secure access to those properties, in addition, CUSTOMER is negligent. CUSTOMER shall hold harmless and indemnify CONTRACTOR for damage arising from premises during the construction project and shall hold CONTRACTOR harmless and indemnify CONTRACTOR and its employees or agents against all claims arising out of CUSTOMERS failure to do so.

2. LIMITED WARRANTY - CONTRACTOR warrants materials and workmanship for 1 year, unless otherwise stated in writing. This warranty does not extend to defects caused by misuse, negligence, or Acts of God. There is no warranty on drain Cleaning or refrigerant leaks. If there is a manufacturer's warranty, that will negate and supersede this warranty. CONTRACTOR is not responsible for shifting of pipes, root intrusion, dips or sags, roots, cracks in sewer lines, the condition of the City's saddle, or Acts of God.

3. NOTICE OF WARRANTY CONDITIONS - CUSTOMER shall promptly inform CONTRACTOR of any warranty claim. CONTRACTOR shall have the first opportunity to inspect and repair the allegedly defective work. Failure to provide this opportunity to CONTRACTOR will void all express and implied warranties. CONTRACTOR is not liable for any damages resulting from a delay in responding to notice of a warranty claim. CONTRACTOR is not responsible for consequential damages, such as lost profits, arising from work performed, whether or not covered by this limited warranty.

4. UNFORESEEN CONDITIONS - if concealed or unknown physical conditions of an unusual nature are encountered, which differ materially from that which is visually observable, CUSTOMER is responsible for such conditions and agrees to pay CONTRACTOR for additional work required and for repair of damage equipment or plumbing. CUSTOMER shall indemnify and hold harmless CONTRACTOR from any claims or demands, including attorney fees, arising from such concealed or unknown conditions. CONTRACTOR has no information regarding the presence of asbestos or other hazardous materials on the work site. CONTRACTOR does not conduct abatement or removal of asbestos or other hazardous materials and is not liable for any claims arising out of their presence. If asbestos or other hazardous materials are discovered during the course of CONTRACTOR'S work, all work will stop until the asbestos or other hazardous material are abated or removed, at OWNER'S expense.

5. SOLUTION NOT PREFORMED - if suggested repair options are not chosen by CUSTOMER and there is failure, CUSTOMER holds CONTRACTOR harmless.

6. STOPPAGES - CONTRACTOR will not clean any drain or sewer line through a roof vent, CUSTOMER is responsible for drain cleaning cables which become stuck in the line, including removal or repairs required. If a sewage spill contains hazardous materials, CUSTOMER is responsible for cost of cleanup.

7. LICENSES, PERMITS & FEES - CUSTOMER is responsible for the payment of all licenses, permits, and fees required for the repair work. CUSTOMER shall provide access for inspections by governmental entities within a reasonable time. If a responsible governmental entity requests additional work or repairs, CUSTOMER will pay an additional fee, at CONTRACTOR'S flat rate price for the work or repairs. CUSTOMER shall forward to CONTRACTOR all notices regarding CONTRACTOR'S work.

8. PAYMENT - All work is performed at a flat rate, which includes, labor and materials. No breakdown will be provided. Payment is immediately required at the time of completion of CONTRACTORS work. if the cost of work exceeds \$500, progress payments be immediately required at the time of completion of each 25% of the work, as reasonably by CONTRACTOR. There will be no deductions from payments due CONTRACTOR if CUSTOMER fails to pay for work when due, CONTRACTOR may immediately cease work. in that event, CONTRACTOR shall be entitled to recover its reasonable expenses, plus a reasonable allowance for profit.

9. RIGHT TO TERMINATE SERVICE - In the event of a dispute, CONTRACTOR may immediately stop work. CONTRACTOR shall be entitled to recover its reasonable expenses, plus a reasonable allowance for profit. In the event of CUSTOMER cancellation after this contract is signed, CONTRACTOR is entitled to a fee of 10% of the contract amount or \$1000, whichever is less. If CUSTOMER cancels after work has begun, CONTRACTOR is entitled to 10% of the contract amount or payment for work performed, whichever is greater.

10. SERVICES NOT COVERED - CONTRACTOR will not perform any work or trade other than that which is specified herein. Unless otherwise stated, paint, plaster, stucco, and landscaping are not included in this Agreement.

11. SCOPE OF AGREEMENT - This agreement is the entire and integrated agreement between the parties. This agreement may only be amended in writing.

12. SEPTIC SYSTEM WARRANTY CONDITIONS - Private sewage disposal systems have a limited life span. An increase in the number of residents, the amount or type of water usage, high seasonal ground water, and many other conditions can cause a system to wear out sooner than anticipated and can result in overflows and unsanitary conditions. there is no guarantee or warranty for new or refurbished septic systems. including seepage pits, leach field beds, and refurbished pita.

13. INFORMATION ABOUT THE CONTRACTORS STATE LICENSE BOARD (CSLB) - CSLB is the state consumer protection agency that license and regulates construction contractors. Contact CSLB for information about the license 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 ant injuries to the unlicensed contractor's employees.

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