

Donovan Renovation

486 Brush Creek

11.5.13

For the sum of $ 102,250 Roost USA will execute the following scope of work according to the terms defined below.

Scope of Work:

* **Permits/Inspections: $ 800**

All required permits and inspections as related to the scope of work.

* **Architectural/Engineering: $ 1000**

All construction documents as required by local municipality and architect/engineer review of structural modifications as described in scope.

* **Demolition: $ 3700**

Demo and dispose of all materials in preparation of new layout and structural modifications. Areas affected: kitchen cabinets, laundry room, kitchen/living room common wall, master bathroom, master closet, and guest bathroom.

* **Framing: $ 4200**

Install new header at kitchen/living common wall, reframe master bath, closet and guest bath per new layout.

* **Plumbing: $ 8500**

Rough-in and install the following new plumbing fixtures:

* (1)Water heater (swap out only, if gas piping is required it will be billed at $450 a drop)
* (1) Kitchen Sink/Faucet
* (1) Ice Maker Box
* (1) Dishwasher
* (2) Master Shower Valves
* (1) Master Toilet
* (1) Master Sink/Faucet
* (1) Guest Tub/Shower Valve
* (1) Guest Deep Acrylic Tub
* (1) Guest Toilet
* (1) Guest Sink/Faucet
* (1) Powder toilet
* (1) Powder Sink/Faucet
* $ 4000 Plumbing fixture allowance (valves, trims, water heater
* **Electrical: $ 6000**

Rewire the following areas: kitchen, master bath, and guest bath.

Budget reflects 1000 lighting allowance (sconces, pendants, recessed lighting, fans, bath fans, chandeliers)

\* assumes electrical panel and all existing wiring do not have to be replaced.

* **Fireplace: $ 1200**

Budget allowance for new living room fireplace surround.

* **Exterior Finishes: $ 2500**
* Patch and/or replace porch ceiling with new paint grade wood ceiling.
* **Exterior Doors: $ 3000**

Replace decorative door panels with 1-3/4” one lite fir door slabs and new hardware. ($ 100 hardware/lock allowance)

* **Windows: $ 900**

Replace decorative window glass at living room and replace with insulated clear glass and install new window stop.

* **Drywall: $ 5400**

All ceilings to receive a smooth texture, patch ceiling at kitchen/living room common wall, hang and finish new sheetrock at master and guest bathrooms.

* **Interior Doors: $ 2400**

Change all interior doors to 1-3/8” solid core doors (slab only) assumes all interior doorjamb kits can be reused. ($30 per door hardware/lock allowance)

* **Interior Trim: $ 1500**

Install new matching trim at the following areas: kitchen, master bath, and guest bath.

* **Painting: $ 8000**
* Repaint interior walls and ceilings and exterior trim. Sherwin Williams builder grade paint (one wall/ceiling color and one trim color)
* **Cabinets: $ 9000**

Customized IKEA cabinets at kitchen, master vanity, and guest vanity.

Budget reflects 4000 material allowance.

* **Countertops: $4800**

Budget allowance (materials and labor to replace countertops at the following locations: kitchen, master bath and guest bath)

* **Flooring: $ 12000**

Install wood floors throughout (budget amount reflects a material and labor allowance)

* **Tile: $2800**

Install tile at the following locations: master shower and guest tub. Up to 200 sq ft combined area. All tile will be installed with a typical brick or stack pattern. Budget reflects $ 1000 tile allowance.

* **Shower Doors: $ 800**

Install new 3/8 shower glass surround at master bath (approx 60-72” width x 80” height with standard chrome hardware.

* **Cleaning: $ 1000**
* Provide clean organized jobsite for the duration of the project including trash disposal as required per scope.
* **Temp. Facilities: $ 250**

Furnish portable toilet for the project.

* **General Administration: $ 22500**

Project management, supervision, travel, office, Insurance and profit.

**Terms and Conditions:**

BUILDER: ROOST aka ROOST USA / ROOST BUILDING CONCEPTS

**OWNER: DAVE & SUZANNE DONOVAN**

* **\*** Please note that if an item is not described in the scope of work it should be assumed that it is excluded.
* Upon construction deposit builder shall submit construction drawings for municipality approval. Construction will begin no later than 5 business days after permit is issued.
* Builder estimates construction period to not exceed 90 days, a move in date will be set at the completion of drywall.
* Builder agrees to maintain general liability insurance for the duration of the project.
* Builder will receive written approval prior to all change orders.
* Should builder encounter a latent defect, builder will notify owner and discuss possible solutions including budget ramifications to determine if a change order is required.
* Builder requires a 25% deposit upon acceptance of this contract.
* Project will be governed by the following draw schedule:
* 25% Construction deposit
* 25% Draw #1 at the completion of rough mechanicals
* 15% Draw #2 at the completion of drywall
* 15% Draw #3 at the completion of cabinet/tile installation
* 15% Draw #4 at the completion of finish mechanicals
* 5% Draw #5 at the completion of final cleaning and issuance of certificate of occupancy and completed punch list.
* Buyer agrees to advance draws within 2 business days of draw submittals.
* Buyer agrees to pay builder the entirety of the contract prior to occupying the home.
* Should a disagreement arise between buyer and builder that cannot be resolved both parties agree to remedy the dispute with arbitration.

Please initial all pages of this document and sign & date below to accept the contract.

Owner: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Owner: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Builder: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_