

JBR Electric, LLC
1725 Van port St. Alexandria, VA 22303
Cell: 301 537-3714 Off phone.240 619-4744, E: jbrudylopez@yahoo.com

SUB CONTRACTOR PROPOSAL

Agreement made this January 01, 2016 **Between JBR Electric, LLC and CALLAS RESIDENCE, 4430 9th Street. NW Washington DC 20011**

For project located at: **4430 9th Street NW Washington DC 20011** accordance with specifications made for such job mentioned above.

The contractor shall complete the entire work described in the following paragraph on the contract document, except to the extend specifically indicated in the contract document to be responsibility of others, unless a change condition during the course of construction, at which time, it is the contractors responsibility to bring such change to the attention of the owner, who will be responsible for approving any deviation from the plan and drawn.

Date of commencement and Substantial Completion:

The date of commencement is the date from which the contract is signed, permit has been drawn and work has been started.

The contractor shall achieve substantial completion of the work that is required under this contract no later than fifteen (15) consecutive calendar days for rough in inspection, no extra will be charge to correct work required by inspectors, except for items not included in contract and ten (10) days calendar days for finish work in time required for punch list items to be done with in five (5) calendars days upon notice.

Substantial means the improvement has been completed in appliance with contract specifications, except where changes have been agreed to, between both parties. It is also understood that the days for completion of the contract shall be extended by the amount of time required to perform any work that is in addition to this contract at the request of the owner.

The owner shall pay the contractor in current funds for the contractors' performance of the job the sum of see breakdown with individual prices based upon application of payment by the contractor, the owner shall make progressive payment on the account of the contractor sum to the contractor as follows:

Electrical: \$14,900.00 (fourteen Thousand Nine Hundred Dollars)

Firs payment 50% upon signing of contract = \$7,450.00

secondo payment 50% upon rough in inspection= = \$7,450.00

and final inspection

*\$30.00 fee will be applied to any returned check

BGR

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BG/R2

Description of electrical work: Includes

Everything in drawings 6/8/2015
New addition house, electrical work in the Basement install 2 wp GFCI, 2 surface mount lights, 2 Stairs light, 1 switch and to Removed Service Cable and Run new Service Cable Install new Mirror Box (First Floor install 7 Receptacles 4 switch 4 Recessed lights 1 Fan light and 1 outside light ; 2nd Floor install 7 Receptacles 9 switches 5 Recessed lights 6 surface Mount lights 1 Heater Fan 1 exhaust Fan 3 Smoke Detector (third floor install 16 Receptacles 9 switches 11 Recessed lights 5 exterior Sconce lights 2 Smoke Detector 1 exhaust Fan install 1 Sup Electric Panel 100 Amps and Supply All Material All this job is to be done based on plans – E – Any additional Work will be charge;

All this Work is to be done under the National Code Standard and County Regulations'

Exclusions.

Ceiling lights, Pending lights, Vanity lights, under cabinets lights, exhaust fan This will be providing by the owner or the contractor; any concrete holes penetration any drywall repairs'

General Procedures:

The sub-contractor is to make certain that the work side is kept clean and safe at all times, and that access is provided to employees (working under him) to ensure the timely completion of the work.

It is understood between the parties that any changes to the work order must be agreed to between the parties and reduced to writing before proceeding


Sub-contractor will provide all necessary permits to perform the job.


INSURED: Insured certificate will be submitted before start of the project.

JBR Electric, LLC is also responsible for workers comp. Insurance for the employees (JBR Electric, LLC employees only)

GUARANTEE: this job is guarantee for labor for six months.

This agreement is entered into as of the day and year firs written above:

 Brandon Gallas Date: 1/5/16
Owner Print name

 Date: 1/5/16
JBR Electric, LLC

Addendum to JBR Electric Sub-Contractor Proposal

Sub-Contractor: Rudy Lopez
Homeowner: Brandon Gallas

Description of work

There are two phases of work.

1. Move electrical service line.
2. New sub-panel and all interior electrical work.

Related to Date of Commencement and Substantial Completion

Phase 1 begins when the contract is signed and the first payment for Phase 1 is made.

Phase 2 begins when Homeowner notifies Sub-Contractor that the interior space is ready for electrical work and the first payment of Phase 2 is made.

Each phase of work is separately governed by the description of substantial completion in the Sub-Contractor Proposal.

Description of Work

Add to the Sub-Contractor Proposal: Install two AC units and disconnects.

General

Add to the Sub-Contractor Proposal: The Sub-Contractor shall secure and pay for the electrical permit. The Homeowner will pay fees associated with Pepco service. The Homeowner will pay for third-party inspection fees: two visits for each phase of work. The Sub-Contractor will pay if more visits are required to pass inspections.j

Brandon Gallas 1/5/16
Rudy Lopez 1/5/16