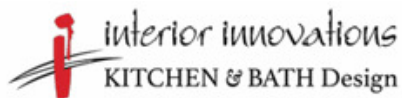


Proposal & Contract

Prepared For
Jane VanHove

Prepared By
Rick Ritivoy



Interior Innovations

6949 E Shea Blvd Suite 120

Scottsdale, Arizona 85254

602-866-1886

e-mail: rritivoy@interiorinnovations.biz

www.interiorinnovations.biz

To access your project portal, Please click [here](#)

Dear Jane VanHove

Thank you for considering Interior Innovations Kitchen & Bath Design for your kitchen & bath remodel. We really appreciate your business. There are many things we learned over last 30+ years of working with clients just like you; we want your project completed quickly, at the budget we agreed to and of course it has to function according to the specification document we defined.

We have 30+ years of a great reputation at stake and I am going to make sure our entire team at Interior Innovations Kitchen & Bath Design is proud of the work we do for you.

Kind Regards,

Ann Lyons
Interior Innovations
(602) 866-1886
alyons@interiorinnov.com
www.interiorinnov.biz

Location: 9: O&E- Blank 3

Item ID	Section Name	Item Name	Code
2102	DEMOLITION	WALL >> REMOVE NON BEARING WALL >> <i>Remove non bearing part of wall to support posts.</i>	3.00
2113	DEMOLITION	INTERIOR >> REMOVE DROPS AND SOFFITS IN >> <i>Remove to 8ft high on 3 sides.</i>	18.00
2166	DEMOLITION	INTERIOR >> REMOVE APPLIANCE(S) >> <i>Save to re-use</i>	3.00
7126	ELECTRICAL	DISCONNECT >> REMOVE STANDARD WIRING IN WALL AND EITHER JUNCTION OR RELOCATE. >> <i>Pony wall has wiring in it.</i>	3.00
7175	ELECTRICAL	OUTLETS >> RE-INSTALL EXISTING OUTLET >> <i>In new pony wall</i>	1.00
7166	ELECTRICAL	SWITCHES >> RELOCATE EXISTING SWITCH >> <i>RELOCATE EXISTING DIMMER SWITCHES TO PONY WALL</i>	2.40
9104	WALL & CEILING DRYWALL	WALLS DRYWALL >> PONY WALL >> WALLS UP TO 4 FT HIGH >>	64.00
9129	WALL & CEILING DRYWALL	PATCH WORK >> SMALL DRYWALL PATCH >> <i>Patch support column</i>	1.00
9178	WALL & CEILING DRYWALL	PATCH WORK >> REPAIR WALL & CEILING FROM DROP REMOVAL >>	25.00
12197	COUNTER TOP	SLABS >> CAMBRIA >> CAMBRIA XL SIZE 65 X 130 >>	1.00
12212	COUNTER TOP	SLABS >> CAMBRIA >> SLAB DELIVERY PER ORDER >>	1.00
12164	COUNTER TOP	SLAB FABRICATION >> TEMPLATE CUT AND POLISH >> <i>Granite or Quartz has the same labor charge.</i>	55.00
12126	COUNTER TOP	SLAB FABRICATION >> CUT HOLE FOR UNDERMOUNT SINK >>	1.00
12129	COUNTER TOP	SLAB FABRICATION >> CUT FOR RANGE OR REF >>	1.00
13295	TILE, STONE, PORCELAIN OR CERAMIC	TILE OR STONE ALLOWANCE >> TILE ALLOWANCE 8.00 >> <i>Tile allowance for back splash is 484.00</i>	55.00
13305	TILE, STONE, PORCELAIN OR CERAMIC	COUNTER TOP OR BACK SPLASH >> FIELD STRAIGHT INSTALL LABOR >> <i>Tile back splash from counter top to bottom of upper cabinets.</i>	47.00
16135	PLUMBING	KITCHEN PLUMBING >> SINK: >> LABOR ONLY INSTALL SINK TO EXISTING LOCATION, NEW P TRAP AND ANGLE STOPS INCLUDED >>	1.00
16138	PLUMBING	KITCHEN PLUMBING >> SINK: >> LABOR ONLY INSTALL CLIENT SUPPLIED DISHWASHER >>	1.00
47116	PLUMBING	KITCHEN PLUMBING >> SINK: >> NOTE: CONTRACTOR WILL NOT INSTALL NEW OR USED RO SYSTEM. CLIENT TO HANDLE SUCH ITEM ON THIER OWN. >>	1.00
16157	PLUMBING	KITCHEN PLUMBING >> MATERIAL ALLOWANCES >> <i>Standard Allowances >> UNDERMOUNT SINK 350.00 >></i>	1.00
16158	PLUMBING	KITCHEN PLUMBING >> MATERIAL ALLOWANCES >> <i>Standard Allowances >> KITCHEN SINK FAUCET 265.00 >></i>	1.00
Sub Total: \$14,782.56			

Location: 1: General- Project Requirement

Item ID	Section Name	Item Name	Code
1104	PREPARATION	SITE PREPERATION >> DUST CONTROL LARGE PROJECT >>	1.00
1105	PREPARATION	SITE PREPERATION >> COVER FURNITURE >>	0.00
1112	PREPARATION	ENGINEERING REPORT >> ENGINEERING REPORT WALL REMOVAL >> <i>Verify load bearing and support.</i>	1.20
1123	PREPARATION	PLANS >> NON ARCHITECTUAL PLANS >>	1.00
1117	PREPARATION	PERMITS >> THE PRICE OF PERMITS ARE NOT INCLUDED >>	1.00
1119	PREPARATION	GENERAL NOTES >> The allowance section is simply a section of materials with allowance budgets for our clients to use as a guideline of items needed with suggested expenses. The sub total is the amount of total dollars allotted. Clients will receive a credit if they spend less than the suggested amount and will owe additional dollars if the client spends more than the allotted amount. >>	1.00
1120	PREPARATION	GENERAL NOTES >> Protect adjacent areas from construction dust and debris. Protect flooring and pathways. >>	1.00
1121	PREPARATION	GENERAL NOTES >> When walls, soffits or drops are removed there may be hidden items that need to be removed, re-routed etc. resulting in additional charges to the client. >>	1.00

1125	PREPARATION	GENERAL NOTES >> Allowances include any shipping fees, taxes or special order charges. >>	1.00
1127	PREPARATION	GENERAL NOTES >> The construction company is not responsible for additional costs incurred for building department requirements. The client agrees to pay for any such added items such as flood plane, fire suppression, water run off control etc. >>	1.00
1128	PREPARATION	GENERAL NOTES >> Some houses have a post tension slab. If yours does the cost of cutting and resealing the cables is not included. >>	1.00
1135	PREPARATION	GENERAL NOTES >> HVAC PRICING DOES NOT INCLUDE NEW MECHANICAL UNIT. ADDING LIVING SPACE MAY REQUIRE A NEW A/C OR HEAT UNIT NOT INCLUDED IN THIS PRICE UNLESS OTHERWISE NOTED IN YOUR WORK ORDER. >>	1.00
1136	PREPARATION	GENERAL NOTES >> PRICING ASSUMES EXISTING CIRCUIT AND POWER SUPPLY IS ADEQUATE FOR THE PROJECT. ADDITIONAL CIRCUITS ARE NOT INCLUDED IN THIS PRICE OR SCOPE OF WORK UNLESS OTHERWISE NOTED >>	1.00
1132	PREPARATION	GENERAL CONDITIONS >> PROJECT MANAGEMENT REVIEW OVERSIGHT KITCHEN >>	2.00
12160	COUNTER TOP	NOTES OR DISCLAIMER >> 2cm slabs will require additional installation pricing not included in this scope of work. >>	1.00
12161	COUNTER TOP	NOTES OR DISCLAIMER >> Built up or laminated edges will add to the fabrication pricing and is not included in this scope of work or pricing. >>	1.00
12162	COUNTER TOP	NOTES OR DISCLAIMER >> Slab requirements are estimated only and subject to the actual size and shape of the slab you choose. >>	1.00
12163	COUNTER TOP	NOTES OR DISCLAIMER >> Installations that require seams are matched to the best of the fabricators ability. If you are dissatisfied with the seam you may need to purchase additional material or a new slab to make a new attempt at joining the counters. >>	1.00
12215	COUNTER TOP	NOTES OR DISCLAIMER >> All natural stone is a product of nature. Therefore extreme color variations, shade veining, surface texture variation, pitting, dry veins or fissures are common characteristic in natural stone and is not a defect. >>	1.00
14102	CLEAN UP	BROOM CLEAN SITE >>	1.00
14106	CLEAN UP	5 YARD HAUL AWAY >>	3.00
Sub Total: \$4,122.78			

Licensing

Contractor shall maintain an Arizona general contractor's license. Residential License ROC 266763093021 085888 Permits, Architecture & Engineering Contractor shall obtain all permits at homeowners expense unless otherwise specified. If a homeowner's association governs the Project, Client shall be responsible for all associated fees and obtaining the necessary approvals. In addition, Client shall be responsible for the cost of any related architectural, engineering and blueprinting services, as well as any costs related to errors and omissions to Plans provided directly by Client to Contractor.

Materials

Contractor shall use all materials specified in the agreement where reasonably possible. However, if such materials are unavailable on a timely basis, Contractor may substitute materials of comparable price, value and quality. In addition, Contractor shall exercise its best efforts to blend new finishes, textures and colors to existing materials and use available materials from current suppliers' local stock. Due to aging, weathering or fading, the Contractor is only obligated to blend said materials as close as possible. Client agrees that the cost of materials, including those provided by subcontractors, may increase due to events beyond the contractor's control.

Property Lines/Restrictions/Easements

Contractor, at its sole discretion, may require Client, at Client's expense, to provide a survey prepared by a licensed surveyor prior to start of work. Unless otherwise specified, Owner shall indicate to the Contractor the corners of the property and shall assume all responsibility for accuracy of markers and shall indemnify, defend and hold harmless Contractor from and against any and all claims arising from Owner's failure to confirm and advise of accurate property lines, Owners shall advise Contractor of any restrictions, easements, or right of ways.

Additional Time

Contractor shall diligently pursue work to completion. Contractor shall not be responsible for delays resulting from: strikes, lockouts, boycotts or similar union activities; acts of a public enemy, riots or civil commotion; inclement weather; acts of God; discovery of hazardous materials or pre-existing code violations; the negligent acts or omissions of Client or Client's agents; additional work or Change Orders requested by Client; failure of Client to make payments when due; or other causes beyond the Contractor's control. In the event Client fails to provide timely access to the property, Contractor reserves the right to add five days to the Production Schedule for each day that access is denied.

Clean-Up of Job Site

Contractor shall dispose of all materials removed from the Project during demolition, unless otherwise instructed by Client prior to the start of construction. Contractor shall also remove construction debris upon completion of the work and leave the premises in a neat, broom-clean condition.

Hazardous Materials

Contractor shall not be responsible for the discovery, abatement and/or removal of any hazardous materials, including but not limited to, asbestos, mold, PCBs, lead-based paint, radon or petroleum hydrocarbons. Disposal of such materials will be the client's responsibility and may cost additional for required regulated abatement and/or proper disposal.

Exclusions

Contractor shall not be responsible for costs relating to: changes in plans made by Owner, Owner's agents or any governmental agency; installation and warranty of owner-supplied materials; existing code violations; abnormal soil conditions and the import or export of soil; and removal, relocation or replacement of electrical, plumbing, irrigation and sewer/septic lines or systems.

General Terms

Owner warrants and represents that it presently has sufficient funds to pay in full for all work outlined within this Agreement and that the necessary funds shall be available through completion of Project. The undersigned Owner represents and warrants to the Contractor that Owner holds marketable, legal title to the property covered by this Agreement. Prior to commencement of construction, Owner shall procure sufficient insurance on the property, including all improvements hereunder and all personal property including fire, and comprehensive coverage, and shall have Contractor listed as additional insured on fire and comprehensive insurance policy by means of endorsement and shall furnish a waiver of subrogation or shall purchase a separate policy to protect Contractor's interests. Owner's insurance shall cover the Owner's personal property, the property and the improvements constructed pursuant to this Agreement against loss, damage including fire, windstorm, vandalism, and other hazards. In the event Owner fails to do so, Contractor may procure such insurance and Owner agrees to reimburse Contractor in cash for the cost thereof. Contractor shall carry at its own expense worker's compensation and public liability insurance at least to the minimum requirements of existing laws. In no event shall Owner withhold or retain funds in an amount that exceeds the actual cost to complete any work under dispute. This agreement shall include no provision for liquidated damages.

Warranty

Contractor shall perform all work in a competent manner consistent with standard practices in Arizona; and all Contractor-provided materials shall be of standard quality and free from defects, excepting manufacturer design defects. Contractor grants the Owner a limited warranty for a term of 60 months from the date of substantial completion of work which warranty shall be limited solely to the repair or, if necessary, replacement of defective work. The terms of the limited warranty are set forth on the Interior Innovations Kitchen & Bath Design Warranty, which shall be delivered to Owner, following substantial completion of work. Contractor guarantees cement work as to proper mix and workmanship, but does not guarantee cement against cracking, peeling or settling due to conditions beyond its control. Contractor does not assume the responsibility for the following:

- A. Damage due to ordinary wear and tear or abusive use
- B. Defects resulting from the characteristic's common to the materials used such as but not limited to checks and splits, shrinkage or warping of wood or lumber.
- C. Loss or injury caused by the elements
- D. Conditions resulting from condensation on or expansion or contraction of the materials, which includes cement work.
- E. Blistering or peeling of paint on wood siding or other surfaces.
- F. Matching colors of roofing products and floor coverings.

No Oral Modifications

All changes or modifications to this contract or plan shall be in writing signed by both parties. No oral agreements are recognized.

Dispute Resolutions

In the event of any dispute claim, question or disagreement arising from or relating to this agreement or the breach thereof the parties hereto shall use their best efforts to settle the dispute, claim, question, or disagreement. To this effect, they shall consult and negotiate with each other in good faith and, recognizing their mutual interests, attempt to reach a just and equitable solution satisfactory to both parties. If they do not reach such solution within a period of 60 days, then, upon notice by either party to the other, all disputes, claims, questions, or differences shall be finally settled by arbitration administered by the American Arbitration Association in accordance with the provisions of its Commercial Arbitration Rules. If a dispute arises out of or relates to this contract, or the breach thereof, and if the dispute cannot be settled through negotiation, the parties agree first to try in good faith to settle the dispute by mediation administered by the American Arbitration Association under its Commercial Mediation Procedures before resorting to arbitration, litigation, or some other dispute resolution procedure.

Change Order Policy

Clients may add work to the original scope and may authorize changes to the CONTRACT ("Change Orders") quoted at a fixed price prior to work. Payment in full is due upon signing for all Change Orders or upon presentation for work performed. Change Orders may adversely affect existing production schedules and therefore any schedules are null and void. It is always our goal to determine a fixed price up front for our clients. Any additions to contract after execution of signed contract between Interior Innovations Kitchen & Bath Design and client, IE: changing of product or scope of work, that increases the contract price, will require a signed change order by client and payment in advance for said increases, before any work or ordering of material can proceed. It is the intention of Interior Innovations Kitchen & Bath Design to satisfy our customer and to have no ambiguity or misunderstandings during the course of our clients home improvement project.

Selections

Items often need to be ordered far ahead of when the installation is scheduled. It is important that selections are made on time as highlighted in the project calendar to keep your project moving forward. Delays in selections will most likely cause delay in the completion of your project. If you anticipate a delay in making a necessary selection please notify the contractor immediately.

Other documents

Documents are part of this agreement and must be signed by both the Client and the Company to be accepted and binding. Buyer acknowledges receipt of a duly executed duplicate copy of the Agreement at the time of its execution with all the blank spaces filled in to the extent applicable to this project. You may cancel this agreement any time prior to midnight of the third business day after the date of this transaction. See the notice of cancelation form for an explanation of this right. The terms and conditions on the reverse side and all subsequent pages and their reverse constitute a part of this Agreement and are specifically incorporated herein by reference. The parties each acknowledge that they have read this Agreement and specifications included herein before signing and hereby acknowledge that they understand all covenants and conditions herein by signing their signature to this agreement as of the day and year first above written.

Existing or Client supplied Items

Client supplied items and any existing materials used for the remodeling project are not covered by Interior Innovations Kitchen & Bath Design Warranty. IIKBD does not assume any responsibility for the working order, condition or appearance of any such items. Should an item be damaged or not in working condition it is up to the client to replace such item at their own expense. IIKBD is not responsible for color matching of items finish colors, textures metals etc. Tiles, cabinets, or any other items that are altered in its process of being made such as antiquing, glazes, heirloom, scraping etc. are accepted as is and the client understands and agrees that such finishes included hand made items are random in outcome and may not reflect the sample viewed. Granite, quartz and any natural stone or natural material is subject to color variations, random mineral veins and other blemishes affecting the final appearance. If the client rejects or wishes to change an item for appearance reasons they understand and agree that the the cost incurred is to be paid by the client.

Moving Contents

Upon occasion Interior Innovations Kitchen & Bath Design may remove and reset client items in order to perform the remodeling task contracted for. Client understands and agrees that moving and resetting any items such as appliances, furniture, artwork, pianos, personal items, etc if damaged, is not the responsibility of the company for either financial compensation or replacement.

Design Images

Design images are a courtesy provided to our clients as an imagination aid and not an exact image of the project or items to be included in the project. The client understands and agrees that the items in the computer rendering of a project may not exist in reality and are not included in the price of the project unless noted in the work order signed by both parties IIKBD LLC and the client. The designs are property of IIKBD and not for redistribution or execution by another company. All designs are conceptual in nature and literal.

Notice of Cancellation

Contract Date: 08/10/2017

If this contract was solicited at your home, you may cancel this transaction, without any penalty or obligation, within three business days from the above date.

If you cancel this home improvement contract, any payments made by you under the home improvement contract and any negotiable instrument executed by you will be returned within ten business days following receipt by the home improvement contractor of your cancellation notice, and any security interest arising out of the transaction will be cancelled.

To cancel this transaction, mail or deliver a signed and dated copy of this cancellation notice or any other written notice of cancellation to:

Interior Innovations

(Name of home improvement contractor)

at 6949 E Shea Blvd Suite 120

not later than midnight of 8/15/2017

I hereby cancel this transaction.

Date

Owner's signature (Sign only if you want to cancel)

Jane VanHove

9707 E Mountain View Rd Unit 1300

"initials here indicate that client has received this notice." _____

PREPARATION

- The company will protect all immediate areas accessing the work site area. Dust barriers and floor protection to be provided as deemed needed. The project area shall be kept clean of all debris generated by the scope of work performed by the company.
- Prior to start of the project, customer is responsible for the removing all personal property from the work areas. The company will protect all immediate areas accessing work site. We ask that customers do not disturb the dust barriers and floor protection the company has provided.
- Any additional materials and/or labor beyond what is described in this section will need a written change order, signed and accepted by the company and client involved.

DEMOLITION

- No structural horizontal and or vertical support beams are included unless otherwise stated in this agreement. Evaluation of any structural support is to be performed during the demolition phase once the item is exposed for evaluation. Client understands and agrees that additional costs will incur for any structural engineering and beam work required. A written change order must be signed and accepted by the company and client involved prior to any additional work.

ELECTRICAL

- Only standard white or ivory colors are included for switches, dimmers and outlets. If any other color is needed, there will be an additional charge.
- If outlets in house are not grounded, then only those items that have new dedicated circuits will be upgraded to grounded outlets.
- Layout of recessed can lighting may vary due to duct work, ceiling joist or rafter locations and other obstructions.
- Price assumes attic or open access to install or remove wiring.
- Smoke detectors may be required by your city officials. They are not part of this agreement but may be purchased and installed by the company at an additional charge to the client. The client may chose its own contractor to install such items if required.
- The customer should be onsite during the initial start of electrical at rough-in to confirm locations of lighting, outlets and switching.
- Additional cost will incur for any new circuits required to be run from power panel.
- Any additional materials and/or labor beyond what is described in this section will need a written change order, signed and accepted by the company and client involved.
- Pricing includes only one return trip for finish and trim out of electrical fixtures. All fixtures and customer-supplied items must be onsite during the scheduled trim-out date. If a return trip is required to install items not available at trim-out, additional cost of \$105.00 per trip may be billed to client.

INSULATION

- Any additional materials and/or labor beyond what is described in this section will need a written change order, signed and accepted by the company and client involved.

CABINETRY

- If desired and or needed, the company will install customer supplied cabinet handles and or knobs at no additional cost to the customer. We just ask that they are on the site prior to our completion.
- Any wall cabinet bottom areas are to be standard manufacturer finish. No additional covering of wall cabinet bottoms is included unless otherwise written in this agreement. A client may request additional finishes and pay the additional price associated to the item.
- The client has read and signed the cabinet manufacturer's finish agreement form. Ask your designer for one if you haven't.
- Cabinets that are partial overlay do not require knobs or handles.
- Cabinets that are full overlay do require knobs and handles. Knobs and handles will be an additional cost after the cabinets are installed. They are not included in the contract.
- When final appliance choices are confirmed, drawings of appliance panel details are to be provided and signed off on, prior to production of custom panels or cabinet order.
- Any additional materials and/or labor beyond what is described in this section will need a written change order, signed and accepted by the company and client involved.

COUNTER TOP

- Some counter materials require special care to maintain their look and durability. Please ask for the proper care instructions for your counter top or tile.
- Any additional materials or labor beyond what is described in this section will need a written change order, signed and accepted by the company and client involved.

HVAC

- Any additional materials and/or labor beyond what is described in this section will need a written change order, signed and accepted by the company and client involved.
- All duct work is extended from existing ductwork and does not include new cooling or heating units unless otherwise written in the agreement.

DRYWALL

- Wallpaper removal is not included unless expressed in the agreement. Customer is responsible to remove wallpaper.
- Any additional materials or labor beyond what is described in this section will need a written change order signed and accepted by the company and client involved.
- The exact matching of textures is impossible. All texture work is blended to surrounding or existing texture as close as possible.

ALLOWANCES

- Allowances are set at time of signing contract. Any changes to selections after the contract is signed, may increase your allowances and require a change order.

ADDITIONS

- Any additions to contract after execution of signed contract between Interior Innovations Kitchen & Bath Design and client, IE: changing of product or scope of work, that increases the contract price, will require a signed change order by client and payment in advance for said increases, before any work or ordering of material can proceed. It is the intention of Interior Innovations Kitchen & Bath Design to satisfy our customer and to have no ambiguity or misunderstandings during the course of our clients home improvement project.

Designer: _____

Client: _____

Date: _____

Date: _____

In consideration for the aforementioned materials, labor and services, the owner agrees to pay the company / contractor in U.S. dollars the sum of:

Total **\$18,905.34**

Buyer(s) acknowledge and agree that said amount was fairly negotiated and reflects all discounts. Buyer(s) also acknowledge and agree that all payments are to be made by check to: Interior Innovations or through credit card or financial arrangements other than cash.

Anticipated lead time to start project is 6-7 Weeks

Company Information:

Interior Innovations
6949 E Shea Blvd Suite 120
Scottsdale, Arizona 85254
602-866-1886
alyons@interiorinnovations.biz
www.interiorinnovations.biz

Client Information:

Jane VanHove
9707 E Mountain View Rd Unit 1300
Scottsdale, AZ 85258
(605) 929-6712
janevanhove@yahoo.com

Payments as follows:

Deposit:	\$ 5671.60	08/11/2017
Amount due:	\$ 5671.60	At Countertop Template
Amount due:	\$ 5671.60	11/13/2017 Start of Job
Amount due:	\$ 1890.53	Balance Due at Completion

Design Consultant

Owner / Purchaser

Acceptance

Owner / Purchaser

Date

Date

(Contract must be accepted by management to be valid Customer will receive countersigned copy)