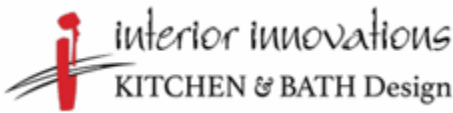


Contract Document

01/16/2018



Customer Name: Russ Henzel

Customer Name2: Bonnie Henzel

Sales Person: Rick Ritivoy

Sales Email: rritivoy@interiorinnovations.biz

Section: PREPARATION

Item ID	Location	Item Name	Code
1104	PROJECT REQUIREMENTS	SITE PREPERATION >> DUST CONTROL LARGE PROJECT >>	1.00
1105	PROJECT REQUIREMENTS	SITE PREPERATION >> COVER FURNITURE >>	2.00
1110	PROJECT REQUIREMENTS	LANDSCAPE >> COMPANY NOT RESPONSIBLE FOR LANDSCAPE ITEMS SUCH AS PLANTS, TREE, SHRUBS, CACTI, SPRINKLERS, DRIPS, MISTERS, LANDSCAPE LIGHTING ETC. UNLESS OTHERWISE NOTED IN THIS AGREEMENT IN WRITING >>	1.00
1111	PROJECT REQUIREMENTS	PHOTOGRAPHY >> CLIENT ALLOWS ACCESS FOR PHOTOGRAPHY SHOOT DURING NORMAL BUSINESS HOURS WITH PRIOR NOTICE. >>	1.00
1112	PROJECT REQUIREMENTS	ENGINEERING REPORT >> ENGINEERING REPORT WALL REMOVAL >>	1.00
1117	PROJECT REQUIREMENTS	PERMITS >> THE PRICE OF PERMITS ARE NOT INCLUDED >> <i>Client agrees to pay for permit and any city fees.</i>	1.00
1119	PROJECT REQUIREMENTS	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	PROJECT REQUIREMENTS	GENERAL NOTES >> Protect adjacent areas from construction dust and debris. Protect flooring and pathways. >>	1.00
1121	PROJECT REQUIREMENTS	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
1123	PROJECT REQUIREMENTS	PLANS >> NON ARCHITECTUAL PLANS >> <i>Cabinet plan and general layout only.</i>	1.00
1125	PROJECT REQUIREMENTS	GENERAL NOTES >> Allowances include any shipping fees, taxes or special order charges. >>	1.00
1127	PROJECT REQUIREMENTS	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 supression, water run off control etc. >>	1.00
1128	PROJECT REQUIREMENTS	GENERAL NOTES >> Some houses have a post tension slab. If yours does the cost of cutting and resecuring the cables is not included. >>	1.00
1129	PROJECT REQUIREMENTS	GENERAL NOTES >> Even though we are careful Installing or removing flooring there may be minor damage to existing base trim. The client agrees to hold the contractor harmless for such repair, paint or replacement. >>	1.00
1130	PROJECT REQUIREMENTS	GENERAL NOTES >> NOTE: CONTRACTOR WILL NOT INSTALL NEW OR USED RO SYSTEM. CLIENT TO HANDLE SUCH ITEM ON THIER OWN. >>	1.00
1132	PROJECT REQUIREMENTS	GENERAL CONDITIONS >> PROJECT MANAGEMENT REVIEW OVERSIGHT KITCHEN >>	5.00
1133	PROJECT REQUIREMENTS	GENERAL CONDITIONS >> PROJECT MANAGEMENT REVIEW OVERSIGHT CONSTRUCTION >>	7.00
1135	PROJECT REQUIREMENTS	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	PROJECT REQUIREMENTS	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 OTHER WISE NOTED >>	1.00
1137	PROJECT REQUIREMENTS	PLANS >> PLANS FOR NEW ADDITION >>	500.00

1139	PROJECT REQUIREMENTS	PLANS >> SITE PLAN >>	1.00
Sub Total: \$9,766.78			
Section: DEMOLITION			
Item ID	Location	Item Name	Code
2174	1 First Floor Flooring	REMOVE FLOOR COVERING >> REMOVE CARPET >> <i>Roll back carpet for new opening to the dining room.</i>	136.00
2102	Kitchen	WALL >> REMOVE NON BEARING WALL >> <i>Widen doorway to dining area</i>	6.00
2113	Kitchen	INTERIOR >> REMOVE DROPS AND SOFFITS IN >> <i>2 walls only per design.</i>	25.00
2116	Kitchen	INTERIOR >> REMOVE SINK(S) >> <i>Temporarily cap supply and drain.</i>	1.00
2135	Kitchen	CABINETS AND COUNTERS >> REMOVE CABINET AND COUNTER TOP >> <i>SAVE FAUCET to re-use</i>	35.00
2147	Kitchen	REMOVE CEMENT >> BREAK AND HAUL 4 INCH FLAT WORK >> <i>Remove conc patio area for new addition</i>	185.75
2166	Kitchen	INTERIOR >> REMOVE APPLIANCE(S) >> <i>SAVE</i>	4.00
2197	Kitchen	TILE >> REMOVE TILE OR STONE BACKSPLASH >>	35.00
2203	Kitchen	WALL >> REMOVE BEARING WALL INCLUDE TEMPORARY SUPPORT FRAMING >> <i>SAVE WINDOWS. Remove Wall at kitchen sink</i>	9.50
Sub Total: \$7,008.31			
Section: CARPENTRY			
Item ID	Location	Item Name	Code
3101	Kitchen	WALL ALTERATION >> INTERIOR PARTITION >> <i>Rebuild existing pantry for new doors and build two wall to hide 2 sides of refrigerator.</i>	6.80
3109	Kitchen	ADDITION OR STRUCTURAL >> FRAME WALLS 2X4 OR 2X6 8 FT HIGH >> <i>Frame exterior wall under existing roof.</i>	16.00
Sub Total: \$913.46			
Section: HVAC			
Item ID	Location	Item Name	Code
6105	Kitchen	MODIFY EXISTING DUCT IN DROPS >> <i>Note: Relocate duct at dining room</i>	1.45
Sub Total: \$952.29			
Section: ELECTRICAL			
Item ID	Location	Item Name	Code
7102	Kitchen	OUTLETS >> WALL OUTLET >> <i>additional outlet for counter</i>	3.00
7106	Kitchen	LIGHTING >> RECESSED 6 INCH >> <i>Add new per design.</i>	9.00
7106	Kitchen	LIGHTING >> RECESSED 6 INCH >> <i>Add 1 light in pantry.</i>	1.00
7113	Kitchen	DISCONNECT >> REMOVE WIRES FROM SOFFIT REMOVAL >>	1.00
7114	Kitchen	APPLIANCES >> NEW MICROWAVE CIRCUIT >>	1.00
7126	Kitchen	DISCONNECT >> REMOVE STANDARD WIRING IN WALL AND EITHER JUNCTION OR RELOCATE. >> <i>kitchen wall and widened opening.</i>	1.40
7126	Kitchen	DISCONNECT >> REMOVE STANDARD WIRING IN WALL AND EITHER JUNCTION OR RELOCATE. >> <i>Addition wall</i>	2.54
7127	Kitchen	DISCONNECT >> RELOCATING HOME RUNS OR PANEL FEEDS FOUND IN WALL IS NOT INCLUDED IN THIS PRICE >>	1.00
7152	Kitchen	APPLIANCES >> STOVE HOOD CIRCUIT >>	1.00
7170	Kitchen	LIGHTING >> LED >> 25 Watt iluma Power Pack >>	1.00
7171	Kitchen	LIGHTING >> LED >> 40 Watt iluma Power Pack >>	1.00
7176	Kitchen	APPLIANCES >> RELOCATE EXISTING APPLIANCE CIRCUIT TO NEW LOCATION >> <i>Relocate ref</i>	1.00
7178	Kitchen	LIGHTING >> LED >> LED STRIP LIGHT >> <i>Under cabinet lighting at base of upper cabinets per design.</i>	24.00

7198	Kitchen	SWITCHES >> LED DIMMER WALL SWITCH >>	1.00
7127	PROJECT REQUIREMENTS	DISCONNECT >> RELOCATING HOME RUNS OR PANEL FEEDS FOUND IN WALL IS NOT INCLUDED IN THIS PRICE >>	1.00
7138	PROJECT REQUIREMENTS	SMOKE DETECTORS >> NOTE: SMOKE DETECTOR OR FIRE SUPRESSION SPRINKLER SYSTEM ITEMS ARE NOT INCLUDED IN THIS PRICE BUT MAY BE REQUIRED IN YOUR COMMUNITY BY YOUR BUILDING DEPARTMENT. >>	0.00
7188	PROJECT REQUIREMENTS	EVALUATION >> LARGE SITE EVALUATION >>	1.00
7189	PROJECT REQUIREMENTS	EVALUATION >> ELECTRICAL LOAD & TRACE FOR PANEL >>	1.00
7190	PROJECT REQUIREMENTS	EVALUATION >> NOTE: The price of electrical is an estimate and may change upon electrician's evaluation, hidden items or additional items requested by client. >>	1.00
Sub Total: \$8,001.59			

Section: INSULATION

Item ID	Location	Item Name	Code
8101	Kitchen	WALL INSULATION FIBERGLASS R19 >> <i>Exterior wall</i>	120.00
8102	Kitchen	CEILING INSULATION FIBERGLASS R-38 >> <i>New ceiling area only</i>	65.00
Sub Total: \$495.26			

Section: WALL & CEILING DRYWALL

Item ID	Location	Item Name	Code
9105	Kitchen	WALLS DRYWALL >> 8FT HIGH >> DRYWALL WALLS UP TO 8 FT HIGH >> <i>New framing at addition.</i>	154.00
9105	Kitchen	WALLS DRYWALL >> 8FT HIGH >> DRYWALL WALLS UP TO 8 FT HIGH >> <i>Drywall two sides of new pantry framing.</i>	85.00
9108	Kitchen	PATCH WORK >> REPAIR WALLS FROM DEMOLITION >> <i>Repair from cabinet demolition.</i>	1.00
9110	Kitchen	PATCH WORK >> REPAIR WALLS AND CEILING FROM MECHANICAL WORK >>	1.00
9125	Kitchen	CEILING DRYWALL >> NEW ADDITION CEILING UP TO 8 FT >> <i>New addition ceiling blended to existing.</i>	85.00
9168	Kitchen	PATCH WORK >> LARGE WALL PATCH >> <i>Repair drywall at widened doorway to dining room.</i>	1.00
Sub Total: \$3,969.43			

Section: FINISH TRIM

Item ID	Location	Item Name	Code
10101	Kitchen	GENERAL TRIM >> BASE MOLDING STANDARD 3 IN >> <i>Re-use or replace base trim for new framed opening at dining room.</i>	45.78
10167	Kitchen	SPECIALTY LABOR >> FABRICATE AND INSTALL LABOR 1 >> <i>Assemble island</i>	6.00
Sub Total: \$615.04			

Section: CABINETRY

Item ID	Location	Item Name	Code
11124	Kitchen	CABINET LABOR >> CHECK IN CABINET DELIVERY >>	1.00
11130	Kitchen	CABINET LABOR >> LABOR TO INSTALL BASE AND UPPER CABINETS >>	68.43
11194	Kitchen	KITCHEN CABINETS >> CABINETRY >> CABINET OPTIONS PREMIUM >> ADD TO CABINET PRICE FOR 42INCH UPPER CAB >> <i>One wall only 39 inch not 42 to allow for crown.</i>	11.00
11207	Kitchen	KITCHEN CABINETS >> CABINETRY >> CABINET OPTIONS SELECT >> TALL PANEL >> <i>Order with finish ends and two sides. Use to make bottom shelf of island.</i>	1.00
11214	Kitchen	CABINET LABOR >> LABOR TO INSTALL TALL CABINET >> <i>Note two pantry cabinets 84 inches tall 30 inches wide.</i>	3.50
11262	Kitchen	CABINET FINISHES >> PAINT WITH GLAZE >> <i>Paint finish for cabinet. Not distressed.</i>	71.00
11294	Kitchen	KITCHEN CABINETS >> Dynasty Cabinetry >> SERIES 1 >> <i>Milena Door. Note 15 inch deep pantry cabinets.</i>	71.00
11384	Kitchen	KITCHEN CABINETS >> CABINETRY >> SPECIALTY CUSTOMIZATION >> LEGS >> TAPERED LEGS >> <i>4 legs for center movable island.</i>	4.00

11390	Kitchen	KITCHEN CABINETS >> CABINETRY >> CABINET OPTIONS PREMIUM >> LIGHT RAIL TRIM >>	24.00
11392	Kitchen	KITCHEN CABINETS >> CABINETRY >> CABINET OPTIONS PREMIUM >> CROWN STANDARD UP TO 3 INCH >> <i>Stove Wall Only</i>	16.00
Sub Total: \$41,031.83			
Section: COUNTER TOP			
Item ID	Location	Item Name	Code
12172	Kitchen	SLABS >> QUARTZ OR GRANITE >> CLIENT TO LOOK FOR AND SUPPLY REMNANT PIECE FOR COUNTER \$275.00 >> <i>Island Top material hopefully enough left over from kitchen counter. Do not add a slab if short.</i>	1.00
12176	Kitchen	SLAB FABRICATION >> TEMPLATE CUT AND POLISH LABOR ONLY STANDARD EDGING >> <i>Island counter labor</i>	8.50
12176	Kitchen	SLAB FABRICATION >> TEMPLATE CUT AND POLISH LABOR ONLY STANDARD EDGING >>	73.00
12196	Kitchen	SLABS >> CAMBRIA >> CAMBRIA STANDARD SIZE >>	2.00
12160	PROJECT REQUIREMENTS	NOTES OR DISCLAIMER >> 2cm slabs will require additional installation pricing not included in this scope of work. >>	1.00
12161	PROJECT REQUIREMENTS	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	PROJECT REQUIREMENTS	NOTES OR DISCLAIMER >> Slab requirements are estimated only and subject to the actual size and shape of the slab you choose. >>	1.00
12215	PROJECT REQUIREMENTS	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
Sub Total: \$11,791.26			
Section: TILE, STONE, PORCELAIN OR CERAMIC			
Item ID	Location	Item Name	Code
13125	Kitchen	TILE >> NEW TILE FLOORING IN KITCHEN >> <i>New Saltillo tile similar to existing flooring for addition. Existing flooring to remain.</i>	94.00
13141	Kitchen	TILE >> WALL TILE LABOR STRAIGHT >> <i>Back splash labor.</i>	58.00
13290	Kitchen	TILE OR STONE ALLOWANCE >> TILE ALLOWANCE 4.00 >> <i>Satillo tile material</i>	95.00
13295	Kitchen	TILE OR STONE ALLOWANCE >> TILE ALLOWANCE 8.00 >> <i>Back splash material 510.42 including tax and delivery.</i>	58.00
13337	Kitchen	TILE >> SEAL NEW TILE>> <i>Other New floor tile will need sealer to look similar to existing .</i>	95.00
Sub Total: \$4,047.30			
Section: CLEAN UP			
Item ID	Location	Item Name	Code
14102	PROJECT REQUIREMENTS	BROOM CLEAN SITE >> <i>Basic sweep up of the work area. Not maid service.</i>	2.00
14104	PROJECT REQUIREMENTS	20 YD DUMPSTER >> <i>Haul away construction debris.</i>	2.00
14106	PROJECT REQUIREMENTS	5 YARD HAUL AWAY >>	1.00
14107	PROJECT REQUIREMENTS	CLEANING SERVICE >>	1.00
Sub Total: \$2,187.95			
Section: DOORS			
Item ID	Location	Item Name	Code
15169	Kitchen	LABOR TO INSTALL DOORS >> INTERIOR DOORS >> INTERIOR NON PRE-HUNG >> <i>Pantry door</i>	1.00
15200	Kitchen	INTERIOR DOORS >> SOLID CORE 1”3/4 THICK 6 FT 8 IN TALL PAINT GRADE (material only) >> <i>Bypass door for pantry</i>	1.50
Sub Total: \$892.54			

Section: FLOOR COVERING

Item ID	Location	Item Name	Code
17152	1 First Floor Flooring	Carpet >> RE-INSTALL CUT CARPET >>	2.00
Sub Total: \$229.50			

Section: CEMENT

Item ID	Location	Item Name	Code
18104	Kitchen	GRADE POUR >> 4 inch GRADE POUR >> <i>Pour new floor to new height for addition.</i>	412.00
18117	Kitchen	GRADE POUR >> GRAVEL BASE COMPACTED >>	165.00
18120	Kitchen	FLOOR CUTTING >> CUT CEMENT FOR FOOTING >> <i>Cut slab to preserve remaining patio.</i>	3.47
Sub Total: \$4,321.68			

Section: HARDWARE

Item ID	Location	Item Name	Code
23113	Kitchen	CABINET HARDWARE >> LABOR ONLY INSTALL CABINET HARDWARE >>	35.00
Sub Total: \$308.49			

Section: WINDOWS

Item ID	Location	Item Name	Code
27137	Kitchen	WINDOW LABOR >> INSTALL NEW WINDOW IN NEW CONSTRUCTION OPENING FLASHED TO FRAMING >> <i>Re-install existing window above kitchen sink in new framing.</i>	4.15
27137	Kitchen	WINDOW LABOR >> INSTALL NEW WINDOW IN NEW CONSTRUCTION OPENING FLASHED TO FRAMING >> <i>Install new window in angled wall.</i>	1.00
27144	Kitchen	PELLA WINDOWS >> Pella Clad Window >>Other 2 Interior wood paint finish exterior clad match existing window. Note fading may have occurred. 32 wide x 40 tall.	2.00
Sub Total: \$3,602.72			

Section: CLIENT RESPONSIBLE FOR (items not in budget)

Item ID	Location	Item Name	Code
44114	CLIENT RESPONSIBLE FOR THESE ITEMS	ELECTRONIC, MEDIA, HOME THEATER OR STEREO EQUIPMENT >>	1.00
44122	CLIENT RESPONSIBLE FOR THESE ITEMS	CLIENT TO REMOVE FURNITURE >>	1.00
44124	CLIENT RESPONSIBLE FOR THESE ITEMS	CLIENT TO INSTALL APPLIANCES >> <i>Note: The store that you purchase appliances at will offer installation.</i>	1.00
44130	CLIENT RESPONSIBLE FOR THESE ITEMS	CLIENT TO SUPPLY APPLIANCES >>	1.00
44137	CLIENT RESPONSIBLE FOR THESE ITEMS	PROFESSIONAL MOVERS MIRANDA DELIVERY 6022140539 >>	1.00
44144	CLIENT RESPONSIBLE FOR THESE ITEMS	CLIENT RESPONSIBLE FOR SOLAR PANELS >>	1.00
44147	CLIENT RESPONSIBLE FOR THESE ITEMS	CLIENT TO REMOVE TREES, LANDSCAPING >>	1.00
Sub Total: \$0.00			

Section: PAINTING / STAINING

Item ID	Location	Item Name	Code
45131	Kitchen	EXTERIOR PAINTING >> Paint Exterior Wall >> PAINT OVER STUCCO INCLUDES PAINT >> <i>New addition exterior.</i>	556.00
45133	Kitchen	EXTERIOR PAINTING >> Paint Exterior Wall >> PRIMER COAT >> <i>Prime exterior stucco. Not new stucco must cure for 3-4 weeks before painting.</i>	442.00
45136	Kitchen	INTERIOR PAINTING >> PAINT CEILING ONE COAT WITH CLIENT SUPPLIED PAINT >> <i>Ceiling in kitchen</i>	502.00
45143	Kitchen	INTERIOR PAINTING >> PRIME NEW CONSTRUCTION DRYWALL >>	342.00
45156	Kitchen	INTERIOR PAINTING >> PAINT INTERIOR WALLS ONE COLOR (Wall sq ft over 300ft up to 1000 sq ft) >> <i>Paint kitchen Note: include dining room side of wall where widened.</i>	226.00

			Sub Total: \$4,270.23
Section: PLUMBING			
Item ID	Location	Item Name	Code
16129	Kitchen	KITCHEN PLUMBING >> ADDITIONAL PLUMBING ITEMS >> INSTALL DISPOSAL LABOR AND NEW UNIT INCLUDED >>	1.00
16135	Kitchen	KITCHEN PLUMBING >> SINK: >> LABOR ONLY INSTALL SINK TO EXISTING LOCATION, NEW P TRAP AND ANGLE STOPS INCLUDED >>	1.00
16136	Kitchen	KITCHEN PLUMBING >> ADDITIONAL PLUMBING ITEMS >> WATERLINE TO REFRIGERATOR UNDER 8FT >>	1.00
16138	Kitchen	KITCHEN PLUMBING >> SINK: >> LABOR ONLY INSTALL CLIENT SUPPLIED DISHWASHER >>	1.00
16157	Kitchen	KITCHEN PLUMBING >> MATERIAL ALLOWANCES >> Standard Allowances >> UNDERMOUNT SINK 350.00 >>	1.00
47113	Kitchen	GENERAL PLUMBING >> ROUGH IN SUPPLY LINES OR DRAIN >> ROUGH IN DRAIN WITHIN 10 FT CEMENT FLOOR >> <i>New Wall location per plan</i>	1.00
47114	Kitchen	GENERAL PLUMBING >> ROUGH IN SUPPLY LINES OR DRAIN >> ROUGH IN WATER SUPPLY LINES WITH IN 10FT >> <i>New Wall location per plan</i>	1.00
47116	Kitchen	KITCHEN PLUMBING >> SINK: >> NOTE: CONTRACTOR WILL NOT INSTALL NEW OR USED RO SYSTEM. CLIENT TO HANDLE SUCH ITEM ON THIER OWN. >>	1.00
47135	Kitchen	KITCHEN PLUMBING >> MATERIAL ALLOWANCES >> Standard Allowances >> InSinkErator BADGER5XPWC Power Cord Included Badger 3/4 HP Garbage Disposal with Soundseal Technology >>	1.00
47138	Kitchen	GENERAL PLUMBING >> STACK VENT >> RELOCATE VENT STACK WITHIN 6 FT >>	1.00
			Sub Total: \$4,592.91

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 \$108,998.57

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 7-8 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:

Russ Henzel
5201 E Cortez Dr,
Scottsdale, AZ 85254
(480) 991-3369
russhenzel@q.com

Payments as follows:

Deposit:	\$ 32699.57	
Amount due:	\$ 16349.79	Start of Cement
Amount due:	\$ 10899.86	Start of Rough plumbing
Amount due:	\$ 10899.86	Start of Drywall
Amount due:	\$ 10899.86	Start of HVAC
Amount due:	\$ 10899.86	At Countertop Template
Amount due:	\$ 10899.86	At Delivery of Cabinets
Amount due:	\$ 5449.93	Balance Due at Completion

Design Consultant

Acceptance

Date

Owner / Purchaser

Owner / Purchaser

Date

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