

Contract Document



Date: 01/26/2022

Customer Name: Ibie Falcusan

Customer Name2: Jeffrey

Sales Person: Rick Ritivoy

Sales Email: rritivoy@azinteriorinnovations.com

Section: CABINETRY Sub Total: \$8,777.78

Bathroom- Second Floor Master:	
BATH CABINET >> FREIGHT CABINET DELIVERY	1.00
BATH VANITY >> Bath Cabinetry LABOR	8.00
BATH CABINET >> DYNASTY BATH CABINET NOTES: Two sink base and two drawer base per design. Omega plywood sided boxes. Client to confirm door style (flat front) & Color. NOT FLOATING INSTALLATION.	11.00
CABINET FEATURES >> NOTE: 1/2--inch thick plywood sides nch thick plywood side box construction	1.00
CABINET FEATURES >> NOTE: 5/8--inch solid dovetail drawer construction with plywood bottoms that exceed all load standards.	1.00
CABINET FEATURES >> NOTE: CushionClose® Full Access Hidden Glides®	1.00
CABINET FEATURES >> NOTE: Six-way adjustable hinges have CushionClose® integrated right into the hinge and are factory installed. They open 105 degrees .	1.00
KITCHEN CABINETS >> CABINETRY >> CABINET OPTIONS SELECT >> TALL PANEL NOTES: To mount to wall above vanity.	1.00

Section: CARPENTRY Sub Total: \$1,540.50

Bathroom- Second Floor Master:	
WALL ALTERATION >> FRAME EXISTING OPENING FOR INTERIOR DOOR NOTES: Re-frame wall for new pocket doors at bathroom entry	5.00

Section: CLEAN UP Sub Total: \$2,409.95

Project Requirments:	
20 YD DUMPSTER	2.00
CONSISTS OF JOB DEBRIS ONLY	1.00
BROOM CLEAN SITE	1.00
CLEANING SERVICE	1.00
5 YARD HAUL AWAY	1.00

Section: CLIENT RESPONSIBLE FOR (items not in budget) Sub Total: \$0.00

Items Not Included or Client to Take Care of. ( No money include	
CLIENT TO SUPPLY LIGHT FIXTURE	1.00
BATHROOM ACCESSORIES SUCH AS TOWEL BARS, HOOKS, PAPER HOLDER ETC	1.00
WALL MIRROR	1.00
CLIENT TO SUPPLY CABINET HARDWARE	1.00

Section: COUNTER TOP Sub Total: \$5,858.35

Bathroom- Second Floor Master:	
QUARTZ COUNTER TOPS >> STANDARD EDGE 4 CHOICES	11.00
SLAB FABRICATION >> CUT HOLE FOR UNDERMOUNT SINK NOTES: Build up edge to 3" confirm with client.	3.00
SLAB FABRICATION >> CORE HOLE FOR FAUCET	1.00

SLAB FABRICATION >> BACKSPLASH (must clear faucet) 4inch	3.00
SLABS >> QUARTZ OR GRANITE >> SLAB DELIVERY PER ORDER	1.00
SLAB FABRICATION >> TEMPLATE CUT AND POLISH LABOR ONLY STANDARD EDGING	21.00
SLABS >> QUARTZ OR GRANITE >> ESTIMATED SLAB ALLOWANCE MATERIAL ONLY \$1,700.00	1.00
NOTES: Remaining piece to be used in other bathrooms.	

Project Requirments:	
NOTES OR DISCLAIMER >> Slab requirements are estimated only and subject to the actual size and shape of the slab you choose. Fabricator will determine final slab count needed and may add to your slab pricing.	1.00
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

Section: DEMOLITION

Sub Total: \$2,311.77

Bathroom- Second Floor Master:	
INTERIOR >> REMOVE SHOWER FIXTURE	1.00
INTERIOR >> SHOWER PAN	1.00
TILE >> REMOVE WALL TILE	110.00
INTERIOR >> REMOVE SHOWER ENCLOSURE	1.00
INTERIOR >> REMOVE TUB	1.00
INTERIOR >> REMOVE TUB SURROUND WALL COVER	1.00
INTERIOR >> REMOVE FAUCETS NOTES: Tub Fixture SAVE	1.00
TILE >> LITE FLOOR GRINDING SMALL PREP	42.00
TILE >> REMOVE FLOOR TILE under 500 ft	85.00
INTERIOR >> REMOVE TOILET NOTES: SAVE	1.00
INTERIOR >> REMOVE CABINETS	2.50
INTERIOR >> REMOVE COUNTERTOP	1.00
INTERIOR >> REMOVE SINK(S)	1.00
MIRROR >> REMOVE WALL MIRROR UP TO 4 FT X 6 FT IN SIZE	1.00

Section: DOORS

Sub Total: \$2,412.48

Bathroom- Second Floor Master:	
INTERIOR DOORS >> INTERIOR POCKET DOOR NOTES: Double pocket door at entry to master bathroom.	1.70

Section: ELECTRICAL

Sub Total: \$3,609.62

Bathroom- Second Floor Master:	
OUTLETS >> GFCI OUTLET	2.00
OUTLETS >> WALL OUTLET	1.00
CIRCUITS >> 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
SWITCHES >> SWITCHEX DIMMER/DRIVER COMBO NOTES: Switch and power supply to toe kick lighting.	1.00
SWITCHES >> RELOCATE EXISTING SWITCH NOTES: Move switch at new pocket doors.	1.30
LIGHTING >> NEW WALL LIGHT LABOR ONLY IN NEW LOCATION NOTES: Client to supply light fixture (2)	2.50
OUTLETS >> GFCI OUTLET NOTES: Need power to toilet for bidet	1.89

LIGHTING >> LED >> CONVERT RECESSED LIGHT TO LED INSERT L&M <i>NOTES: Replace existing recessed lights with LED inserts .</i>	7.23
<b>Project Requirments:</b>	
EVALUATION >> LARGE SITE EVALUATION	1.00
EVALUATION >> ELECTRICAL LOAD & TRACE FOR PANEL	1.00
DISCONNECT >> RELOCATING HOME RUNS OR PANEL FEEDS FOUND IN WALL IS NOT INCLUDED IN THIS PRICE	1.00
SMOKE DETECTORS >> NOTE: SMOKE DETECTOR OR FIRE SUPPRESSION SPRINKLER SYSTEM ITEMS ARE NOT INCLUDED IN THIS PRICE BUT MAY BE REQUIRED IN YOUR COMMUNITY BY YOUR BUILDING DEPARTMENT.	0.00
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

Section: HVAC

Sub Total: \$969.66

<b>Bathroom- Second Floor Master:</b>	
EXHAUST FAN >> LABOR ONLY: BATH FAN REPLACED IN EXISTING LOCATION TO EXISTING DUCT WORK OR VENT <i>NOTES: Two fans to replace.</i>	2.50
EXHAUST FAN >> Material only: Panasonic Whisper Ceiling DC Fan with Pick-A-Flow Speed Selector 110/130 or 150 CFM and Flex-Z-Fast Installation Bracket <i>NOTES: 2 needed</i>	2.00

Section: INTERIOR MISC FRAMING

Sub Total: \$1,820.45

<b>Bathroom- Second Floor Master:</b>	
FLOOR >> REPAIR FLOOR JOIST FROM PLUMBING MOVE (each joist)	2.00
FLOOR >> REPLACE SUBFLOOR SHEATING <i>NOTES: Floor under tub area after plumbing move for tub drain.</i>	64.00

Section: PLUMBING

Sub Total: \$19,306.33

<b>Bathroom- Second Floor Master:</b>	
BATHROOM PLUMBING >> SHOWER LABOR >> NEW FHA DRAIN AND P TRAP FOR SHOWER	1.00
BATHROOM PLUMBING >> SHOWER LABOR >> LABOR FOR ROUGH IN VALVE	1.00
BATHROOM PLUMBING >> FINISH TRIM ITEMS LABOR >> VALVE COVER	1.00
BATHROOM PLUMBING >> FINISH TRIM ITEMS LABOR >> HAND HELD SHOWER HEAD AND CRADLE	1.00
BATHROOM PLUMBING >> FINISH TRIM ITEMS LABOR >> SHOWER HEAD	1.00
BATHROOM PLUMBING >> CLIENT MATERIAL ALLOWANCE >> Standard Allowances >> Shower fixture only 125.00 ea	1.00
BATHROOM PLUMBING >> CLIENT MATERIAL ALLOWANCE >> Standard Allowances >> Shower System hand held with bar and fixed head trims 585.00	1.00
BATHROOM PLUMBING >> CLIENT MATERIAL ALLOWANCE >> Standard Allowances >> Multi Function Valve <i>NOTES: Confirm valve function with shower system.</i>	1.00
BATHROOM PLUMBING >> TUB >> MOVE SUPPLY LINES HOT AND COLD	1.00
BATHROOM PLUMBING >> TUB >> REPLACE PTRAP AND DRAIN FITTING FOR TUB	1.00
BATHROOM PLUMBING >> TUB >> MOVE DRAIN	3.00
BATHROOM PLUMBING >> TUB >> INSTALL TUB TO EXISTING PLUMBING <i>NOTES: Plumbing moved in line 5000.23</i>	1.00
BATHROOM PLUMBING >> FINISH TRIM ITEMS LABOR >> WALL MOUNTED, OR FLOOR MOUNTED FAUCET FOR FREE STANDING TUB LABOR ONLY	1.00
BATHROOM PLUMBING >> CLIENT MATERIAL ALLOWANCE >> Standard Allowances >> Free Standing tub allowance 1955.00 does not include filler fixture	1.00
BATHROOM PLUMBING >> CLIENT MATERIAL ALLOWANCE >> Standard Allowances >> Faucet For Free standing tub 750.00	1.00
BATHROOM PLUMBING >> SINK >> LABOR ONLY NEW P TRAP AND BRAIDED STAINLESS STEEL FLEX LINES WITH ANGLE STOPS TO EXISTING DRAIN AND SUPPLY LINES	2.00

BATHROOM PLUMBING >> FINISH TRIM ITEMS LABOR >> FAUCET HANDLES	1.00
BATHROOM PLUMBING >> CLIENT MATERIAL ALLOWANCE >> Standard Allowances >> Sink 85.00 ea <i>NOTES: 2 needed</i>	2.00
BATHROOM PLUMBING >> CLIENT MATERIAL ALLOWANCE >> Standard Allowances >> Spread or Single hole faucet for Sink 225.00 <i>NOTES: 2 needed</i>	2.00
BATHROOM PLUMBING >> RELOCATE PLUMBING FIXTURE >> RELOCATE WALL SINK WITH IN 5 FT <i>NOTES: Sink drains raised for floating vanity.</i>	1.00
BATHROOM PLUMBING >> TOILET >> LABOR TO INSTALL TOILET WITH BIDET FEATURE. (Not including electrical)	1.00
GENERAL PLUMBING >> CIRCULATION PUMP / LOOP ITEMS >> ADDITIONAL CIRCULATION LOCATION ADDED <i>NOTES: Add vanity sink.</i>	2.00
GENERAL PLUMBING >> CIRCULATION PUMP / LOOP ITEMS >> COMFORT SERIES CIRCULATION PUMP ( includes 1 mixing valve location <i>NOTES: To master shower.</i>	2.35
BATHROOM CLIENT MATERIAL ALLOWANCE >> UPGRADED ALLOWANCES >>Kohler Eir 0.8 / 1.0 GPF Dual Flush One Piece Elongated Chair Height Toilet with Actuator Plate Flush - Bidet Seat Included Model:K-77795-0 <i>NOTES: \$5,250.00 plus tax based on Build.com</i>	1.00
BATHROOM PLUMBING >> TOILET >> MOVE SUPPLY LINE <i>NOTES: Move supply line to correct side and height for new Kohler Toilet (Eir Bidet seat)</i>	1.00

Section: PROJECT PREPARATION

Sub Total: \$3,664.05

<b>Project Requirments:</b>	
SITE PREPARATION >> DUST CONTROL	1.00
SITE PREPARATION >> DUST CONTROL LARGE PROJECT <i>NOTES: We prefer furniture, computers, electronics in general are removed from work areas. Contractor will cover items but is not responsible for condition or working order of equipment or furniture.</i>	1.00
SITE PREPARATION >> COVER FURNITURE <i>NOTES: We prefer furniture, computers, electronics in general are removed from work areas. Contractor will cover items but is not responsible for condition or working order of equipment or furniture.</i>	0.00
SITE PREPARATION >> PORTA JOHN	1.00
PHOTOGRAPHY >> CLIENT ALLOWS ACCESS FOR PHOTOGRAPHY SHOOT DURING NORMAL BUSINESS HOURS WITH PRIOR NOTICE.	1.00
PLANS >> NON ARCHITECTURAL PLANS <i>NOTES: Small drawings to define finishes, tile installation, cabinets etc.</i>	1.00
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
GENERAL NOTES >> Protect adjacent areas from construction dust and debris. Protect flooring and pathways. <i>NOTES: We prefer furniture, computers, electronics in general are removed from work areas. Contractor will cover items but is not responsible for condition or working order of equipment or furniture.</i>	1.00
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
GENERAL NOTES >> Allowances include any shipping fees, taxes or special order charges.	1.00
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
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
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
GENERAL CONDITIONS >> PROJECT MANAGEMENT REVIEW OVERSIGHT BATHROOM	5.00

Section: TILE, STONE, PORCELAIN OR CERAMIC

Sub Total: \$29,204.19

<b>Bathroom- Second Floor Master:</b>	
SHOWER AREA >> SHOWER BENCH UP TO 3' LENGTH	1.00
SHOWER AREA >> BUILD STRAIGHT BLOCK CURB	1.00
SHOWER AREA >> Cement board is the most durable, trouble-free tile backer for tub surrounds, showers, floors and all other wet areas. Its made from cement and sand, and is reinforced by fiberglass mats on both sides, so it's impervious to water. Contractor will use appropriate product for area brand names vary.	180.00
TILE OR STONE ALLOWANCE >> TILE ALLOWANCE 12.00 <i>NOTES: Recommend 2x2 or sliced stone non skid</i>	35.00
SHOWER AREA >> SHOWER PAN LINER (Mapelastc AquaDefense is a premixed, advanced liquid-rubber, waterproofing and crack-isolation membrane for installation under ceramic tile or stone)	16.00
SHOWER AREA >> SHOWER FLOOR TILE ON MESH LABOR ONLY	24.00
SHOWER AREA >> NICHE FOR BOTTLES LARGE WITH SHELVES 14 X 36	1.00
TUB AREA TILE >> Cement board is the most durable, trouble-free tile backer for tub surrounds, showers, floors and all other wet areas. Its made from cement and sand, and is reinforced by fiberglass mats on both sides, so it's impervious to water. Contractor will use appropriate product for area brand names vary.	86.00
TILE >> NEW TILE FLOORING IN BATHROOM LABOR	150.00
TILE >> Cement board is the most durable, trouble-free tile backer for tub surrounds, showers, floors and all other wet areas. Its made from cement and sand, and is reinforced by fiberglass mats on both sides, so it's impervious to water. Contractor will use appropriate product for area brand names vary. <i>NOTES: 2nd Floor installation requires a secure cement board substrate.</i>	125.00
TILE >> TILE FLOOR STRAIGHT, STAGGER, OR RUNNING BOND UNDER 1000 SQ FT LABOR ONLY <i>NOTES: Labor for new tile on bathroom floor.</i>	155.00
TILE >> WALL TILE LABOR ONLY PATTERN <i>NOTES: Tile Tub wall to ceiling</i>	65.00
TILE >> WALL TILE LABOR ONLY PATTERN <i>NOTES: Tile shower wall to ceiling</i>	45.00
TILE >> WAINSCOT WALL TILE (Labor) <i>NOTES: Tile Right side tub wall 42" high from floor and approx 5ft in length to door casing.</i>	19.00
TILE >> WALL TILE LABOR ONLY PATTERN <i>NOTES: Tub partition wall left side</i>	35.00
TILE OR STONE ALLOWANCE >> TILE ALLOWANCE 8.00 <i>NOTES: Floor Material</i>	175.00
TILE >> WALL TILE LABOR ONLY PATTERN <i>NOTES: Dry side partition wall at vanity.</i>	24.00
TILE >> WALL TILE LABOR ONLY PATTERN <i>NOTES: Wet side partition wall for shower.</i>	90.00
TILE OR STONE ALLOWANCE >> TILE ALLOWANCE 8.00 <i>NOTES: Master Bathroom Flooring include toilet room not closet.</i>	180.00
TILE OR STONE ALLOWANCE >> TILE ALLOWANCE 14.00 <i>NOTES: Wall tile Material</i>	265.00

**Section: WALL & CEILING DRYWALL**

**Sub Total: \$3,616.86**

<b>Bathroom- Second Floor Master:</b>	
PATCH WORK >> REPAIR WALLS AND CEILING FROM MECHANICAL WORK	2.00
PATCH WORK >> REPAIR WALLS FROM DEMOLITION	1.50
PATCH WORK >> LARGE WALL PATCH <i>NOTES: Repair wall at Pocket door installation</i>	1.30

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: Arizona's Interior Innovations or through credit card or financial arrangements other than cash.

Anticipated lead time to start project is 10-12 weeks

Company Information:

Arizona's Interior Innovations  
6949 E. Shea Blvd., #120  
Scottsdale, Arizona 85254  
(602) 866-1886

www.azinteriorinnovations.com

Client Information:

Ibie Falcusan  
5409 E. Camello Road  
Phoenix, AZ 85018  
(301) 613-6556  
ifalcusan@gmail.com

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:	\$85,501.99
Tax:	\$0.00
Total Amount:	\$85,501.99

**Special Notes:** Tax Included: We welcome Visa, MasterCard, Discover credit cards accepted (No American Express).

Payments as follows:

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

Deposit:	\$ 29925.70	02/08/2022
Amount due:	\$ 8550.20	Start of Rough Framing
Amount due:	\$ 8550.20	Start of Rough Plumbing
Amount due:	\$ 8550.20	At Start of Flooring
Amount due:	\$ 12825.30	At Start of Drywall
Amount due:	\$ 8550.20	At Countertop Template
Amount due:	\$ 4275.10	At Delivery of Cabinets
Amount due:	\$ 4275.10	Balance Due at Completion

Design Consultant

Acceptance

Date

Owner / Purchaser

Owner / Purchaser

Date