



HOMEERENOVATION

LICENSE NUMBER: 1086265

INSURANCE NUMBER: NN1297267

CONTRACTOR PHONE NUMBER: __6692659498__

House Remodeling Contract

Customer (Party A): Himanshu Malik

4456 Gina St, Fremont

Contractor (Party B): Homee Renovation LLC

Xie Langlang

(669) 265 9498

In accordance with the relevant regulations, in order to clarify the rights, obligations and economic responsibilities of both parties in the construction process, both parties agree to sign this contract through negotiation.

Article one: Project Detail

1. Project site: 4456 Gina St, Fremont
2. Scope of work and Construction Labor cost:

Main House

- 1) Electrical: Rewire the whole house, upgrade existing panel to 220A. install all the outlet and switches. Including upgrade panel. Including Rough material and panel with breakers. not include the outlets and switches. 15000USD
- 2) Plumbing: Replace all the plumbing pipes including water and gas. Including Rough materials. Connect the sewer pipes all the way to the city sewer. 19000USD
- 3) Drywall: Install standard insulation meets the approved plan, Install new dry walls, L3 texture. one coat primer and two coat painting. Including rough material: Drywall, hardie backer for bathroom, whole house insulation. Not include the primer and painting. 20000USD

- 4) Second Bathroom: build new waterproof for wet area, install all bathroom accessories: toilet, shower or tub, sink, vanity, faucet, shower, tiles and flooring. Including Rough materials. Not include the finish materials. 11000USD
- 5) Master Bathroom: run new water pipes, build new waterproof for wet area, install all bathroom accessories: toilet, shower or tub, sink, vanity, faucet, shower, tiles and flooring. Including Rough materials. Not include the finish materials. 18000USD
- 6) Kitchen: Relocate the kitchen based on the approved plan, install new kitchen cabinets and countertop and back splash. install new appliances for kitchen, new sink and faucets. Will cut countertop (except Sintered Stone) into match measurement for Cabinets. Including Rough materials. Not include the finish materials. 15000USD
- 7) Framing and foundation: install new walls and beams according to the approved plan. Including all material. 23000USD
- 8) Led Lights: Install new led features according to the approved plan. Including Rough materials. Not include the finish materials. Total 42pcs 200/pcs. 6400USD
- 9) Floor: Install spc flooring and baseboard. including paint the baseboard, Including Rough materials. Not include the finish materials. 3500USD
- 10) Windows and doors: Install and replace all the windows and sliding door per approved plan, Install all the interior door per approved plan. Including Rough materials. Not include the finish materials. 3600+2000USD
- 11) Exterior Wall Fix: Fix the exterior wall as needed. Including all material. 1500USD
- 12) Garbage Hauling: 2000USD

Garage:

- 1) . Electrical: Wire the whole garage as plan, Install lights and outlet and switches. Including Rough material and panel with breakers. not include the outlets and switches. Will check with PGE if it can have separate meter, if can, need charge 3000 more for additional meter. 3000USD
- 2) Plumbing, Install new water and sewer pipes per Plan. Including Rough materials. 4000USD
- 3) Drywall: Install standard insulation meets the approved plan, Install new drywalls, L3 texture. one coat primer and two coat painting. Including rough material: Drywall, hardie backer for bathroom, whole house insulation. Not include the primer and painting. 6000USD
- 4) Master Bathroom: run new water pipes, build new waterproof for wet area, install all bathroom accessories: toilet, shower or tub, sink, vanity, faucet, shower, tiles and flooring. Including Rough materials. Not include the finish materials. 15000USD
- 5) Kitchen: install new kitchen cabinets and countertop and back splash. install new appliances for kitchen, new sink and faucet .Will cut countertop (except Sintered Stone) into match measurement for Cabinets. Including Rough materials. Not include the finish materials. 12000USD

- 6) Framing and foundation: install new Sheer-wall and footings and new header according to the approved plan. Including all material. 11000USD
- 7) Floor: Install spc flooring and baseboard. including paint the baseboard, Including Rough materials. Not include the finish materials. 1000USD
- 8) Windows and Doors: Install and replace all the windows and sliding door per approved plan, Install all the interior door per approved plan, fix the exterior stucco. Including Rough materials. Not include the finish materials. 3000USD
- 9) Garbage Hauling: 600USD

Total Construction Labor Cost: 195600USD After 15000USD discount, will be 180600USD.

Notes: All rough material will be city approved standard.

Article 2 Project period

1. According to the construction period and use needs, it is agreed that the total construction period of the project will be 4-6 Months(floating 1-2 Weeks based on the inspection schedule), from the start 2024 to the completion 2024.

Article 3 Safety Responsibility

Party B shall be responsible for the safety responsibility. Ensure and be responsible for the construction safety.

(1) Party A shall make on-site disclosure to Party B before the commencement of construction. Provide Party B with the necessary conditions such as water and electricity needed for the construction.

(2) Do a good job in the construction of temporary use of public parts and affect the neighborhood coordination work.

(3) Provide self-purchased materials according to the requirements provided by Party B.

(4) Remove the obstacles affecting party B's construction in the decoration site.

1. Materials provided by Party A: Party A shall be responsible for purchasing and supplying materials and equipment, and qualified products that meet the design requirements. If Party B finds any quality problems or specification differences in the materials and equipment provided by Party A, it shall submit them to Party A in time, and party A shall bear the responsibility for such delay. After the materials supplied by Party A arrive at the site on time, Party B shall be responsible for keeping and organizing the construction. Party B shall compensate for the loss of materials caused by improper storage or improper construction technology.

2. The decoration materials and equipment purchased and supplied by Party A shall be used for the residential decoration stipulated herein, and Party B shall not use them for other

purposes without party A's consent. If Party B violates this regulation, it shall compensate Party A for double the price of the misappropriated materials and equipment.

3. Party B shall provide construction tools and materials: the materials used in the decoration shall meet the quality standards stipulated by the industry; if the materials do not meet the design, construction requirements, quality and specifications, the use shall be prohibited. If used, party B shall be responsible for the losses caused by the project.

4. The decoration materials required to be purchased by Party B shall comply with the industry regulations, and the purchase receipt shall be retained for reimbursement during the final settlement period. All other tools and materials contracted by Party B shall be carried to the house by themselves.

5. Party B shall not charge additional fee when there is no additional work added. If Party A want to add extra work, Party B shall provide estimation for approval from Party A first, then start work.

6. Party B will help customer pick up finish material orders except kitchen cabinets and large kitchen appliances such as Refrigerator and dishwasher etc.

Article 4 Payment Schedule:

Deposit charge: 1000USD Zelle account number: 6692659498 Langlang Xie

10% after start work : 18060USD

20% passed Foundation inspection: 36120USD

30% passed rough framing and plumbing and electrical inspection: 54180 USD

15% pass insulation and drywall inspection:27090USD

15% after finished Painting and drywall:27090USD

10% minus Deposit after final inspection:17060USD

This contract is made in duplicate, with each party holding one original copy.

This contract shall come into force upon signature by the representatives of both parties and affixed with their official seals or special seals. The completion and acceptance of the project meets the requirements, and the contract shall be terminated after the expiration of the warranty period.

Party A (Signature):

DocuSigned by:

Himanshu Malik

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Entrusted Agent (signature):

Tel:

Date: 6/23/2024 | 2:10 PM PDT

Party B (Signature):

DocuSigned by:

Hansui Xu

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Entrusted Agent (signature):

Tel:

Date: 6/23/2024 | 2:15 PM PDT

