**Qualification of violations / or building license.**

This proposal includes only the building license. Owner must prepare all documents including any NOA’s required by the city. This proposal does not include any other trade license (electrical, plumbing, roofing, mechanical, etc.). This proposal does not include “as built” certification. This proposal does not include labor of any kind. All labor shall be paid for separately by the Owner following a separate proposal once the city has approved the Project. No engineering labor of any kind is included in this proposal. This proposal does not include an engineer signature or any form of similar documentation. This proposal does not include drawings depicting the existing property or any changes to the property. This proposal does not include labor and or materials of any kind. This proposal does not include the cost for any city permits or fees. Owner is required to pay for all city permits and fees.

Finishing and building materials

* Proposal includes price for drawings that will be submitted to the city, drawings will be prepared and provided to Owner. These drawings will depict only the ­­­­­­­­­­­­­­­­­­­­­­­­­­\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_. The rest of the property will not be depicted in the drawings.
* A survey is not included as a part of this contract.
* Owner is responsible for the cost of all permits. This proposal does not include the cost of permits, municipal fees, application fees, or any other city fees. Owner is responsible for any and all fees.
* Owner is responsible for recording the Notice of Commencement with the court. / This proposal includes recording a Notice of Commencement with the court.
* Proposal does not include the cost of any city or application fees. Owner is responsible for any fees.
* Proposal does not include the cost of handling, managing, or delivering any city paperwork. Owner is responsible for delivering all documents to the city. / Proposal includes the cost of handling, managing, or delivering city paperwork for a single mobilization. After the initial submittal to the city, any handling or managing paperwork will be handled by owner directly.
* Proposal does not include contractor’s presence at any inspections. Contractor or his team will be present at inspections as required at contractor’s discretion.
* Proposal does not include any form of labor or payment of any subcontractors, any materials or any expenses not explicitly included within the scope of work.
* Proposal does not include any form of labor. Owner is responsible for the cost of all labor. Once the drawings have been approved by the city, Contractor will provide owner with a second proposal.
* Proposal does not include any form of labor or the payment of any subcontractors. Proposal does not include the cost of or procurement of any materials. Owner is responsible for the cost of all labor, materials and the payment of subcontractors directly. Once the drawings have been approved by the city, Contractor can provide owner with a second proposal.
* This proposal includes only the building license. This proposal does not include any other trade license (electrical, plumbing, roofing, mechanical, etc.).
* After fact bathroom renovation, new shower, drawing, pull permits, labor and materials as discussions.
* All finishing materials must be provided by owner and available at the start of the project. Finishing materials include all tiles, mirror, vanity and toilet etc.
* All drawings are subject to approval by the city. At any time, the city may request changes or alterations to the submitted drawings. Any changes requested by the city may require an adjustment of the contract price. Changes to the contract price will be handled through a change order provided by the contractor. Any changes to the contract, not made by a written change order will not be enforceable.
* If the actual work exceeds what is outlined in this scope of work, the contractor reserves the right to increase fees in relation to the amount of additional work required.
* All drawings are subject to approval by the city. At any time, the city may request changes or alterations to the submitted drawings. Any changes requested by the city may require an adjustment of the contract price if they result in an increase in labor or if the plans are submitted more than six months after being prepared. If specific changes to the drawings are requested by the city, these revisions are included as part of the contract as long as the drawings were submitted within a six-month period after being prepared.
* Changes to the contract price will be handled through a change order provided by the contractor. Any changes to the contract, not made by a written change order will not be enforceable.
* Proposal does not include any form of engineering documents. If any engineering documents are required by city then Owner will be provided with a separate estimate and cost to obtain those documents.
* Proposal does not include an Asbestos certificate, insulation certificate, soil work of any kind or compaction testing or fumigation of any kind.

**INSURANCE CLAIM CONTRACTS**

* This proposal only includes NAGC’s assistance with filling out the insurance claim application for the Owner.
* Proposal does not include any form of labor or the payment of any subcontractors, the cost of any materials or any expenses not explicitly included within the scope of work.
* Owner agrees to sign a W9 form for the difference between the amount paid to Contractor directly and the amount paid by Owner for materials, permits, and services related to this project. Owner agrees that no money will be returned to Owner for the purpose of Owner procuring any materials, permits, or services until a W9 form is completed and provided to Contractor.
* A survey is not included as a part of this contract.
* If required, Owner is responsible for the cost of all permits.
* If required, Notice of Commencement can be completed by Contractor for an additional fee and will require a change order.
* Proposal does not include the cost of any city or application fees. Owner is responsible for any fees.
* Proposal does not include the cost of handling, managing, or delivering any city paperwork.
* Proposal does not include contractor’s presence at any inspections.
* Proposal does not include any form of labor. Owner is responsible for the cost of all labor. Once the claim is approved by the insurance company, Contractor will provide owner with a second proposal detailing any labor.
* This proposal does not include the use of any trade license (Building, electrical, plumbing, roofing, mechanical, etc.). Should the Owner require any trades, Contractor will provide a separate proposal for an additional fee.
* If the actual work exceeds what is outlined in this scope of work, the contractor reserves the right to increase fees in relation to the amount of additional work required.

Building- addition to home as depicted in drawings.

Elevate concrete as depicted in drawings.

Create (X) number new exterior walls as depicted in drawings. (Painting not included)

Install (X) number windows (windows provided by owner)

Install (X) number double style patio door (door provided by owner)

Stucco new (X) number wall exterior (painting not included)

Install sheetrock on internal walls of newly created space. (Painting not included)

Install baseboard on interior of newly created space. (Provided by customer – not included)

Install standard Tile or ceramic on floor area of newly created space. (Tile or ceramic provided by customer – not included)

Installation of insulation (Provided by owner)

Close off existing window or doors by drawings (included)

Roofing – Addition to home as depicted in drawings

Install new roof over newly constructed area by drawings

(Install standard shingles provided by customer)

Electrical – will be installed as depicted in drawings

According to required building codes of city

Standard and according to drawings. (Light, switch, smoke detectors, CFCI, provided by customer)

Mechanical –

Plumbing – addition to home as depicted in drawings

(X) number new bathrooms standard (customer to provide finishing materials such as vanities, faucets, toilets etc.

Demolition – disposal of construction debris off site (Sitework)

Asbestos certificate

Insulation certificate

Soil work – compaction test and fumigation

Rental of equipment

Insurance and worker compensation

Masonry architect certificate

Survey and Certification spot and final

Other things we might need to include:

Temporary Utilities and dumpster

Clearing and grading

Foundations

Exterior and interior walls

HAVC installations ?

Roofing

Septic tank system

Water Tie ins.

Soils and density testing and concrete tests

## Project cost and payment schedule

ONE PAYMENT

Total Proposal/Contract price: $XX,XXX.00 (Based on scope of work shown above)

Payment schedule: Payment for the above quoted work will be due as follows:

* A single payment of the total amount of $XX,XXX.00 is due upon Owner's Signature.
* Any checks must be made payable directly to Need a General Contractor, Inc.

## Total Proposal/Contract price: $XX,XXX.00 (Based on scope of work shown above)

SCHEDULE

## Payment schedule: Payment for the above quoted work will be due as follows:

## The upfront deposit will total the amount of $XX,XXX.00 is due upon Owner's Signature. No work will be provided or started until contractor has received initial payment.

## The second payment of $XX,XXX.00 is due upon approval of building permit. No work will start/continue until contractor has received the second payment.

## The third payment of $$XX,XXX.00 is due upon the first rough inspection No work will start/continue until contractor has received the third payment.

## Final Payment due immediately upon completion of final inspections. Failure to pay immediately (Same business day) will incur interest upon the remaining an amount of %15 per day. There is no cap on these interest payments.

## Any checks must be made payable directly to Need a General Contractor, Inc.

Others found on Square

* Install ceiling fan provided by customer.
* Install Hi Hats on two separate switches and leave existing fan on existing switch. (SWITCH)
* Baseboard - Install baseboard (complete unit), Install wire mould where electrical outlets are. (Baseboard)
* Building materials and labor included with exception of finishing materials that will be provided by customer. (Comments)

This proposal includes only the building license. This proposal does not include any other trade license (electrical, plumbing, roofing, mechanical, etc.). This proposal does not include “as built” certification. This proposal includes one survey which will identify the existing location of the trailer. No engineering labor of any kind is included in this proposal. This proposal does not include an engineer signature or any form of similar documentation. This proposal includes drawings depicting the existing violations on the property. This proposal does not include labor of any kind. All labor shall be paid for separately by the Owner following a separate proposal once the city has approved the project. We do not guarantee that any portion of the property can be salvaged, the city has complete control over whether the existing property can be salvaged or whether the city will order the demolition of the violations on the property.

We will provide you with further estimates as needed by the Contractor or as required by the city.

Proposal One:

This proposal includes only the General Contractor license which will allow Owner to pull a permit for the windows. Owner must prepare all documents including any NOA’s required by the city. This proposal does not include any other trade license (electrical, plumbing, roofing, mechanical, etc.). This proposal does not include “as built” certification. No engineering labor of any kind is included in this proposal. This proposal does not include an engineer signature or any form of similar documentation. This proposal does not include drawings depicting the existing property or any changes to the property. This proposal does not include labor of any kind.

The cost of this proposal is $500. If Owner requires Contractor to submit the documentation to the city directly then the cost of the proposal increases to $1,000.

Proposal Two:

The addition to the existing property will cost $62,000. This price includes the use of the following trade licenses: General Contractor, plumbing, electrical, roofing and mechanical. This price is for labor only. No building materials, fixtures, appliances, air conditioning units, decorative items, or otherwise are included in this proposal. This proposal includes the installation of kitchen cabinets and a kitchen countertop (both the cabinets and countertop must be provided by owner and are not included in the cost of this proposal). This proposal includes the installation of an air conditioning unit provided by Owner. The cost of the air conditioning unit is not included in this proposal. This proposal does not include the cost of any drawings or architectural plans. This proposal does not include preparation of documents by Contractor. Owner must prepare and submit all documentation. This proposal does not include the removal of any trees, shrubs, bushes, etc. Owner must clear any trees, shrubs, bushes, etc. before the plans are approved or before any work may commence.

The cost of this proposal is $62,000.

This estimate includes the preparation of general documents and performing administrative procedures with the city to begin the process which will allow the Owner to do the necessary repair work on the burned property. We recommend demolishing the existing roof in the back of the building and reinforcing the existing walls. Afterwards installing new trusses as necessary to install a new flat roof. All equipment currently installed on the existing roof should be carefully removed to determine if it can be salvaged for later re-installation if the existing equipment is functional and meets the required building standards. This proposal includes only the plans representing the demolition of the existing structure and the installation of the new trusses to meet the building standards required by the city.

1.-Demolition plans for the affected part of the building. The engineering and architectural documents will be presented to the city so that the city can authorize the removal of debris and specify whether any of the existing equipment, structures, walls, etc can be salvaged or if any of the above is deemed unsafe and needs to be replaced.

2.- Habitability plans: After obtaining the permission of the city and carrying out the necessary demolition work, Contractor will provide Owner with a second set of plans. This set of plans will show the building, electrical, mechanical and plumbing work needed to make the building habitable so that it can pass requested inspections. This set of plans includes air conditioning calculations.

The cost of all permits, trade or contractor licenses, materials, and labor are the responsibility of Owner. Contractor can provide a separate cost estimate for the permits, trade/contractor licenses, materials or labor at Owner’s request.

Asbestos:

This price includes Contractor’s application for an asbestos certificate. However, if the city requires a certified asbestos company to provide any documentation or do the work of checking for asbestos, then Owner will be responsible for the cost of any asbestos related services including documentation, checking for asbestos or clearing asbestos from the property.

* Please note that by signing this proposal you agree that the basic terms found in this proposal in the “Disclosures” section, as well as the recovery fund notification at the end of this contract shall apply in all future agreements between Owner and Need A General Contractor Inc.. If at any time a change to these basic disclosures and contract terms need to be made then it must be made through a written change order. Future projects can be agreed upon by written agreement through a simple email and will function as if written in a contract including the disclosures above and recovery fund notification below.

• La propuesta incluye un precio para los dibujos que se presentarán a la ciudad, los dibujos serán preparados y proporcionados al propietario. Estos dibujos solo representarán lo siguiente \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_. El resto de la propiedad no estará representado en los dibujos.

• No se incluye una encuesta como parte de este contrato.

• El propietario es responsable del costo de todos los permisos. Esta propuesta no incluye el costo de los permisos, tarifas municipales, tarifas de solicitud u otras tarifas de la ciudad. El propietario es responsable de todas las tarifas.

• El propietario es responsable de registrar el Aviso de Comienzo con el tribunal. / Esta propuesta incluye el registro de un Aviso de Comienzo con el tribunal.

• La propuesta no incluye el costo de ninguna tarifa de la ciudad o de solicitud. El propietario es responsable de cualquier tarifa.

• La propuesta no incluye el costo de manejar, gestionar o entregar cualquier documentación de la ciudad. El propietario es responsable de entregar todos los documentos a la ciudad. / La propuesta incluye el costo de manejar, gestionar o entregar la documentación de la ciudad para una movilización única. Después de la presentación inicial a la ciudad, cualquier manejo o gestión de documentación será manejada directamente por el propietario.

• La propuesta no incluye la presencia del contratista en cualquier inspección. El contratista o su equipo estarán presentes en las inspecciones según lo requerido a discreción del contratista.

• La propuesta no incluye ninguna forma de mano de obra o pago a cualquier subcontratista, cualquier material o cualquier gasto no explícitamente incluido dentro del alcance del trabajo.

• La propuesta no incluye ninguna forma de mano de obra. El propietario es responsable del costo de toda la mano de obra. Una vez que los dibujos hayan sido aprobados por la ciudad, el contratista proporcionará al propietario una segunda propuesta.

• La propuesta no incluye ninguna forma de mano de obra o el pago a cualquier subcontratista. La propuesta no incluye el costo o la adquisición de cualquier material. El propietario es responsable del costo de toda la mano de obra, materiales y el pago directo a los subcontratistas. Una vez que los dibujos hayan sid