

美景建筑

Fine Vista Construction

Lic#: 976574

NEW TWO STORY HOUSE CONTRACT

THIS AGREEMENT MADE BETWEEN FINE VISTA CONSTRUCTION (Tel: 909.618.5248) AND MEILIN CHEN (Tel: 626.560.5581), 18480 AGURIO ST, Rowland heights, CA91748 IS FOR PROVISION OF LABOR AND MATERIALS INCLUDING SUPERVISION AND COORDINATION RELATING TO BUILD NEW TWO STORY HOUSE AT LOCATION ABOVE

All jobs will have 2 years warranty, and all fixtures will go by manufacture warranty.

Job will BE as follow with 2 phases (build new two story house, and demo 42 SF to covert to 2nd unit in front); fire sprinkler for new two story house only

New two story house in the back per plan:

- 1. Demo per plan**
 - 1) Demo existing block wall and gate**
 - 2) Demo partial existing covered patio between garage,10 feet apart**
 - 3) Labor and haul away debris/trashes**
- 2. Foundation per plan**
 - 1) Confirm setback**
 - 2) Dig trench**
 - 3) Set up form and rebar per plan**
 - 4) Hold down and anchor bolt per plan**
 - 5) Concrete slab per plan**
 - 6) Labor and materials**
- 3. Framing per plan**
 - 1) Wall(include 3 strong walls24x9) and roof framing per plan**
 - 2) Shear wall per plan**
 - 3) Labor and materials**
- 4. Roofing per plan**
 - 1) Composition shingle to match existing, slight varies**
 - 2) Labor and materials**
- 5. Stucco to match existing per plan**
 - 1) Three coats stucco (rough, brown, finish layer),**
 - 2) Water proof paper under layer**
 - 3) Color will be slightly varies**
 - 4) Labor and materials**

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6. Plumbing per plan

- 1) Tight in to main sewer line system w/ABS pipe in front of house
- 2) Underground, rough
- 3) Hot water connect to new water heater
- 4) Install faucets, hook up drainage for bathtubs, toilets, hand sinks
- 5) Install four hose bit on each side of new house wall
- 6) Run new gas line to new house
- 7) Labor and materials

7. Electrical per plan

- 1) Install one 200 AMPs electrical panel
- 2) Wire for switches(include two way as need), lights, outlets(include GFCI in each bathroom)
- 3) Install lights(light fixture allowance up to \$30/each): one ceiling lights in each bedroom, one ceiling light in each bathroom, one fan in each bathroom, one light above mirror in bathroom
- 4) Install four exterior motion light(light fixture allowance up to \$40/each) in the rear wall of new addition
- 5) Install on wall mount light(allowance up to \$30 each) next to main entrance
- 6) Smoke and carbon monoxide detector per plan
- 7) Labor and materials

8. Mechanical per plan

- 1) Install one water heater
- 2) One kitchen hood
- 3) Exhaust fan in each bathroom
- 4) Exhaust dust in laundry room
- 5) AC with gas FAU total 5 tons(one 3 tons and one 2 tons for each floor), Goodman Brand
- 6) Labor and material

9. Insulation per plan (exterior only)

- 1) R30 for roof
- 2) R13 for exterior wall
- 3) Labor and material

10. Drywall per plan

- 1) Hang dry wall, taping, mud, and sanding
- 2) Orange peel texture
- 3) Labor and materials

11. Painting

- 1) Up to 3 colors(semi-gloss in bathroom)
- 2) Labor and materials

12. Bathroom finish per plan

- 1) Hot mop for two shower stool or shower pan if any
- 2) Shower door one in each bath, allowance up to \$200/each
- 3) Bath tub allowance up to \$200 each
- 4) Shower faucet set in each bath, allowance up to \$100/each
- 5) Hand faucet one in each bath, allowance up to \$60 each
- 6) Toilet one in each bath, allowance up to \$100 each

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- 7) Up to 30" wide vanity and counter top set one in each bath, allowance up to \$200 each
- 8) One double sink vanity allowance up to \$600 per set
- 9) Fan one in each bath, allowance up to \$100 each
- 10) Lights above mirror one in each bath allowance up to \$50 each
- 11) Mirror 24" wide one in each bath, allowance up to \$50 each
- 12) Tiles(ceramic or porcelain) around tub/shower up to ceiling and bathroom floor, allowance up to \$2.50/s.f
- 13) Installation and material/fixtures
13. Windows and doors per plan
 - 1) Windows/Sliding door provide by contractor's window manufacture
 - 2) Interior 6 panel hollow door in each bedroom and bathroom
 - 3) 6 panel hollow up to 60' closet sliding doors in each new bedroom
 - 4) Double main entrance door allowance up to \$800 total, door lock \$100
 - 5) Three exterior door allowance up to \$150 each
 - 6) Labor and materials *7) Install one Fence in from house left side*
14. Floor
 - 1) Laminate(allowance up to \$2.5/s.f. labor and material) floor include bedroom, hallway, family/living room, stairs
 - 2) Up to 4" wall base
 - 3) Labor and materials
15. General clean the job site and haul away trash
16. Balcony hand rail, metal up to \$800 total
17. Concrete work per plan
 - 1) Add 5 feet firefighter walkway concrete slab up to 50 feet long
 - 2) Concrete landing for each exterior door
 - 3) Porch area , *plus portion between garage to porch.*
 - 4) Labor and materials
18. Kitchen per plan(appliance exclude)
 - 1) Kitchen cabinet: select from contractor' collection
 - 2) Kitchen counter top: granite or quarze, \$200 per 2x9 piece, \$350 per 3x6 piece
 - 3) One kitchen sink stainless steel allowance up to \$150 each, one vage. Sink stainless steel allowance up to \$80 each
 - 4) Faucet allowance up to \$100 each
 - 5) One garbage disposal allowance up to \$100 each
 - 6) Floor tile (porcelain or ceramic) allowance up to \$2.50/SF
 - 7) Labor and materials

Modify the existing house to convert to second unit:

19. Demo 42SF per plan
20. Foundation per plan
21. Framing per plan
22. Install one exterior door allowance up to \$180 each

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This contract does not include:

- All permits, public work and any public/utilities fee require by city/city inspector and/or any authorities; border/grading survey and soil report if needed
- Epoxy deputy inspection fee and structural observation fee
- Anything is not listed above will be subjected to extra charge.

We propose to **FURNISH LABOR AND MATERIALS base on basic standard**, complete in accordance with above specifications, for sum of **Two Hundred Seventy One Thousand Five Hundred Eighty Dollar only \$271,580.00**

Payments to be made as follows:

Deposit	\$3,000.00	due on the day sign contract	4/24 6/22/15
Fire sprinkler	\$3,500.00	due on the day sign contract	4/24 6/15/15

Construction:

1 st payment	\$30,000.00	due on the <u>day start job</u>	4/24
2 nd payment	\$25,000.00	due on the day pass foundation inspection	
3 rd payment	\$30,000.00	due on the day start framing	
4 th payment	\$25,000.00	due on the day start roofing	
5 th payment	\$20,000.00	due on the day start stucco rough layer	
6 th payment	\$30,000.00	due on the day start dry wall	
7 th payment	\$20,000.00	due on the day tile in the bathroom	
8 th payment	\$20,000.00	due on the day start painting	
9 th payment	\$20,000.00	due on the day start kitchen	
10 th payment	\$20,000.00	due on the day start concrete work	
11 th payment	\$20,000.00	due on the day start demo existing front house	
Final payment	\$5,080.00	due on the day pass final inspection	

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PAYMENTS ARE TO BE MADE ACCOMPANIED BY CONTRACTOR'S UNCONDITIONAL LIABILITY RELEASES TO OWNER.

Late payments

ANY PAYMENT PAST DUE FOR 3 DAYS WILL INCUR A LATE FEE OF 3%.

If the owner fails to pay the contractor within seven days of the payment is due, through no fault of the contractor, the contractor may stop work and may keep the job idle until such time as payment that are due to the contractor are paid. If the contractor chooses not to stop work after a payment delay, this is not to be construed as a waiver of his rights to stop work if future payments are delayed.

If loan is not approved by the 3rd part, job will stop to wait for loan ready.)

Permissible Delays & Completion PERIOD

The CONTRACTOR WILL COMPLETE work WITHIN 150 **WORKING DAYS** FROM date of start the job.

Any changes in project plans by the owner, other acts/agents/ of the owner/city inspectors; strikes, weather conditions not reasonably anticipated, or any other condition not within the contractor's control shall be added to the specified time for completion.

A claim for an increase in time for the performance of the contract shall be made within 3 days after the contractor first recognizes the condition giving rise to the claim.

ANY CHANGE/ADDITION IN PROJECT PLANS BY OWNER DURING CONSTRUCTION SHALL BE DISCUSSED WITH CONTRACTOR, WHO WILL SUBMIT A WRITTEN CHANGE ORDER FOR OWNER'S CONFIRMATION. THIS SHOULD CONTAIN ADDITIONAL COST AMOUNTS, IF ANY, FOR OWNER'S APPROVAL BEFORE SUCH CHANGE IS MADE IN CONSTRUCTION.

Any work direct by city inspector, and/or any city/public authority MAY cause permissible delay and possible extra work and cost. IN THE EVENT OF SUCH OCCURRENCE, THE CONTRACTOR MUST INFORM THE OWNER IMMEDIATELY AND SEEK HIS CONCURRENCE BEFORE CARRYING OUT SUCH WORK.

Extra work

If owner directs any work other than stated above, and/or any additional work due to unforeseen circumstances there will be reasonable extra labor and material charge.

Owner signature

(Meiling chen)

Meiling Chen Date *6/22/2015*

Contractor signature

(Hao Wu)

[Signature] Date *6/22/15*

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