

Proposal & contract between Teakwood Villas

1200 Bretta St

Jacksonville, FL. 32211

And James Michael Baker

Jacksonville, FL. 32244

10/25/2022

## Description

### Rough framing

- Repair damage
- Subfloor
- Frame vertical soffit over drainpipe stack to 2<sup>nd</sup> floor

### Waterproofing

- Install moisture barrier membrane around shower & tub area
  - To include kitchen sink area

## Insulation

Finish Insulation in Exterior walls, subfloor & overhead as required

## Electrical

- Inspect existing wiring & tone for signal
- Install receptacles, switches & plates
- Install new 220volt wiring for range
- Install new 110volt wiring for dishwasher
- Install cover plates for lights
- Safe ready for installation of fixtures

## Plumbing

- Pressure test pipes
- Inspect for leaks

## Drywall

- Install new drywall in all common areas
- Hang tape & make ready for paint
- Install greenboard in all moisture bound areas
- Hang tape & make ready for paint
- Apply primer to all new Drywall

## Trim & doors

- Approximately 4 interior pre-hungs & 3 sets of bi-folds
- 2 C/O
- Caulk & apply weather stripping to entry door & slider

## Rear Exterior Fire Escape

- Remove & replace with correct flashing along bottom of exterior doors at point of fire escape path
- Remove incorrect, rotten, damaged handrail and knee guard for the fire escape path
- Clean out all algae & rust from same area
- Re-bolt or weld as necessary to include 2 inch X 2 in tubing for handrail & knee guard
- Install new handrail and the guard to include undermount bracing
- Finish both stairwells to complete customer satisfaction

\*Owner is to provide all existing permits

\*Owner accepts all responsibility for all previous work

\*Any changes to this bid & contract not previously agreed to by both parties will be the owners responsibility

Material Description:

All materials to be provided by owner.

All labor is to be provided by contractor

Payment:

Payment will be made to contractor upon start of project in the amount of \$30,000

\$20,000 will be dispersed upon agreement of both parties as needed

Remaining balance will be paid upon completion of project.

Total project labor cost \$61,000

\_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ Date \_\_\_\_\_