



Proposal

Company: Total HomeMasters LLC

Business Address: 98 US Hwy 46, Ste 7 #1023, Budd Lake, NJ 07828

State of New Jersey Home Improvement Contractor License No.: 13VH1375000

Insurance: Commercial General Liability and Workers' Compensation Insurance maintained in accordance with New Jersey law

Project: Vanilla Box Build-Out

Prepared For:

Prepared By: Total HomeMasters LLC

1. Introduction

Total HomeMasters LLC is pleased to submit this proposal for the vanilla box build-out of the referenced commercial space. This proposal outlines the scope of work, exclusions, budget guidance, and general terms under which the work will be performed. All work shall be completed in a professional and workmanlike manner in accordance with applicable codes and industry standards.

2. Scope of Work

A. Demolition

- Demolish existing partition wall as required for open vanilla box layout.

B. Framing & Drywall

- Furnish and install sheetrock on exterior walls only, including framing, hanging, and taping.
- Furnish and install sheetrock for audiology booth, including framing, hanging, and taping.

C. Plumbing / Restroom Construction

- Construct one (1) ADA-compliant bathroom including:
 - One (1) toilet
 - One (1) sink
- Tile flooring only
- No interior wall partitions
- Plumbing scope includes:
 - Adding required drainage
 - Tapping into existing cold water supply line
- Exclusions specific to restroom:
 - No finishes included

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- No hot water heater included

D. Loading Dock Repairs

- Repair existing loading dock area.
- Loading dock door to be quoted separately.
- Provide electrical work only if required for a motorized roll-up door (if selected).

E. Doors & Building Access

- Create a new ADA-compliant access area on the east side of the building, including:
 - New metal ramp
 - New exterior access door
- Replace existing pedestrian access door on the west side of the building.

F. Electrical

- Install two (2) light switches:
 - One (1) on the east side of the building
 - One (1) on the west side of the building
- Switches to operate existing lighting only.

G. HVAC

- Utilize existing industrial heating units.
- No air conditioning included in this proposal.

H. Fire Safety & Code Compliance

- Coordinate sprinkler system work if required by code and existing conditions.
- Furnish and install:
 - Exit signage
 - Emergency directional lighting

3. Items Not Included (Additional Cost)

The following items are not included in this proposal and will be billed as additional costs if required: - Stamped and approved architectural or engineering plans - Permit fees - Inspections - Dumpster service - After-hours or off-hour work required to accommodate school operations

4. Client-Requested Exclusions

At the request of the client, the following items are expressly excluded from this proposal: - Drop ceilings - Interior partitioning - Upgraded lighting fixtures - Flooring (other than bathroom tile noted above) - Air conditioning - Sub-meters or new utility meters - Spackling, sanding, and priming of walls

5. Budget Estimate & Notes

- Estimated project starting budget: **\$125,000**
- Final pricing subject to:
 - Site verification
 - Final scope confirmation
 - Code requirements and inspections
 - Fire suppression system upgrades may be required depending on final use and code review; existing system assumed usable at this time.
- Cost-saving consideration:
 - Limiting loading dock scope to repairs and a new door may reduce overall project cost.

6. Schedule

- Project schedule to be determined upon contract execution, permit approvals, and material availability.
- Any delays caused by inspections, change orders, or unforeseen site conditions may impact completion time.

7. Contract Price & Payment Schedule

Total Contract Price: \$125,000.00

Payment shall be made according to the following schedule: - **30% Deposit (\$37,500.00)** due upon execution of this agreement - **40% Progress Payment (\$50,000.00)** due upon completion of rough framing, plumbing, and electrical work - **25% Progress Payment (\$31,250.00)** due upon substantial completion of the project - **5% Final Payment (\$6,250.00)** due upon final walkthrough and completion of punch-list items

All payments are due within five (5) calendar days of invoice. Total HomeMasters LLC reserves the right to suspend work for non-payment. Interest on late payments may be charged as permitted under New Jersey law.

8. Change Orders

Any work outside the scope described in this proposal shall require a written change order signed by both the client and Total HomeMasters LLC prior to execution. Additional costs and time extensions will be addressed through the change order process.

12. Acceptance

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date set forth below. I hereby authorize the work described above and agree to the terms and conditions stated. I recognize that aged and deteriorated framing, plumbing, heating & cooling fixtures, piping and and connections may no longer be serviceable, and The contractor shall not be held liable for items as a result of these conventional repair efforts. I agree to pay for all work, goods, and services received. I understand the contractor has the right to file for a mechanics lien and will do so if I default according to this agreement. Purchaser agrees to pay all cost of collection, reasonable attorney fees & court costs, which may be incurred by seller to enforce collection.

Client _____ Date _____

CONTRACTOR



Authorized signature

TOTAL HOME MASTERS LLC