



CONSTRUCTION PROPOSAL

NJ HIC #13VH10307800

	SEE OPTION 1 BELOW
	SEE OPTION 2 BELOW
JOE TESTA	169 FIRST AVENUE, LITTLE FALLS, NEW JERSEY 07470 9736322701

REPLACE PORCH PILLARS/ NEW DECKING FRONT PORCH			
LABOR	QTY	RATE	AMOUNT
REMOVE DECKING REMOVE PORCH POSTS INSTALL DECKING INSTALL NEW PORCH POSTS	6		
			\$7,200.00

MATERAILS			
DESCRIPTION	QTY	COST	AMOUNT
COMPOSITE DECKING			\$6,500.00
PRESSURE TREATED SOUTHERN PINE			\$3,500.00
DISCARDED DECKING DISPOSAL			\$800.00
CRAFTSMAN 6 IN. X 8 FT. FIBERGLASS POST	6		\$3,000.00

COST OPTIONS		
OPTION 1		\$17,500.00
OPTION 2		\$14,500.00

Exceptions:

- 1) Anything that is not described above.
- 2) Work will be scheduled once we have received a non-refundable deposit.
- 3) There may be delays beyond our control due to the supply chain issues.
- 4) This estimate is valid for 5 business days.
- 5) The above estimate is based solely upon the project description and initial inspection of the project work site. Estimate can change upon discovery of the need for additional work and or materials once the project has started. Any alterations or deviations from the above specifications involving extra costs will be executed only upon written, or verbal consent by client and will become an extra charge over and above the estimate. All agreements, contingent upon strikes, accidents, or delays beyond our control.

LABOR CONTRACT

1. Scope of Work

The contractor agrees to perform construction, renovation, and/or related services as agreed upon with the client. All work shall be performed in a professional manner, consistent with industry standards.

2. Time and Material Billing

The Client agrees to compensate the Contractor at a rate of \$75 per hour per worker, plus the cost of materials. The Client acknowledges that this is a time & materials contract and that the final cost will vary based on actual working time till complete.

3. Invoicing and Payments

The Contractor shall issue weekly invoices for work completed.

Payment is due within 7 days from date of invoice.

A Non-Refundable deposit may be required to offset materials cost.

4. Limitation of Liability

Although the contractor guarantees all mandatory insurance and liabilities according to New Jersey Division of Consumer Affairs, The Contractor shall not be held liable for any damage to preexisting mechanical systems, including but not limited to plumbing, electrical, or hvac due to age, wear, or existing damage.

5. Materials Costs

Any materials needed over and above delivered that must be installed and picked up locally will have 20 percent added to cost to compensate for time spent acquiring items.

5. Collection of Outstanding Balances

If the Client fails to pay any outstanding balances within the agreed time, the Client shall be responsible for acquiring and covering the costs of any legal action, including attorney’s fees, necessary for collection.

6. Termination

Either party may terminate this Agreement with written notice. The Client remains responsible for payment of all work completed up to the date of termination.

7. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of New Jersey.

8. Entire Agreement

This Agreement constitutes the entire agreement between the parties and supersedes all prior negotiations and understandings. Any amendments must be in writing and signed by both parties in the form of a CHANGE ORDER agreement. The cost for said change will coincide with office time and expense of \$150.

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 _____

This proposal will expire in 5 days.



John Carrion
Owner
Total Home Masters Llc