



CA State License #863098

PROJECT CONTRACT

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18305 E Valley Blvd, Suite A
La Puente, CA 91744

Name; Owner
Phone: 254-214-9350
Email:
Address: 12421 sanford St LA 90066

PO #: SF2207
Date: 08-08-2022
Counsel Sam
Jobsite: LA

SCOPE OF WORK

TOTAL

SCOPE OF WORK	TOTAL
*Main House Interior Remodel (per Owner plan boy city code)	
1. Electrical	\$ 7,560.00
1.1 Second Floor Hallway Replace 2 Ceiling	
1.2 living Room 2 Ceiling Light	
1.3 Guest Room 4 LED 6" Recessed Lights & 1 Ceiling Light	
1.4 Guest Bath 3 LED 6" Recessed Lights and Install 1 Outlet for Toilet	
1.5 Master Bath 7 LED 6" Recessed Lights and Install 1 Outlet for Toilet	
1.6 Kids Room 4 LED 6" Recessed Lights & 1 Ceiling Light	
1.7 Master Room 5 LED 6" Recessed Lights & 1 Ceiling Light	
1.8 Study Room 4 LED 6" Recessed Lights & 1 Ceiling Light	
*Owner provide finishing material	
2. Master/Bathroom	\$ 17,000.00
2.1 Install new Shower and faucet set	
2.2 Install a new exhaust fan	
2.3 Waterproofing (Shower) Walls	
2.4 Install new wall tiles	
2.5 Build recessed soap box	
2.6 Install new floor Tiles	
2.7 Install Hardie Backer and Mold Tough Gypsum Board	
2.8 Install new sink and fauce	
2.9 Install a new toilet	
2.10 Remove one wall (Not INC load bearing wall)	
2.11 add one new Wall (per Owner plan)	
*Owner provide finishing material such as toilet,Bathub, wall & floor tile or Vinly ,grout, Paint. light ,shower set (Not including shower door and labor for shower door install)	
3. Guest Bathroom	\$ 11,000.00
3.1 Install new Shower and faucet set	
3.2 Install new Bathtub and faucet set	
3.3 Waterproofing (Shower) Walls	
3.4 Install new wall tiles	
3.5 Build recessed soap box	
3.6 Install new floor Vinyl or Tiles	
3.7 Install Hardie Backer and Mold Tough Gypsum Board	
3.8 Install new sink and fauce	
3.9 Install a new toilet and exhaust fan	
*Owner provide finishing material such as toilet,Bathub, wall & floor tile or Vinly ,grout, Paint. light ,shower set (Not including shower door and labor for shower door install)	
4. Flooring	\$ 6,020.00
4.1 Install SPC Floor INC Stairs (2069 SF)	
*Owner provide finishing material SPC floor, Wall base and Molding	
5. Window & Doors (Second Floor)	\$ 3,600.00
5.1 Install 6 new Windows (Inc Fix stucco)	
5.2 Install new 5 Interior door & trim	

Initial YL XJ

*Owner provide finishing material Window & Doors, door trim

6. Kitchen

\$ 150.00

6.1 Install New Standard Refrigerator \$0

6.3 Install new sink,faucet,disposer

*Owner provide finishing material

7. Interior & Exterior Painting

\$ 12,885.00

7.1 Power wash

7.2 Patch damage wood trim,Fix stucco crack INC Garage

7.3 Exterior Painting

7.4 Interior Painting walls.Ceiling. doors. wall base.

7.5 Patch holes & Cracks

*Owner provide paint and Primer

Other

1. Title 24 CA and Structural engineering.

\$ 2,500.00

2. *Owner provide trash container

3. Demo Master closet. Study Room closet. Study Room New Framing. Drywall Finsh

\$ 3,700.00

*Owner provide Cabinet material

4. Replace all Switch & Outlet \$ 15Each Labor

N/A

*Owner provide finishing material

Note;

*Luxe Construction Include Clean up and provide portable toilet for job site. Contractor permit approve starting day to complete by 60 day. (Not INC Window)

Payment Schedule:

1. job deposit \$1,000.00 .Title 24 CA and Structural engineering.\$ 2,500.00

2. 1 weeks before job starts:\$ 19,885.00

3. 3 days before electrical ,plumbing:\$ 18,015.00

4. 3 day before Start Finish work: \$ 13,257.00

5. 3 day before painting \$ 8,758.00

6. City Final inspection date: \$1,000.00

*Job start day to final complete in 60 day (Raining days,& the date of ordering material delayed Will Not Be Counted In This months. Any additional work will not be included in this 60 day.

*Anything not mentioned in contract will not be covered.

***Luxe Construction** Provide The Minimum Coverage Include All Contractor, Subcontractors, Automobiles, Workers, Employers' Compensations And Liability Insurance. Including Coverage For All Owned Hired, And Non-Owned Automobiles.

* All cities permit fees and any regular fees that required by local city are not included.

TOTAL	\$ 64,415.00
1ST PAYMENT	\$ 1,000.00
2ND PAYMENT	\$ 2,500.00
3RD PAYMENT	\$ 19,885.00
4TH PAYMENT	\$ 18,015.00
5TH PAYMENT	\$ 13,257.00
6TH PAYMENT	\$ 8,758.00
7TH PAYMENT	
BALANCE	\$ 1,000.00

Initial YL XJ

