



The Construction Work for this Contract is between Reliable Renovations LLC (Contractor) and XXXXXXXXXXXXXXXXXXXXXXXXXXXX (Owner/Owner's Representative) for a residential remodeling project at Owner's Property located at XXXX XXXXXXXXXXXXXXXX Xx, Madison, WI 537xx.

This proposal includes labor and material to remodel your XXXXXXXXXXXX, including the following:

1. Get permits and pass all inspections, as required.
2. Provide kitchen & cabinet design services and drawings for an island kitchen layout.
3. Remove and dispose of existing kitchen cabinets, countertops (save the biggest piece if possible to be reused for the new island depending the final design). Remove and dispose of vinyl flooring and underlayment from kitchen to garage door. Remove and dispose of kitchen soffts. Provide and install a structural beam to widen the opening between the between the kitchen and existing mudroom/pantry.
4. Provide and install electrical wiring, switches and outlets, as required by Code, including recessed lighting in ceiling and under-cabinet lighting.
5. Relocate mudroom/kitchen wall approximately 2 feet (make mudroom smaller), repair drywall and electrical as needed. Relocate existing garage access door from kitchen to adjacent mudroom, including wall framing, insulation, drywall, trim, relocating light switches, and relocating existing steps.
6. Repair ceiling/walls with drywall, finish smooth.
7. All primer and painting to be completed by Owner in a timely manner.
8. Provide and install owner-selected cabinetry, trim and crown molding, after wood floors are installed by Owner.
9. Provide and install owner-selected countertops, sinks, faucets and range hood.
10. Provide and install owner-selected tile backsplash (the bottom 3.25 inches or standard size will be the same material as the countertop). Grout and caulk.
11. Reinstall existing appliances.
12. Install new makeup air intake in basement and connect to existing furnace return plenum as required by Building Code.
13. Install stain-matched baseboard trim around new wood floors in kitchen.
14. Allowances:
 - a. Electrical work, \$2,300
 - b. Countertops, quartz, Owner-selected: \$6,687 (material/installation) - see #3 above
 - c. Kitchen sink, stainless steel, under-mount, single-bowl, \$255 (material only)
 - d. Cabinetry, Maple, Owner-selected cotton white, \$18,200 to \$20,000 (material only)
 - e. Knobs/Pulls, \$159 (material only)
 - f. Kitchen Faucets, Kohler, brushed nickel, \$321 (material only)
 - g. Backsplash tile, \$160 (material only)

Price per Above Description (including Allowances).....\$48,868 to \$50,868

Clarifications:

1. This proposal is based on kitchen design drawings dated 12/14/19, with range hood, and sink remaining in existing locations. Backsplash tile in main area only around range and sink. Pricing and scope may change due to final approved cabinetry design.
2. Not included: finished flooring, painting, appliances (reuse existing), range hood, garbage disposal (reuse existing), garage access doors and steps (reuse existing)
3. Owner-selected pre-finished solid wood floors can be provided and installed for approximately \$13 per square foot, including moving furniture, remove/dispose of existing floor finishes, remove/reinstall baseboard trim.



4. This proposal is based on current labor and material prices. Due to typical pricing fluctuations, a revision of pricing showing this increase or decrease may be required for work scheduled more than 30 days from the date of this proposal.

CONTRACT PRICE:

The Work will be done in strict accordance with all applicable codes and to the acceptance of the Owner for \$48,868 to \$50,868, to be paid in accordance with the following Payment Schedule:

- a downpayment (\$2,000.00) at contract signing;
- a progress payment (\$15,000.00) at 6 weeks prior to start of site work;
- a progress payment (\$10,000.00) at start of drywall;
- a progress payment (\$10,000.00) at start of trim and cabinetry;
- a progress payment (\$10,000.00) at installation of countertops;
- and the remainder (\$1,868.00 to 3,868) at the completion of all Contract work.

Payment due upon receipt of invoice(s).

PROJECT SCHEDULE:

Work commences when Building Permit is issued, weather conditions are favorable, and Contractor's schedule allows. The Contractor will continue the Work in a timely fashion to completion. It is anticipated that this project will take approximately 8 weeks to complete, depending on scheduling availability, Owner-installed items and weather conditions. Contract work anticipated to begin October 2019.

CHANGE ORDERS:

Any alteration or deviation from above work involving extra costs will be executed only upon written orders signed and agreed by both parties, in advance of materials and workmanship provided, and will become an additional charge over and above this Agreement (\$85/hr plus materials). Email verification can be used as written agreement. Change Orders may involve delays and additional time to complete. More than 3 change requests may incur a Change Order Estimation Charge of \$400, payable prior to the estimation of each subsequent request and in addition to the cost of each change requested.

MATERIAL ALLOWANCES:

Owner and Contractor agree to adjust the Contract Price after verification of actual cost difference (if any) of Allowance items and/or specific items to be selected by Owner (as described in Work above). All Allowance labor & material to be provided by Contractor unless specifically stated otherwise in this Contract.

LIMITED WARRANTY:

Material defects in workmanship or materials due to the fault of the Contractor will be repaired or replaced at no charge to the Owner for two (2) years following the completion of the work, only if the Owner has paid all accounts in full, and within a reasonable period of time to make deliveries of materials and perform the warranty work. Contractor, as part of this or any other contract, provides no other warranty, expressed or implied. No Warranties on Materials or Labor supplied by Owner or by Others outside the work described above. See also Exclusions/Notes above.

ADDITIONAL NOTES/EXCEPTIONS:

All materials and workmanship shall be provided in accordance with the State of Wisconsin Administrative Code and all local ordinances. Upon completion of project, job costing will be conducted to provide the truest and fairest final invoice amount.



Owner to carry fire, tornado and other necessary insurance on work above. Worker's Compensation, if applicable, and Public Liability Insurance on work above will be carried by Reliable Renovations, LLC and their sub-contractors.

Contractor will make appropriate efforts, as defined by Contractor and industry-accepted standards, to protect all materials and systems affected by the remodeling process. Contractor does not warrant and shall not be responsible for damage due to condensation on installed materials, including mold of any kind.

The contract price is based upon completing all work consecutively. The Owner/Owner's Representative will provide full information regarding requirements for Work and render decisions promptly consistent with Work Scope and Schedule, including materials and Allowances selections. An Owner caused delay (eg, failure to provide materials and decisions in a timely manner) that has a demonstrable material cost increase to Contractor and/or schedule impact may result in additional costs including trip charges, job site overhead, standby labor or other costs.

The Contractor cannot see behind walls, or within permanently sealed structures and enclosures. A reasonable effort has been made to anticipate the work required to complete this contract. However, if pre-existing, concealed non-code compliant repairs are mandated, these repairs would be discussed and clarified before the additional work is to begin. Mandated repairs would be completed in addition to this Contract and at additional cost to the Owner.

Every reasonable effort shall be made by Contractor and Owner to resolve any issues should they arise during the execution of work described in this Agreement. In the event that an irresolvable dispute should arise between Owner and Contractor regarding this Agreement, both parties agree to submit any dispute to mediation (Alternative Dispute Resolution) as set forth by the State Bar of Wisconsin Business Dispute Resolution Program.

As required by the Wisconsin Construction Lien Law, the Builder (remodeler), hereby notifies the owner that persons or companies performing, furnishing, or procuring labor, services, plans or specifications for the construction on owner's land may have lien rights on owner's land and buildings if not paid. Those entitled to lien rights, in addition to the undersigned Builder, are those who contract directly with the owner or those who give the owner notice within 60 days after they first perform, furnish, or procure labor, services, materials, plans or specifications for the construction. Accordingly, owner probably will receive notices from those who perform, furnish, or procure labor, services, materials, plans or specifications for the construction, and should give a copy of each notice received to the mortgage lender, if any. Builder agrees to cooperate with the owner and owner's lender, if any, to see that all potential lien claimants are duly paid.

As required by law, Contractor hereby notifies Owner of the owner's right, without penalty, to cancel this Agreement within three (3) days after signing. This grace period allows the Owner/Contractor to change his/her mind and declare the contract null and void, including the full refund of the Deposit, if any, or a full accounting and payment for all work completed up to and including the end of the grace period.

For homes built before 1978, in compliance with the Federal Lead-Based Paint Renovation, Repair and Painting Program:

I have received a copy of the lead hazard information pamphlet informing me of the lead hazard exposure from renovation activity to be performed in my dwelling unit. I received this pamphlet before the work began.

This Agreement is made _____ (date)



Signature of Owner/Owner's Representative Signature of Contractor, Reliable Renovations, LLC

Printed Name Printed Name