

# GREATER HOUSTON SERVICE EXCHANGE

L.L.C.



## CONTRACT PROPOSAL

T.R.C.C. # 9768  
Thursday, March 22, 2007  
WORSTELL, EARL & DONNA  
1762 CARRIAGE WAY  
SUGARLAND, TEXAS 77478  
281-499-8402  
713-247-7274

JOB # 44271-3

*Revision 4  
no longer needed*

SUBJECT PROPERTY: 1762 CARRIAGE WAY, SUGARLAND, HARRIS COUNTY, TEXAS 77478  
GREATER HOUSTON SERVICE EXCHANGE proposes to furnish all materials and perform all labor necessary for the completion of the following ( "Thereinafter referred to as the "Work" ) :

### SCOPE OF WORK

#### EXTERIOR

1. SET ALL NECESSARY SCAFFOLDING FOR PROJECT.
2. REMOVE ALL EXTERIOR LAP SIDING, FACIA, SOFFIT, WINDOW LEDGES, TRIM AND FREEZE.
3. REPLACE ALL SUB STRUCTURAL BAD DIMENSIONAL LUMBER AS NEEDED WITH TREATED STOCK.
4. REPLACE ALL REQUIRED BACKING WITH SAME FOAM OR OSB.
5. RELOCATE ALL EXPOSED WIRE LINES AS BEST AS POSSIBLE.
6. WRAP OVER EXISTING BACKING BOARD WITH TYVEK MOISTURE SEAL.
7. REPLACE EXTERIOR WITH NEW HARDI PLANK 12" SIDING, FACIA, SOFFIT AND FREEZE.
8. TRIM ALL WITH HARDI 3/4" STOCK.
9. BACK CAP ALL WINDOWS HAVING HEAVY CEDAR EXTENSIONS
10. RESTRUCTURE FRONT CEDAR SUPPORT COLUMNS WITH RAISED CONCRETE BASES. CAP AND CAPITAL FOR ESTHETIC VALUE.
11. REPLACE 2 PCS. OF FRONT DOOR LANDING DECK WITH BEST MATCH 10/4 CEDAR.
12. CUT BACK FRONT DECO BEAM EXTENSIONS BACK TO UNDER FACIA.
13. REPLACE RISERS AND REUSE SAME TREADS. CUT BACK AS REQUIRED FOR FIT.
14. REMOVE AND REPLACE EXISTING FACE APPLIED RAIL PICKETS TO MATCH BALCONY.
15. MORTISE, BORE AND MOUNT NEW FRONT DOOR INTO EXISTING JAMB. (CUSTOMER TO SUPPLY NEW DOOR AND HARDWARE SET.
16. AT BACK PORCH INSTALL ALL NEW HARDI-PANEL SOFFIT AND TRIM.
17. BULK OUT BACK STRUCTURAL DOWN SUPPORTS AT BACK PATIO.
18. CAP SUPPORTS WITH NEW HARDI 1X6 WITH TOP AND BOTTOM BASE AND CAPITAL EFFECTS.
19. REMOVE AND REPLACE ALL FRONT HAND RAILS AND BALCONY RAILS WITH NEW WIDER CUT END ANGLE HANDRAIL AND PICKETS.
20. POWER WASH AND CHEMICALLY TREAT ALL BRICK. TREAT FRONT FIREPLACE WITH ANTI ALGAECIDES AND DISINFECTANTS TO KILL ALL SPORE GROWTH.
21. CAULK PRIME AND PAINT ALL NEWLY INSTALLED MATERIALS TO FIT HOMES DÉCOR. HIGHLIGHT COLUMNS AND SELECTED TRIMS TO STAND OUT EFFECTIVELY.
22. POWER WASH
23. TUCK POINT AND SEAL FRONT FIREPLACE CHIMNEY BOX AT EXTERIOR.
24. MAKE CUSTOM METAL FACIA DIVERTER WHERE ROOF SLOPES AT FIREPLACE.
25. PREP AND PAINT BREEZEWAY AND EXISTING GARAGE.
26. SET 40 YD DUMPSTER AND EMPTY TWICE.

*Revise Front  
entry -  
curved steps  
and straight  
entry.*

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27. REMOVE ALL SHRUBBERIES AS NEEDED FOR NEW LAYOUT OF FRONT PORCH.
28. REMOVE TOTAL FRONT DOOR LANDING AND ENTRY STAIRCASE.
29. REBUILD LANDING WITH HEAVY TREATED TIMBERS FOR BULK EFFECT.
30. INSTALL NEW DURA-ROCK SUB FLOORING ATTACHED TO DECK.
31. INSTALL NEW FRONT ENTRY FINISH WITH 12" PORCELAIN TILES OR STONE. (\$3.00 SF. ALLOWANCE).
32. INSTALL NEW CONCRETE CINDERELLA SPLIT WIDE STAIRWAY TO NEW PORCH FROM DIRECT FRONT OF HOUSE CHANGING ENTRY APPEARANCE AND EXPOSING SIDE WINDOW.
33. POUR NEW FRONT RADIUS BONNET WITH 4" SWAYED IN CONCRETE FROM EXISTING SIDEWALK TO END OF NEW STEPS.
34. INSTALL NEW MATCHING WOOD HANDRAIL AND PICKETS.
35. PAINT ALL NECESSARY MATERIALS TO MATCH DÉCOR.

### INTERIOR

36. INSTALL ALL **CUSTOMER SUPPLIED** NEW REPLACEMENT LIGHT FIXTURES AT CURRENT LOCATIONS.

#### **DEN**

37. REMOVE EXISTING LATTICE INSERTS.
38. FRAME IN AS REQUIRED TO CLOSE IN OPENINGS.
39. INSTALL TWO SIDED SHEETROCK. TAPE, FLOAT AND TEXTURE TO MATCH EXISTING PANELS.
40. INSTALL NEW 3/0 X 6/8 6RP COLONISTS DOOR AND JAMB.
41. CLOSE IN EXISTING ENTRY INTO BAR AND BLOCK PANEL TO MATCH EXISTING.
42. TRIM TO MATCH EXISTING.
43. PREP WALLS, PAINT ALL EXPOSED SHEETROCK.
44. WIPE IN NEW STAIN FINISH AT ALL EXPOSED WOOD SPOTTING.
45. WIPE DOWN ALL WOODWORK WITH DARK OIL RUB.
46. PAINT ALL ACCESS DOORS WITH S/G ENAMEL.
47. MATCH EXISTING WOODWORK AS BEST AS POSSIBLE WITH TRIM DETAIL AND STAIN FINISH.

#### **KITCHEN BREAKFAST AREA.**

48. PREP WALLS.
49. CONVERT EXISTING OVEN CABINET TO ADDITIONAL CABINETS STORAGE SPACE. MATCH EXISTING WOODWORK AS BEST AS POSSIBLE WITH TRIM DETAIL AND STAIN FINISH.
50. PAINT ALL EXPOSED WALLS AND CEILINGS WITH SATIN ENAMEL.
51. WIPE IN NEW STAIN FINISH AT ALL EXPOSED WOOD SPOTTING.
52. WIPE DOWN ALL WOODWORK WITH DARK OIL RUB.
53. REMOVE BAR TOP AND SECTION CABINET BEHIND WALL AND OPEN UP BAR AREA INTO KITCHEN.
54. REMOVE CABINET SECTION AND INSTALL **CUSTOMER SUPPLIED** SLIDE IN RANGE/OVEN. RE-ROUT ELECTRICAL FROM CURRENT OVEN CABINET.
55. REMOVE TRASH COMPACTOR AND INSTALL CABINET DOORS AND INSTALL **CUSTOMER SUPPLIED** WIRE APPLIQUÉ.
56. MATCH EXISTING WOODWORK AS BEST AS POSSIBLE WITH TRIM DETAIL AND STAIN FINISH.
57. INSTALL **CUSTOMER SUPPLIED** SINK AND FAUCET.
58. INSTALL ALL **CUSTOMER SUPPLIED** APPLIANCES.

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59. REMOVE ALL COUNTERTOPS.
60. SET NEW ¾" WIDER DECKING. CUT ALL DROP IN'S READY FOR NEW GRANITE INSTALLATION. RADIUS ALL INSIDE AND OUTSIDE CORNERS AS MUCH AS POSSIBLE.
61. INSTALL NEW GROUP II GRANITE TOPS WITH 4" BACKSPLASH. FULL BULLNOSE RADIUS FRONT EDGING. EXTEND ALL GRANITE OUT 2" + AT ALL CABINET FRONTS AND RADIUS CORNERS.
62. INSTALL WIDE HORNED GRANITE SUN SHELF AT WINDOW SILL AT SINK.
63. INSTALL **CUSTOMER SUPPLIED** S/S 28 GA. BACK SPLASH OR INSTALL **CUSTOMER SUPPLIED** SELECTION OF MATERIAL.
64. INSTALL SEVEN (7) RECESSED CAN LIGHTING FIXTURES IN CEILING WITH TWO SEPARATE SWITCH LEGS.
65. PROVIDE WHITE TRIM RING WITH BLACK BAFFLE.
66. REPAIR ALL ACCESS SHEETROCK DUE TO INSTALLATION.

**LIVING ROOM / STAIRWELL**

67. REMOVE BRICK PLANTER.
68. DRILL INTO EXISTING SLAB LINE AND PIN INTO IT WITH ½" REBAR.
69. INSTALL REINFORCE REBAR IN CAVITY AND ATTACH TO PINNING.
70. POUR NEW CONCRETE INTO VOIDED CAVITY.
71. ACCENT PAINT BEAM AT CATHEDRAL CEILING.
72. INSTALL FIVE (5) NEW MINI RECESSED LIGHTING ACROSS PANELED WALL. INSTALL SEPARATE SWITCH LEG LOW AT EXISTING OUTLET BOXES. TRIM WITH ADJUSTABLE WHITE EYE BALL.
73. WIPE IN NEW STAIN FINISH AT ALL EXPOSED WOOD SPOTTING.
74. WIPE DOWN ALL WOODWORK WITH DARK OIL RUB.
75. PAINT ALL EXPOSED WALLS AND CEILINGS WITH SATIN ENAMEL.
76. INSTALL GLASS SLIDER DOORS AT COVE UNDER ENTRY STAIRS.
77. INSTALL TWO TEMPERED GLASS SHELVES IN COVE WITH ACCENT LIGHTING.

**DINING ROOM**

78. REMOVE ALL LATTICE AND TRIM ALL RESIDUAL AS PREVIOUS..
79. WIPE IN NEW STAIN FINISH AT ALL EXPOSED WOOD SPOTTING.
80. PAINT ALL WOODWORK .
81. PREP WALLS, PAINT ALL EXPOSED WALLS AND CEILINGS WITH SATIN ENAMEL.

**HALLWAY / CLOSET / LINEN.**

82. WIPE IN NEW STAIN FINISH AT ALL EXPOSED WOOD SPOTTING.
83. WIPE DOWN ALL WOODWORK WITH DARK OIL RUB.
84. PAINT ALL EXPOSED WALLS AND CEILINGS WITH SATIN ENAMEL.

**D/S BATH**

85. REMOVE WALLPAPER PREP WALLS.
86. PAINT ALL EXPOSED WALLS AND CEILINGS WITH SATIN ENAMEL.
87. MODIFY AND FINISH VANITY FOR SMALLER TOP. *Customer Granite*
88. REMOVE AND REPLACE VANITY TOP WITH NEW ~~CULTURED Q/G~~ INTEGRATED BOWL COUNTER TOP.
89. INSTALL SAME COMMODE OR **NEW BY OWNER.**
90. INSTALL NEW **CUSTOMER SUPPLIED** VANITY FAUCET.

**MASTER BEDROOM**

91. PREP WALLS, PAINT ALL EXPOSED WALLS AND CEILINGS WITH SATIN ENAMEL.
92. PAINT ALL WOODWORK WITH S/G ENAMEL.

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### **MASTER BATHROOM**

93. REMOVE WALLPAPER PREP WALLS.
94. REMOVE EXISTING O/H HEATER. INSTALL WATER TIGHT RECESSED CAN LIGHT.
95. REMOVE EXISTING ROMAN SUNK IN TUB AND PLUMBING DRUM TRAP.
96. SET NEW P-TRAP, WASTE LINE AND NEW SINGLE HANDLE DIVERTER VALVE.
97. RAISE GRADE TO EXISTING FLOOR HEIGHT WITH SAND PACK AND CONCRETE.
98. INSTALL NEW 16" X 30" STANDARD WHITE TUB, WASTE AND OVERFLOW.
99. REMOVE CARPET IN BATH AREA AND PREP FOR NEW TILE.
100. RE-GROUT EXISTING SHOWER.
101. REMOVE AND INSTALL NEW CHROME OBSCURED 68" PIVOT SHOWER DOOR UNIT.
102. PAINT ALL EXPOSED WALLS AND CEILINGS WITH SATIN ENAMEL.
103. REMOVE EXISTING FLOOR SURFACE AND INSTALL NEW C/T (\$2.00 SF MATERIAL ALLOWANCE).
104. INSTALL NEW TUB BACKSPLASH MATCHING TILE. INSERT (6PC.) ACCENT TILE INTO SPLASH.
105. REMOVE AND REPLACE VANITY TOP WITH NEW <sup>Customer Granite</sup> CULTURED Q/G INTEGRATED DOUBLE BOWL WITH SPLASH RIM COUNTER TOP.
106. INSTALL SAME COMMODORE OR **NEW BY OWNER.**
107. INSTALL NEW **CUSTOMER SUPPLIED** VANITY FAUCET AND MATCHING TUB VALVE.

### **LANDING STAIRWAY TO SECOND FLOOR**

108. REMOVE EXISTING VINYL FLOOR SURFACE.
109. REINFORCE DECKING AS NEEDED.
110. INSTALL NEW BAMBOO FULL GLUE DOWN PRE-FINISHED FLOORING TO 1 ST TREAD AND FIRST RISER.

### **BATHROOM U/S 3**

111. REMOVE WALLPAPER PREP WALLS.
112. PAINT ALL EXPOSED WALLS AND CEILINGS WITH SATIN ENAMEL.
113. REMOVE EXISTING FLOOR SURFACE AND INSTALL NEW C/T (\$2.00 SF MATERIAL ALLOWANCE).
114. REMOVE AND REPLACE VANITY TOP WITH NEW CULTURED Q/G INTEGRATED BOWL COUNTER TOP.
115. INSTALL SAME COMMODORE OR **NEW BY OWNER.**
116. INSTALL NEW **CUSTOMER SUPPLIED** VANITY FAUCET, WASTE AND DRAIN.

### **BATHROOM # 4**

117. LEAVE WALLPAPER RE-GLUE ALL LOOSE EDGES.
118. PAINT ALL EXPOSED WALLS AND CEILINGS WITH SATIN ENAMEL.
119. REMOVE AND REPLACE VANITY TOP WITH NEW CULTURED Q/G INTEGRATED BOWL COUNTER TOP.
120. INSTALL SAME COMMODORE OR **NEW BY OWNER.**
121. INSTALL NEW **CUSTOMER SUPPLIED** VANITY FAUCET, WASTE AND DRAIN.
122. RE-GROUT TUB ENCLOSURE AREA.
123. INSTALL **CUSTOMER SUPPLIED** NEW VANITY LIGHT. ADD BACK MOUNT CHASE FOR NEW LIGHT.
124. INSTALL NEW EXHAUST FAN/LIGHT/HEATER.

### **U/S BED # 1, # 2, # 3 & HALLWAY AND CLOSETS**

125. REPAIR ALL SHEETROCK NAIL HOLES AND DENTS.
126. PRIME AND PAINT ALL WALLS, CEILING, DOORS, CASING AND BASE.
127. IN BEDROOM # 3 REMOVE DESK, AND OVERHEAD CABINET AND CHASE COVER.
128. EXTEND CHASE COVER TO FLOOR AND INSTALL OPEN SHELVES FOR STORAGE.
129. INSTALL MISSING DOORS IN UPSTAIRS ROOM. REPLACE TWO DAMAGED DOORS WITH SMOOTH FACED H/C COLONISTS.

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**SECOND FLOOR BALCONY**

- 130. PREP FLOOR READY FOR NEW SURFACE.
- 131. FLASH AS NEEDED.
- 132. FLOOR FLOAT TO SLOPE FOR WATER SHED.
- 133. INSTALL NEW FLEX UNDERLAYMENT PANELS.
- 134. INSTALL NEW PORCELAIN 12" TILE WITH DRIP EDGE AT GRAVEL GUARD.
- 135. SEAL TILE AND GROUT.

**FLOORING**

- 136. REMOVE ALL CARPET AND PAD. SCRAPE FLOOR SURFACES CLEAN. SPRAY ALL DECKING WITH ANTI-MILDEWCIDE AND DISINFECTANT.
- 137. REPLACE ALL NECESSARY TACK STRIPS AND TRANSITION STRIPS.
- 138. REPLACE ALL CARPETED AREAS EXCEPT FOR LIVING ROOM, NOT TILED WITH BEAULIEAU TACKTEASE FIBER, FRIZAY STYLE CARPET AND PAD. AS PER SAMPLES PROVIDED.

**NOTE:**

*OTHER SELECTIONS BY BEAULIEAU CAN BE PROVIDED, ANY VARIANCE IN PRICING FROM GIVEN QUOTE WILL BE AT ADDITIONAL CARPET MATERIAL COST ONLY, LABOR REMAINS THE SAME.*

**LAUNDRY ROOM 7X8**

- 139. PREP READY,
- 140. PAINT ALL WALLS AND CEILING. COLOR ACCENT ON WALL?
- 141. PAINT ALL WOODWORK.

**LIVING ROOM AND DINING ROOM HARDWOOD.**

- 142. PREP FLOORS READY FOR NEW FLOORING.
- 143. FLOAT ALL SWAYS AS NEEDED.
- 144. INSTALL NEW 4 7/8" T&G VERTICAL GRAIN BAMBOO PLANKING FULL GLUE DOWN PRE-FINISHED FLOORING AS SELECTED FROM SAMPLE SHOWN.
- 145. TRANSITION TO ALL DOORWAYS WITH CUT AND SIZED MILLING FROM EXISTING MATERIALS USED. FINISH MILLED EDGE WITH SAME SHEEN.

**WROUGHT IRON FENCING**

- 146. INSTALL NEW 5' HEIGHT IRON FENCING BETWEEN HOUSE AND GARAGE.
- 147. MAKE TOP AND BOTTOM RAILS 1 X 1 1/2" PICKETS - 3" ON CENTER, POSTS 2".
- 148. INSTALL A NEW 3' WALK GATE WITH 2 5/8" BORE LOCK BOX.
- 149. INSTALL NEW S/S DEAD BOLD LOCK KEY TO KEY.
- 150. IN DINING ROOM REMOVE EXISTING FLOOR SURFACE AND INSTALL MATCHING NEW 4 7/8" T&G VERTICAL GRAIN BAMBOO PLANKING FULL GLUE DOWN PRE-FINISHED FLOORING.

**\* NOTE \***

*ALL SAMPLE SELECTIONS OF COLORS AND PRODUCTS WILL BE SHOWN AND APPROVED B-4 PURCHASING.  
 ALL DESIGN PATTERNS WILL BE SHOWN AND APPROVED BY OWNER B-4 INSTALLING.  
 ALL PLANS AND DESIGN DETAIL FOR EXTERIOR NEEDED FOR THE P.O.A AND CUSTOMER APPROVAL WILL BE COMPLETED AND SUBMITTED UPON ACCEPTANCE.  
 ALL ITEMS NEEDED FOR CUSTOMER SUPPLIED PURCHASE WILL BE REQUIRED AS SOON AS POSSIBLE.*

**GRAND TOTAL = [REDACTED] + 45 additional**

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- Note: containment of dust is kept as best as possible in immediate work area. Some residual dust may occur elsewhere due to construction and is the responsibility of the owner for clean up. No Sod or Landscaping included after work has completed \*

The foregoing Price includes removal of all debris upon completion of work

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P. O. BOX 2115 NEW CANEY, TEXAS 77357 MAIN # (281)-444-5555 FAX DISPATCH (281) 858-5855 FAX ACCOUNTING (281)-399-0163

**Warranty:**

All work shall be performed in accordance with applicable building codes. Materials and workmanship are warranted to be free from defects for a period of one (1) year from date of completion. All prices quoted are valid for 30 days after submitted.

**Payment Terms:**

50% DOWN, 25 % AFTER SIDING AND EXTERIOR PAINT, 15% AFTER TILE INSTALLED, 10 % BALANCE UPON COMPLETION OF JOB.

**Alterations and/or Changes:**

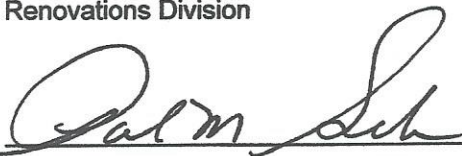
Any alterations or changes in the Work from the specifications as stated above or as set forth in the Plans, involving additional cost to Greater Houston Service Exchange, will become an additional charge to Owner or Owners. And must be put in writing and approved by Owner or Owners and or responsible parties, and Greater Houston Service Exchange.

**Default:**

If at any time, Owner shall be in default of the payment of any indebtedness secured by this Agreement, Contractor, at its option, may institute a suit for collection of the amounts owed, or for judicial foreclosure of the liens securing the payment and performance of the terms of the Agreement. The exercise of any Contractor's rights in the event of Owner's default shall not constitute a waiver of any other right created herein, nor shall such exercise be deemed an election of remedies. In addition to the recovery of any indebtedness secured hereby, Contractor shall be entitled to recover reasonable attorney's fees and expenses incurred in connection with the bringing of any such suit or suits.

In the event that any indebtedness referred to herein cannot lawfully be secured by the lien created herein, then any payments received by Contractor shall be deemed to have applied first to discharge such unsecured indebtedness.

Respectfully submitted,  
GREATER HOUSTON SERVICE EXCHANGE  
Renovations Division

BY: 

PAUL M. BUBLISS

Estimated by: P.M.B.  
JOB # 44271