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Job Address:  
12606 28th street  
santa fe, TX 77510

Print-date: **6-8-2020**

### Price Breakdown

#### General Exterior

Group Price: \$2,350.00

Code	Title	Description	Qty / Unit	Unit Price	Price
General Exterior	POWERWASH Home siding and brick only. this does not include driveways or patios.	POWERWASH Home siding and brick only. this does not include driveways or patios.	1	175.00	\$175.00
General Exterior	EXTERIOR LIGHTS black in color	EXTERIOR LIGHTS black in color	4	75.00	\$300.00
General Exterior	EXTERIOR DOOR Replacement of door with a 6 panel solid door and door jam. This will be painted white unless told otherwise.	EXTERIOR MAN DOOR AT DETACHED GARAGE Replacement of door with a 6 panel solid door and door jam. This will be painted white unless told otherwise.	1	395.00	\$395.00
General Exterior	FULL EXTERIOR PAINT Paint all wood or siding material in home, this does not include brick. One main color for the siding and one color for the trim.	FULL EXTERIOR PAINT Paint all wood or siding material in home, this does not include brick. One main color for the siding and one color for the trim. Unless noted the colors will be a close match to what the home has now. this also includes detached garage	1	1,480.00	\$1,480.00

#### General Interior

Group Price: \$10,595.00

Code	Title	Description	Qty / Unit	Unit Price	Price
General Interior	FULL INTERIOR PAINT 3 COLORS repose grey flat walls, white flat ceilings, white oil trim.	FULL INTERIOR PAINT 3 COLORS repose grey flat walls, white flat ceilings, white oil trim.	1	2,400.00	\$2,400.00
General Interior	SALES CLEAN This will clean the inside of	SALES CLEAN This will clean the inside of home, vacume, dust,	1 SQ	300.00	\$300.00

	home, vacume, dust, sweep ,mop, clean all counters, tubs and toilets. We will clean inside of windows that c	sweep ,mop, clean all counters, tubs and toilets. We will clean inside of windows that can be reached off up to 6ft a ladder. This is a clean of inside home only.	FT		
General Interior	SMOKE ALARMS We will replace or add up to 5 battery smoke alarms	SMOKE ALARMS We will replace or add up to 5 battery smoke alarms	5	25.00	\$125.00
General Interior	FANS 52 inch brush nickle fan with light kit in master bed room and 2 in familyroom	FANS 52 inch brush nickle fan with light kit	3	150.00	\$450.00
General Interior	FINAL TOUCH Caulk all wet areas, cover plates, door stoppers, light bulbs.	FINAL TOUCH Caulk all wet areas, cover plates, door stoppers, light bulbs.	1	350.00	\$350.00
General Interior	DRYWALL REPAIR Replace all drywall in home. remove all wood panels, tile ceilings etc. demo all walls and ceiling and replace with new drywall	Replace all drywall in home. remove all wood panels, tile ceilings etc. demo all walls and ceiling and replace with new dry-wall. float, tape and texture. prime the new drywall for paint. replace all baseboards and trim. door casings. Also open up wall more from kitchen to family room. demo bar in back bedroom. make closet larger and delete door that leads to exterior of home that is closet to closet. This will make back room a large master bedroom. this also includes making a true laundry room in the back part of kitchen where it has a washer dryer now.	1	6,595.00	\$6,595.00
General Interior	STANDERED LIGHTS Flush/dome brushk nickle lights	STANDERED LIGHTS Flush/dome brushk nickle lights	5	75.00	\$375.00

**Hall Bath**

**Group Price: \$3,985.00**

Code	Title	Description	Qty / Unit	Unit Price	Price
Hall Bath	exhaust fan. includes running power	exhaust fan. includes running power	1	175.00	\$175.00
Hall Bath	DEMO demo tub and tub surround. demo cabinet, toilet, light and flooring.	DEMO demo tub and tub surround. demo cabinet, toilet, light and flooring.	1	200.00	\$200.00
Hall Bath	SINK FAUCET Entry level brush nickle 4 inch spread. This does not include new supply lines or shut of vavles.	SINK FAUCET Entry level brush nickle 4 inch spread. This does not include new supply lines or shut of vavles.	1	150.00	\$150.00
Hall Bath	TOILET Replacement of toilet with enlogated toilet . Includes new wax ring and supply lines.	TOILET Replacement of toilet with enlogated toilet . Includes new wax ring and supply lines.	1	215.00	\$215.00
Hall Bath	TUB Install a new white tub	TUB Install a new white tub	1	495.00	\$495.00
Hall Bath	TILE TUB SURROUND This includes 18x18 tile Tub or Shower surround. It will be grey or biege	TILE TUB SURROUND This includes 18x18 tile Tub or Shower surround. It will be grey or biege depending on paint package.	1	1,295.00	\$1,295.00

	depending on paint package.				
Hall Bath	GRANITE Level one granite. If we paint home Grey then we will use Luna Grey color and if we paint home biege we will use Sandy Gold. If these colors a	GRANITE Level one granite. If we paint home Grey then we will use Luna Grey color and if we paint home biege we will use Sandy Gold. If these colors are not available we will substitute for a like color. This granite package comes with a new under mount sink.	1	495.00	\$495.00
Hall Bath	MIRROR Small framed mirror over sink	MIRROR Small framed mirror over sink	1	100.00	\$100.00
Hall Bath	TUB OR SHOWER FAUCET Brush nickle tub/shower faucet. Includes shower head and diverter.	TUB OR SHOWER FAUCET Brush nickle tub/shower faucet. Includes shower head and diverter.	1	375.00	\$375.00
Hall Bath	NEW VANITY CABINETS	NEW VANITY CABINETS	1	400.00	\$400.00
Hall Bath	VANITY LIGHT Brush nickle vanity light attached to wail.	VANITY LIGHT Brush nickle vanity light attached to wail.	1	85.00	\$85.00

## Kitchen

Group Price: \$5,040.00

Code	Title	Description	Qty / Unit	Unit Price	Price
Kitchen	GRANITE Level one granite. If we paint home Grey then we will use Luna Grey color and if we paint home biege we will use Sandy Gold. If these colors a	GRANITE Level one granite. If we paint home Grey then we will use Luna Grey color and if we paint home biege we will use Sandy Gold. If these colors are not available we will substitute for a like color. This granite package comes with a new under mount sink.	1	1,950.00	\$1,950.00
Kitchen	KITCHEN FAUCET Mid grade brush nickle single handle high ark kitchen faucet	KITCHEN FAUCET Mid grade brush nickle single handle high ark kitchen faucet	1	225.00	\$225.00
Kitchen	PLUMBING UNDER KITCHEN SINK Replace pvc pipes under sink and supply lines after new granite is installed.	PLUMBING UNDER KITCHEN SINK Replace pvc pipes under sink and supply lines after new granite is installed.	1	125.00	\$125.00
Kitchen	DEMO demo the mix match cabinet shown in video that is near family room entrance. also demo the tall cabinet that sets alone near back of kitchen.	DEMO demo the mix match cabinet shown in video that is near family room entrance. also demo the tall cabinet that sets alone near back of kitchen.	1	195.00	\$195.00
Kitchen	APPLIANCE PACKAGE Entry level Range, Dishwasher, Venthood black in color (This price is for homes that already had these appliances before, if not the	APPLIANCE PACKAGE Entry level Range, Dishwasher, Venthood black in color (This price is for homes that already had these appliances before, if not the instalation will be higher)	1	1,650.00	\$1,650.00

Kitchen	DISPOSAL Replace with 1/3 hp disposal.	DISPOSAL Replace with 1/3 hp disposal.	1	195.00	\$195.00
Kitchen	PAINT CABINETS Paint oil base white paint inside and out and add pulls to all. replace floor of cabinet under sink	PAINT CABINETS Paint oil base white paint inside and out and add pulls to all. replace floor of cabinet under sink	1	700.00	\$700.00

**Flooring****Group Price: \$5,850.00**

Code	Title	Description	Qty / Unit	Unit Price	Price
Flooring	VINYL PLANK FLOORING Click and lock vinyl plank flooring. Appropriate color to match package.	VINYL PLANK FLOORING Click and lock vinyl plank flooring. Appropriate color to match package. this will be in kitchen, laundry, hallway, bathroom and family room	1	3,800.00	\$3,800.00
Flooring	DEMO AND PREP OF FLOORING Remove old carpet, prep areas that are needed.	DEMO AND PREP OF FLOORING Remove old carpet, prep areas that are needed.	1	150.00	\$150.00
Flooring	QUARTER ROUND Add new quarter round after plank flooring and paint white to match basboards. (only in areas with new plank flooring)	QUARTER ROUND Add new quarter round after plank flooring and paint white to match basboards. (only in areas with new plank flooring)	1	250.00	\$250.00
Flooring	CARPET Renters grade multi spec carpet. beige with beige package and grey with grey package. This includes new padding.	CARPET Renters grade multi spec carpet. beige with beige package and grey with grey package. This includes new padding in all 3 bedrooms and closets	1	1,650.00	\$1,650.00

**General Contractor Fees****Group Price: \$5,000.00**

Code	Title	Description	Qty / Unit	Unit Price	Price
Total Pay	TRASH REMOVAL This is trash removal of construction trash and minor items left in home. If home needs a trash out that will be listed separately.	TRASH REMOVAL This is trash removal of construction trash and minor items left in home. If home needs a trash out that will be listed separately.	1	1,000.00	\$1,000.00
Trash	GC FEE	GC FEE	1	4,000.00	\$4,000.00

**Group Price: \$20,150.00**

Code	Title	Description	Qty / Unit	Unit Price	Price
DOORS	CHANGE ALL INTERIOR DOORS IN THE HOME TO NEW 6 PANEL DOORS.	CHANGE ALL INTERIOR DOORS IN THE HOME TO NEW 6 PANEL DOORS. INCLUDES JAM AND HARDWARE	1	1,000.00	\$1,000.00

	INCLUDES JAM AND HARDWARE				
MISC SERVICES	wireless door bell	wireless door bell	1	50.00	\$50.00
PLUMBING	MOVE PVC PLUMING ON OUTSIDE OF DRYWALL TO INSIDE WALL	MOVE PVC PLUMING ON OUTSIDE OF DRY- WALL TO INSIDE WALL	1	200.00	\$200.00
CARPENTRY	RUN KICKER BOARD run a 1x8 kicker board at bottom of siding where meets the ground all around home and det garage	RUN KICKER BOARD run a 1x8 kicker board at bottom of siding where meets the ground all around home and det garage. this will replace the damaged siding at bottom and protect it from a weed eater/trimmer breaking it again. this also includes securing loose siding around home and garage and add no more then 10 sq ft of siding where missing on garage side. also includes securing and replacing soft at front patio. replace damage trim at garage car doors.	1	750.00	\$750.00
MISC SERVICES	after drywall is removed. bleach all studs to kill any mold and prime all studs	after drywall is removed. bleach all studs to kill any mold and prime all studs	1	350.00	\$350.00
PLUMBING	RE PIPE ALL PLUMBING This will be a pex re pipe of all supply lines (NOT drain/sewage lines)	RE PIPE ALL PLUMBING This will be a pex re pipe of all supply lines (NOT drain/sewage lines) this includes horizontal and ver- tical runs. all new valves	1	3,500.00	\$3,500.00
WINDOW BLINDS	ADD MINI BLINDS TO ALL WINDOWS	ADD MINI BLINDS TO ALL WINDOWS	1	450.00	\$450.00
HVAC	FULL NEW HVAC WITH DUCTS	FULL NEW HVAC WITH DUCTS 3 TON ALL ELEC- TRIC HEATER AND AC. INCLUDES VENTS AND DUCTS	1	5,500.00	\$5,500.00
ROOF	REMOVE OLD ROOF AND REPLACE WITH NEW 25 YEAR SHINGLE BLACK ROOF.	REMOVE OLD ROOF AND REPLACE WITH NEW 25 YEAR SHINGLE BLACK ROOF. this is for home and detached garage. this includes up to 8 sheets of new decking. this also includes wind storm certifi- cate.  * the roof is wavy due to foundation movement and may need more decking or rafter replacement after foundation is done.*	1	7,500.00	\$7,500.00
ELECTRICAL	REPLACE ALL PLUGS AND SWITCHES IN HOME AND ADD GFCI TO ALL WET AREAS.	REPLACE ALL PLUGS AND SWITCHES IN HOME AND ADD GFCI TO ALL WET AREAS.	1	850.00	\$850.00

**Total Price: \$52,970.00**

**Terms and Conditions Scope of Work:** All Star Contractors will provide to Homeowner/investor the services as described in the attached proposal which is hereby incorporated into this Contract as reference. Company will provide all services, materials, labor, tools, and equipment needed for completion of services in the quote at the previously listed address. All services will be in compliance with local codes and company agrees to provide professional quality services according to acceptable industry standards and practices.

**Things to know:**

This is not a all inclusive quote (meaning if you do not see it on here it will not be done)

Making a home rent ready is can mean something different to each person. If you want a item done make sure it is in this quote

Homeowner is responsible to keep all utilities on. If they are turned off this could delay the project and the time line quoted will no longer be accurate. If utilities are not on at time we install items that need gas or power *example (ie: hotwater heater) contractor is not responsible to light it at a later time.*

**Payment Terms:** DRAW SCHEDULE 30% at signing of contract before we start any work. 30% due at completion of prep work and or prep painting ( example home has main coat paint sprayed but not trim and touch up) 30% due at paint completion and or when time to order flooring and granite 10% due at final acceptance of completed work. If for any reason, the project is delayed beyond the control of the company due to unforeseen issues with the home, natural disasters, or homeowner circumstances the homeowner agrees to pay company for the work completed until a new schedule is agreed upon by both parties. \* This draw agreement is between All Star Contractors and owner named in contract. The owners said financing has no bearing on this agreement if owner can not make timely payment scope/ project may be put on hold and liens could be placed on property to secure payment. Emails will be sent 48 Hours before next draws do to give you time to request photo proof of work from us or to go visit the job yourself. **Any delay in payment can result and penalties and/or being placed on hold.** Once job is said to be completed by contractor owner has 72 hrs to make sure work is completed to the owner satisfaction if the owner is not satisfied a particular item they must notify contractor in writing via email or on provided form and contractor will have 72 hours to fix these items. If these items are exterior items and weather is an issue it could delay the 72-hour. This contractor does not have a response within 72 hours sending completion email then contractor will soon job is to 100% satisfaction and payment will need to be made in 48 hr.

**Late payment fee is as follows:** Late payment fees schedule Day 1 -60 is \$35.00 a day. Day 7 lien paperwork filled out and given to our attorneys. Results in a \$250 administration fee plus Daily late fee of \$35.00 per day DAY 14 LIEN FILLED additional cost of \$350.00 All Star Contractors | Phone: 8322825361 | Dustin@myallstarcontractor.com Page 4 of 6 Change Order: Any deviation from the above Scope of Work involving a change in the scope of work or any additional costs will be executed only with a written change order signed and dated by both the Company and homeowner.

**CHANGE ORDER TERMS** under \$500. Will be added to last draw/ final payment .

\$501 -and up 50 % payment will be due before start of work on change order. Other Terms: *Homeowners who elect to use a financing option are still 100% responsible for payments to company.* Payment is the responsibility of the homeowner and is due upon work completion. \*\* also see payment terms above

**Warranty:** Company warrants all work will be performed in a good and workmanlike manner. All materials used in the project will be new and of good quality; and all work will be completed as defined in scope of work outlined in the proposal acceptance. Any warranties for parts or materials are subject to specific manufacturer terms on such products. Conditions: This proposal is valid for 30 days.

Company reserves the right to withdraw this proposal or re-quote the project if contract acceptance is beyond 30 days.

Prices, specifications, and conditions are satisfactory and are hereby accepted. Company is authorized to do the work as specified. The signature on this contract is evidence of Homeowner's acceptance of all terms and conditions within. Homeowner agrees not to talk directly to All Star Contractors subs or trades. Any communication needs to be between All Star Contractors project manager and home owner directly

Signature

William K Lewis

Print Name:

William K. Lewis

Date:

17 JUN 20