



RSFM INC. CONSTRUCTION SERVICES

A division of



BRIXAM

Construction Proposal Rv-2

RSFM Inc.

July 8, 2022
Marilee Repair
2639 Marilee Ln
Houston, Texas 77057

RSFM Inc.
15720 Park Row
Suite 200
Houston, Texas 77084
281-731-3669
281-855-6637



Member



National Association
of Home Builders



T E X A S
ASSOCIATION
OF
BUILDERS

Scope of Work

July 8, 2022

Between the Owner: **Katya Khotskaya**
2639 Marilee Ln
Houston, Texas 77057
(713) 899-7897
y.khotskaya@gmail.com

And the Contractor: **RSFM Inc.**
15720 Park Row
Suite 200
Houston, Texas 77084
281-731-3669

For the Project: **Marilee Repair**
2639 Marilee Ln
Houston, Texas 77057

RSFM Inc. is pleased to present the following scope of work that was discussed during our walkthrough. Feel free to contact me if you have any questions.

TOTAL BASE PRICE: \$13,997.25

STANDARD ALLOWANCES (INCLUDED IN BASE PRICE):

Plumbing Allowance	\$1,041.88
Tile Allowance	\$48.00

Project Totals:

Name	Description	Quantity	Unit Cost	Total Cost
Bathroom				
Demo				
Demo	Demo tile floor	1	\$125.00	\$125.00
Demo	Demo tub surround, and tub	1	\$375.00	\$375.00
Demo	Demo fur down over shower	1	\$100.00	\$100.00
Demo	Demo fur down over sink	2	\$50.00	\$100.00
Demo	Demo mirror wall	1	\$100.00	\$100.00
Demo Subtotal:				\$800.00
Sheetrock				
Sheetrock	Repair wall and texture	1	\$200.00	\$200.00
Sheetrock	Install sheetrock tape and float match texture on fur down areas	1	\$400.00	\$400.00
Sheetrock Subtotal:				\$600.00
Electrical				
Electrical	Move power for vanity light, drop a leg down for integrated light in mirror	1	\$125.00	\$125.00
Electrical	Install wall mount light fixture	1	\$75.00	\$75.00
Electrical Subtotal:				\$200.00
Trim				
Trim	Install Baseboard	1	\$125.00	\$125.00
Trim Subtotal:				\$125.00
Plumbing				
Plumbing	Install toilet	1	\$175.00	\$175.00
Plumbing	Install sink fixture	1	\$185.00	\$185.00
Plumbing	Install shower fixture	1	\$250.00	\$250.00
Plumbing	Install tub	1	\$150.00	\$150.00
Plumbing	Move water and sewer line for vanity	1	\$400.00	\$400.00
Plumbing Subtotal:				\$1,160.00
Plumbing Allowance				
Plumbing	American Standard own Square® S 60 x 32 in. Soaker Alcove Bathtub Right 2544102.020	1	\$811.88	\$811.88
Plumbing	Overflow and Drain	1	\$40.00	\$40.00
Plumbing	Toilet	1	\$190.00	\$190.00

Plumbing Allowance				
Subtotal:				\$1,041.88
Tub/Shower				
Hardibacker	Install 1/2 hardibacker	5	\$55.00	\$275.00
Waterproof	Waterproof hardiebacker	1	\$125.00	\$125.00
Tile	Install tile surround with metal edge	1	\$1,200.00	\$1,200.00
Hardibacker	Install 1/4 hardibacker for floor	2	\$55.00	\$110.00
Tile	Install tile on floor	1	\$225.00	\$225.00
Tub/Shower Subtotal:				\$1,935.00
Tile Allowance				
Trim	Metal Edge	2	\$24.00	\$48.00
Tile Allowance Subtotal:				\$48.00
Cabinets				
Labor	Install prebuilt vanity combo cabinet and countertop	1	\$225.00	\$225.00
Cabinets Subtotal:				\$225.00
Paint				
Paint	Paint walls, ceiling, and baseboard	1	\$425.00	\$425.00
Paint Subtotal:				\$425.00
Misc. Items				
Labor	Install bathroom hardware	2	\$35.00	\$70.00
Labor	Install customer supplied mirror	1	\$25.00	\$25.00
Misc. Items Subtotal:				\$95.00
Bathroom Subtotal:				\$6,654.88

Misc. Items				
Master Bedroom	Work scope if not cover by HOA Ins.			
Insulation	Install Insulation on wall	1	\$325.00	\$325.00
Drywall	Repair drywall, tape and float	1	\$550.00	\$550.00
Drywall	Texture new drywall and blend	1	\$175.00	\$175.00
Flooring	Repair flooring	1	\$125.00	\$125.00
Trim	Lace and baseboard and shoe base closet and bedroom	1	\$225.00	\$225.00
Paint	Paint base and trim closet and bedroom	1	\$250.00	\$250.00
Paint	Paint walls bedroom and closet	1	\$550.00	\$550.00
Master Bedroom Subtotal:				\$2,200.00

Drywall				
Sheetrock	Remove sheetrock and install new, tape and float, match texture in hallway from hvac work	1	\$600.00	\$600.00
Drywall Subtotal:				\$600.00
Paint				
Paint	Color match, prime and paint ceiling repair work in hallway	1	\$250.00	\$250.00
Paint	Paint metal rail on 2nd floor hallway	1	\$225.00	\$225.00
Paint Subtotal:				\$475.00
Electrical				
Electrical	Install ceiling fans in both bedrooms, client supplied fans	2	\$175.00	\$350.00
Electrical Subtotal:				\$350.00
Flooring				
Labor	Install moister barrier on concrete floor on 1st level, (In meeting with James he told me of water issues coming through the concrete)	1	\$550.00	\$550.00
Flooring Subtotal:				\$550.00
Misc. Items				
Labor	Trash Haul	1	\$550.00	\$550.00
Misc. Items Subtotal:				\$550.00
Misc. Items Subtotal:				\$4,725.00
Company Overhead & Margin				
Company Overhead				
Company Overhead Percentage				\$1,479.38
Company Overhead Subtotal:				\$1,479.38
Company Margin				
Company's Profit Margin				\$1,137.99
Company Margin Subtotal:				\$1,137.99
Company Overhead & Margin Subtotal:				\$2,617.37
Grand Total				\$13,997.25

Exclusions

Items that are not noted on the quote.

Please Select all that apply:			
X	Initial deposit		
	Balance upon completion		
Estimated Project Total			\$13,997.25

Since the progress of this project can be determined and monitored based on the deliverables described in this proposal, the following progressive payment schedule and timetable are proposed.

Terms of this schedule are:

Amount	Based Upon	Time Table
\$ 4,199.18	Acceptance	Immediately
\$ 4,199.18	35% of labor and or materials	
\$ 4,199.18	65% of labor and or materials	
\$ 699.86	Substantial Completion	
\$ 699.86	Punchlist Completion	

***Please make checks payable to " Brixam "**

The price for this proposal is based on the configurations described in this document. The above pricing includes applicable state and local taxes, insurance or shipping costs. Contracting support outside of the defined project, on-going maintenance, enhancements, or upgrades are not covered in the above pricing schedule.

SUBSTANTIAL COMPLETION, INSPECTION, RELEASE AND OCCUPANCY: The Improvements are substantially completed (Substantial Completion) when: 1) a certificate of occupancy is issued or, 2) if no certificate of occupancy is required, when all electrical, mechanical, and plumbing final inspections, or all other required inspections, have been approved or all approvals for occupancy have been received from any applicable governmental

authority or, 3) in the absence of the foregoing, when the Improvements are suitable for occupancy; **provided, however, that if Owner moves into or uses the Improvements, by occupying or placing any personal property in any of the Improvements, the Improvements shall be deemed to be substantially complete.** At the time of Substantial Completion, Owner will conduct a walk-thru inspection of the Improvements with Builder, and will execute and deliver to Builder a “Final Customer Walk-Thru Approval and Punch List” in the form attached hereto that confirms Owner’s inspection and acceptance of the Improvements, Owner’s acknowledgment that all construction Work has been completed in accordance with the Construction Documents, and releases Builder from all claims and liabilities except contractual warranty obligations arising under Builder’s Express Limited Home Warranty and any agreed items of Work to be completed (Punch List Items). Upon Substantial Completion of the Improvements and payment to the Builder of the Total Contract Price and all payments as set forth herein, Owner will be given all rights to and full use of the Improvements and the Property; in no event shall Owner be entitled, without the prior written consent of the Builder, to use any portion of the Improvements until Builder has been paid the Total Contract Price and all payments as set forth herein. At the time Owner is entitled to use the Improvements, Builder shall be released from any further obligation or duty for the maintenance of insurance coverage with respect to the Property and/or the care, repair, maintenance and condition of the Property and the Improvements, except as outlined in the Builder's Express Limited Home Warranty, if applicable. Builder’s failure to complete Punch List Items shall not be a basis for Owner to withhold any payments otherwise due Builder, and, although, the Express Limited Home Warranty will be in effect at Substantial Completion, no work is required to be performed by Builder pursuant to the Express Limited Home Warranty until the Total Contract Price and all payments set forth herein have been paid to Builder by Owner in full.

Discovery Clause

The price of this proposal is not final and subject to increase based on discovery during project. Additional work and subsequent costs must be approved by property owner and contractor prior to commencement and paid in advance. Items said to be completed and inspected prior to commencement will be omitted from this scope of work. Corrections and/or alterations to said items will constitute a change order.

CUSTOMER ACCEPTANCE

Customer has reviewed and approved this proposal. By signing this Acceptance Certificate you authorize RSFM Inc. to proceed with the Construction Services as described in this proposal. The price will be based upon the above configuration. Customer has further agreed to the terms of the payment schedule set forth in this proposal. This proposal expires 30 days from date of receipt.

Customer Approval:

Customer: Katya Khotskaya

Authorized Signature: _____

Authorized Signature: _____

Title: Property Owner

Acceptance Date: _____

Proposal Review and Approval:

Senior Account Executive: Matt Grauvogl Date: _____

Authorize Signature: _____ Date: _____

By signing this bid proposal, you have entered into a contract with RSFM Inc. and give personal guarantee to pay the amount noted above along with any authorized change orders. Return checks will be charge a \$55 return item fee. Late payments are subject to 18 % late fees, collection cost or lawyer fees. This document will serve as a preliminary lien notice and a release will be issued upon payment in full.