



## Texas Residential Elevator, LLC

281-739-4470

June 19, 2024

Sand N Sea  
Galveston, Texas 77554

Project Location: 22911 Gulf Drive

### FOX VALLEY CUSTOM 500# ELEVATOR PROPOSAL

We propose to furnish all material, labor, tools and necessary engineering to provide a complete residential elevator, at the above location.

EQUIPMENT/FREIGHT	\$20,500.00
LABOR/EXPENSES	\$10,000.00
<b>TOTAL PRE-TAX</b>	<b>\$30,500.00</b>

Your Fox Valley elevator will be a complete residential elevator system and will include the **Custom 500 Model** with the following features:

- Capacity/Speed: 500 lbs. at 36 FPM
- Landings/Openings: 2 stops with on/off same side
- Cab Size: (*custom fit to hoist-way*) 15sf max
- Drive System: Winding drum
- Car Operating Panel (COP): emergency stop and alarm with recessed phone box
- COP and hall stations in **#4 brushed stainless steel or #4 Muntz**
- **7'10" cab height:** Oak or White Melamine, Alder, Oak, or Maple finished cab walls in your choice. Elevator flooring to be supplied by homeowners.
- Matching ceiling includes 2 round or square recessed low voltage **LED** lights.
- Clear acrylic accordion style car door
- Two (2) year warranty

We have not included tax in our above price. Depending on how you will figure the tax expense on this project (**IE: If home-owner provides a prescription that the elevator is required in the home for health reasons, tax is exempt**), you will need to add the tax amount of **\$1,567.50 (materials \$19,000.00)** to our price. If we receive a resale or tax exemption certificate, we can eliminate the tax from our invoicing.



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Preparatory work will be performed by others prior to our installation. The hoist-way must be level, plumb, and square to proper size to accommodate the elevator. This also includes a minimum 8" deep pit at the lower-level foundation, guide rail supports for mounting the rails, and solid core swing doors at each landing. Electrical requirements are a **dedicated** 230-volt 30-amp circuit for single phase motor, a **dedicated** 120 volt 20-amp circuit for cab lights, and a phone line for the elevator phone (Per-Code).

We will submit detailed factory drawings showing proper hoist-way dimensions, guide rail support location, and door locations. We will also provide any engineering assistance requested. Factory drawings must be approved by signature before going into production. All construction must conform to shop drawings. Communication must be documented in writing. Verbal correspondence and/or commitments are not part of this contract.

Thank you for the opportunity to submit our proposal. Please review the Terms and Conditions which are part of this agreement. We will need a signed copy and a down payment of **\$20,500.00 (equipment/freight)**. The remaining balance of **(\$10,000.00) or (\$11,567.50 with tax)** will be due upon completion. Feel free to contact us if you have any questions.

Sincerely,

CONTRACT ACCEPTED:

\_\_\_\_\_  
Name  
\_\_\_\_\_

Owner- Beau Harmer  
Texas Residential Elevator LLC

**\*Quotes are valid for 60 days**



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## TERMS AND CONDITIONS

Quotations are subject to change or may be withdrawn by us if not accepted within 30 days. All quotes come with a 1-year labor warranty from substantial completion of installation unless otherwise written in the agreement. Your 3-year factory warranty on factory parts requires no less than an annual Preventative Maintenance Agreement.

You agree to pay, as an addition to the price herein quoted, the amount of any tax based upon the transfer, use, ownership or possession of the equipment, imposed by any law enacted after the date of this proposal or imposed upon you by any existing law.

All invoices are due upon substantially completed installation by Texas Residential Elevator LLC. Invoices unpaid after substantially completed will be considered delinquent with a \$100.00 late fee plus an interest rate of 2% monthly (*24% annually*) until paid plus attorney fees if necessary, for collection. This charge is not intended to be punitive, but rather shall be reflected as an earned charge for carrying the Customer's account beyond a reasonable payment period beyond billing. This order shall constitute the entire contract and all prior representations or agreements not incorporated herein are superseded.

The completion of work or delivery of material specified in this agreement is subject to delays caused directly or indirectly by embargoes, strikes, lockout, common carriers, and accidents or by any other similar or dissimilar cause beyond our control, for which we are to be held harmless.

Should conditions develop beyond our control, making the building or premises in which our staff are working dangerous, we reserve the right to discontinue our work until such dangerous conditions are corrected.

Should damage occur to our material or work on the premises, where our work is to be or is being performed, by fire, theft or otherwise, the purchaser is to compensate us therefore.

In consideration of our performance of the service enumerated at the price stated, the purchaser assumes all liability for injury, including death, to any person or persons and for damage to property or loss of use thereof, on account of or resulting from the negligence of the purchaser. In consideration of our performance of the service enumerated at the price stated, **Texas Residential Elevator LLC** assumes liability for injury, including death, to any person or persons for damage to property or loss of use thereof, on account of or resulting from the sole negligence of **Texas Residential Elevator LLC**

**Texas Residential Elevator LLC** nor its subsidiaries or divisions shall not be responsible or liable for any damages, claims, suits, expenses and payments on account of or resulting from any injury, death or damage to property arising or resulting from overloading the rated capacity of passenger, freight, or service elevator or any other device covered by this contract.

Unless otherwise agreed, it is understood that the work shall be performed during regular working hours of regular working days of the elevator trade including our standard 1-year labor warranty unless otherwise noted. If overtime work is mutually agreed upon and performed, the additional price, at our usual rates for such work, shall be added to the contract price herein named.

The machinery, implements and apparatus furnished hereunder remain our personal property and we retain title thereof until final payment is made, with right to take possession of the same at the cost of the purchaser if default is made in any of the payments, irrespective of the manner of attachment to the realty, the acceptance of notes, or the sale, mortgage or lease of the premises. In states requiring notice prior to filing a lien, this notice requirement is hereby complied with.



### Elevator Installation- Scope of Work

- Prep floors for equipment installation
- Confirm all measurements to shop drawings
- Clean grease from rails and splice plates
- Mount and level rail brackets, rails, and splices
- Install sling, rams-head, and cables
- Mount and wire the 220v, 110v, and necessary wiring for temp mode to controller
  
- Install the floor, and check running clearances to all landings
- Install cab walls, ceiling, cab door, and car operating panel
- Mount and wire all safety switches, door interlocks, and hall stations (per code)
- Mount travel cable and low voltage wires to control panel
- Install tape selector, reader, and cams
- Run system in automatic mode, test all safety switches, check final running clearances
- Clean worksite and perform demonstration to homeowner or project manager