



PREPARED BY

Sample Proposal

Lavender House
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13475 Atlantic Blvd Unit 8 Suite 850 Jacksonville FL 32225

PREPARED FOR

Jim and Jane Jones

123 Main Street

LAVENDER HOUSE CONTRACT DETAILS

123 Main Street

ADU

DESCRIPTION

Architectural Plans
Provided by Homeowner

Engineering
Provided by Homeowner

Survey Energy

Calcs Permit

Dumpster

Portable Toilet

Site Prep Slab

Framing Material

Framing Install

Roofing Roofing

Main House re-roof

Siding Material

Siding Install

Exterior Paint
Sherwin Williams-up to 3 colors

Exterior Paint
Sherwin Williams-up to 3 colors-main house

Windows
Per plan White, vinyl, Low E

Plumbing

Electrical

HVAC		
Drywall Material		
Drywall Install		
Insulation		
Flooring		
Allowance \$3 sq ft-LVP throughout		
Paint Interior		
Interior Doors/Trim Material		
Allowance \$300 handles		
Interior	Doors/Trim	Install
Frameless Glass Enclosure	Comfort	
Height Elongated Toilet		
Standard Comfort Height Elongated Toilet		
Kitchen/Bath Cabinetry		
Kitchen Open Shelving		
Allowance \$600		
Kitchen/Bath Countertop		
Allowance \$150 sq ft		
Kitchen/Bath Plumbing Fixtures		
Allowance \$800		
Bath Floor Tile		
LVP		
Shower Floor Tile		
Allowance \$7 sq ft		
Shower Wall Tile		
Allowance \$5 sq ft		
Bath Lighting		
Allowance \$100-vanity light		
Bath Mirror		
Allowance \$100		
Water Heater		
Electric Tankless		
Ventilated Pantry Shelving		
Appliances		
Provided by Homeowner		
Sewer Pump		
Pavers		
Parking pad 36x20 and walkway to ADU 3x70		
Demo		
Gravel Removal		
Miscellaneous		

This proposal includes: Labor and Materials
All permits necessary to complete the project
Dedicated supervision for duration of the project
Final sparkle cleaning upon completion of the project
2-10 warranty labor and material/structural/mechanical

A 20% deposit of \$26,821.11 is due to begin this project.

The above numbers represent an estimate to the best of our ability. Pricing is dynamic and may not be exact. Final numbers may differ from the estimate.

Payments are due based on project progress. A draw sheet will be given to the owner marking the payment stages. Stages may occur simultaneously. Payments are due immediately upon invoice receipt.

Change Orders:

Modifications to this agreement may require more construction time and increase project costs. Additional items/services may be subject to a \$250 change order fee.

Product Availability:

If materials/products are not available when needed, Lavender House may substitute products of equal or greater value.

Price Increases:

This price is good for 30 days from contract signing. Project cost may be adjusted if material/labor costs increase more than 10%. If costs increase before project start, homeowner has option to cancel. If costs increase once project has begun, homeowner will be responsible for increased costs only with no additional margin.

Personal Items:

All personal items are to be removed from the project space before the project begins. Personal items are NOT to be moved back into the project space until the project is completely finished and the city has issued a Certificate of Occupancy or you have written permission to do so from Lavender House. Personal items moved into the project space before the project is complete are subject to an administration fee of \$500 and will result in inspection delays and the delay of the Certificate of Occupancy.

Default/Disputes:

Any claims, disputes, or other matter between Lavender House and homeowner will be subject to mediation first and secondly settled by mandatory binding arbitration in the county where property is located in accordance with the Supplementary Fixed Time and Cost Construction Industry Arbitration Rules of the American Arbitration Association.

Non-payment of contractual services performed may result in the lien of said property.

Limited Warranty:

Defects of workmanship shall be covered for a period of 12 months. All products used in project are covered by their specific manufacturer warranty.

Termination:

Either party may terminate this contract if the other party breaches a material provision without correction within seven (7) days of written notice

Owner's Insurance:

Owner shall be responsible for purchasing and maintaining the owner's usual liability insurance and shall provide property insurance to cover the value of the owner's property.

Indemnification:

Owner shall hold Lavender House harmless for any injury or damages resulting from performance of work on this project, caused in whole or in part of, acts or omissions of Lavender House, subcontractors, and/or anyone else hired.

The above specifications, costs, and terms are hereby accepted.

SIGNATURE

DATE