



12540 Majesty Circle
Boynton Beach Fl. 33437
561 664-4368
License #

CONTRACTOR AGREEMENT

July 2, 2022

Submitted by:

Professional Services
12540 Majesty Circle
Boynton Beach, Fl. 33437
Business: 561 664-4368
Mobile: 917 217-2563

Submitted to:

Ms. -----
122 -----
Boynton Beach, Fl. 30000
Client's Cell: 000 000-0000

THIS AGREEMENT made this --th. Day of July,2022, by and between Professional Services Contracting, (Nicholas Ricci) hereinafter called the Contractor, and Ms. ----- hereinafter called the Owner.

WITNESSETH, that the Contractor and the Owner for the considerations named agree as follows:

ARTICLE 1. SCOPE OF THE WORK

The Contractor shall furnish all of the materials listed below and perform all of the work described below as it pertains to work to be performed on property located at: 122 -----, Boynton Beach Fl. 00000.

Project Description & Cost Breakdown Information:

Preparation Date: July 2, 2022
Kitchen & Bath Remodel
122 -----
Boynton Beach Fl. 30000

General Project Contents

Category	Description	Total
GENERAL DEMOLITION & RUBBISH REMOVAL	General Interior Demolition, Rubbish Removal, Periodic & Final Clean Ups	\$0,000.00
	<p>Remove and discard the following:</p> <p>KITCHEN Existing Kitchen cabinets. Existing Kitchen stone countertops. Existing Kitchen appliances. Refrigerator, Dishwasher & stove. Microwave to remain and be re-used in new kitchen layout. Remove two existing high hats in vaulted ceiling over existing island. We intend to install two owner supplied pendants on a separate switch at these exact locations during the electrical portion of the work. Remove all existing mirror and gypsum from back of existing knee wall which houses plumbing for kitchen sink. Existing wall framing to remain and shall be extended approximately 24" to accommodate our new larger island cabinet run. Remove all existing outlets, switches, and cover plates at kitchen backsplash.</p> <p>BATHROOM Existing wall tile at the three walls at tub area. Existing gypsum or durock on walls at tub area down to studs. Existing shower body and shower head. Existing Toilet. Existing Vanity along with sink and faucet. Existing floor tile on bathroom floor down to concrete slab including existing marble saddle at entry into bathroom. Existing accessories, towel bar, toilet paper holder, robe hooks etc. Existing wallpaper on all walls and built down ceiling over tub area. The 3 existing speedy valves which supply water to toilet and bathroom sink. (This to be done during the plumbing portion of the work. We will need to shut the water main to replace these valves. Should your water main valve not shut water down 100% this valve would need to be replaced. There would be additional charges for this work. I will discuss this with you prior to the start of your project. Existing wall mirror over sink. (Mirrored medicine chest on the left wall to remain. Existing light fixture over vanity. (High hat fixture over tub and exhaust fan to remain). Existing 4 gang switch plate and all 4 switches to be removed and replaced at exact same location with new Decora brand switches and cover plate. Existing GFCI receptacle and cover plate. To be replaced with new at exact same location.</p> <p>All Labor to complete all demolition is included in this proposal along with the initial carting of all debris from premises, disposing rubbish at the dump, periodic, and final clean-ups.</p>	
ELECTRICAL WORK	<p>Electrical work to be completed by licensed electrician in the state of Florida</p> <ol style="list-style-type: none"> Supply and install new Decora switches, outlets and/or GFCI receptacles at all areas in kitchen backsplash and island area at exact same locations as existing. Color shall be standard white. NOTE: Being that we have a new layout because we increased the size of the pantry, we may have to relocate several outlets on the wall that the refrigerator, stove, and microwave are installed on. I cannot tell you if this will be necessary right now. Should this be the case there will be additional charges for this relocation work. It may include relocating the outlet for the refrigerator, microwave, stove, and backsplash. If you were to keep the exact same layout and not increase the size of the pantry or the width of the refrigerator this relocation would not be necessary at all. We will take a closer look at this and try to confirm if it would be necessary or not. Also, you must keep the total height of the new refrigerator at no higher than 71". This includes the hinge. So from the floor to the top of the hinge must be no higher than 71". Supply and install 4 new Decora switches at exact same location in bathroom. This includes a new 4 gang cover plate. Color shall be standard white. Supply and install 1 new GFCI receptacle in bathroom at exact same location 	\$0,000.00

General Project Contents

Category	Description	Total
	<p>as existing. This includes a new cover plate. Color shall be standard white.</p> <ol style="list-style-type: none"> 4. Install owner supplied bathroom light fixture at exact same location as existing. You should purchase a fixture which has a backing plate just in case we need to move it an inch either way or make our own holes in the plate to bring the wires through. I will explain this to you the next time we meet. 5. Supply and install a new 220-240 outlet at exact same location for new stove unless the new stove has a plug design which matches the existing outlet. Also, if the outlet for the stove needs to be relocated there will be a slight additional charge. 	
<p>WE ARE NOT RUNNING ANY NEW CIRCUITS ON THIS PROJECT. THE EXISTING ELECTRICAL LINES SHALL BE USED TO COMPLETE OUR WORK.</p>		
PLUMBING WORK & APPLIANCE INSTALLATION	<p>Plumbing work to be completed by licensed plumber in the state of Florida.</p> <ol style="list-style-type: none"> 1. Install one new owner supplied 2-piece toilet tank and bowl at exact same location as existing. Toilet shall be a typical 12" rough. If you purchase a Toto or any other type of toilet that requires special installation there would be additional charges. A two-piece Kohler or American Standard is typical for the sake of identifying one. 2. Install a standard 5 ft. x 30-inch standard bathtub. The tub must line up exactly with the existing drain which standard tubs should. If you purchase one of the fancy off brand tubs there will be additional work and charges to install it. I will discuss this with you. 3. Supply and install a light grey 36" two door vanity. (No drawers). This includes an artificial stone integral sink top. Depending on what we can find it would be either a three hole or one hole faucet that would be required to use with this top. Please do not purchase the faucet until this is decided. I will let you know. 4. Supply and install all new speedy valves for hot and cold water at the bathroom sink and kitchen sink, as well as the cold-water line for the toilet. The valves you have are old and rusty. They need to be replaced. Just so you understand, in order to replace these valves, we will need to shut off you main valve which feeds the water to your house. Should this main valve be defective and need replacement because it doesn't shut the water down 100% there would be additional charges to do this work. If you have a main valve which is a ball valve 99.99% of the time you will not need to do this. If it's a gate valve the chances are greater. I just want you to be aware of this, but I will discuss this with you and look at what's in place on our next meeting. 5. Install owner supplied standard shower body. New body with finish trim to be installed in wall at exact same location as existing Single handle operation along with new shower arm, escutcheon, and shower head. If you like you can purchase a separate shower head with a holder that you can use as a handheld as well. 6. Install owner supplied faucets for bathroom vanity and kitchen sink. These are standard faucets as well. Bathroom faucet should match the shower body. Meaning if you use a delta shower body, they should have a matching Delta faucet for your bathroom sink. Again, let me find the top we are going to use first before you purchase anything. The kitchen sink should be a one-hole faucet. You can select one and we would install it. 7. Supply and install all new waste piping for kitchen and bathroom sink from point where the waste comes out of the wall to the fixture itself. Basically, a new trap, tailpipe, and strainer or pop-up assembly for the bathroom. 8. Install owner supplied garbage disposal on new single bowl 30" stainless steel sink which contractor shall supply for free. 9. Install owner supplied dishwasher at same location as existing which is to the right of the kitchen sink. All fittings necessary to install are included. 10. Hook up water line to new refrigerator. Should we go with the new layout where the pantry size is increased, and the refrigerator size is increased as well it may be necessary to relocate the water line and valve which is currently behind the existing refrigerator. If this is the case, there will be additional charges for this. We will discuss this at our next meeting as well. new speedy 	\$0,000.00

General Project Contents

Category	Description	Total
	valves for sink and toilet. Supply and install new branch piping to these fixtures as well.	
	11. Install all appliances in place, Refrigerator, Stove, Dishwasher, and microwave. We are using the existing microwave. Owner shall supply and have delivered into the house near the kitchen all other appliances.	
NOTE: All plumbing fixtures shall be purchased from Home Depot. Builders model fixtures to be used.		
KITCHEN CABINETS, COUNTERTOPS, & BATHROOM VANITY TOP	<p>Kitchen Cabinets</p> <ol style="list-style-type: none"> Supply and install RTA Framed Dove Grey kitchen cabinets as per approved drawing and sample shown to you. Shaker door style all wood painted cabinets with maple color interiors. 1/2" Plywood boxes. Soft close doors and drawers. Double Garbage (Recycle and Trash) B21 Pantry WITH 4 ROLL OUTS (84" Tall Pantry, 42" & 24" Upper Wall Cabinets as per drawing. Supply and install 2 cm quartz (Valley White) countertops at all base cabinets in kitchen. This will be the two pieces to the left and right of the stove on the drawing and the complete run of cabinets at the island shown on the drawing. The island counter shall extend over the knee wall behind the cabinets and as far beyond this wall as the existing counter does now, approximately 8-9 inches. The island shall also have a waterfall at the right side made from the same countertop material. Supply and install a 22" x 37" countertop from the same quartz we are using for the kitchen tops for the 36" vanity in the bathroom. Owner shall supply the 36" vanity. Vanity shall have 2 doors and no drawers. Install owner supplied undermount sink in new quartz top after fabrication. 	\$00,000.00
TILE WORK	<p>Kitchen & Bathroom</p> <ol style="list-style-type: none"> Install owner supplied kitchen tile backsplash. Backsplash to be install over cabinets from where the refrigerator panel on the right side ends to the corner of the wall over the base cabinet to the right of the stove, over the stove itself, and to the left of the stove over the base cabinet to the end where the cabinet butts up against the wall. On the island side the tile would be installed only in the corner on both walls from the corner to the edge of the wall going towards the sink and from the corner to the finished edge of the countertop going towards the kitchen entry. Tile shall be simple, nothing to crazy or complicated. Should you want glass tile or an intricate pattern there would be additional charges. A sheet of 12x12 tile or subway tile would be a good example of what to use. Just nothing that is very time consuming. Furnish and install new 2x6 CCA sill. Install owner supplied grout after kitchen backsplash tile is completed. Install approximately 80 sq. ft. of owner supplied wall tile at all walls over bathtub. #0' at head of tub, 30" at rear of tub, and 60" at long wall of tub. Tile shall run from top of tub to built down ceiling over tub. Approximately 7 ft. tall. We shall finish tile at front and rear walls with a metal Schluter edge in an aluminum finish. Pricing is for standard tile. No diagonal or complicated patterns. If you want something like a pencil line at the same height all the way around, we shall include this for you. All tile shall be set with tile adhesive troweled onto walls. Should you want a heavy marble, granite, etc. tile which must be set in mud there will be additional charges. All wall tile shall be grouted with owner supplied grout after installation. Install owner supplied floor tile. Approximately 30 sq. ft. New tile shall be set in thinnest mortar directly over concrete slab after old tile has been removed. Owner to supply a standard white or grey saddle which can be purchased at Home Depot like the one which is currently in place or they have one that is wider than what is there now. Owner to supply grout so we can grout the floor after installation. 	\$0,000.00

General Project Contents

Category	Description	Total
ALL INTERIOR CARPENTRY, PAINTING, ETC.		\$0,000.00
	<ol style="list-style-type: none">1. Supply and install labor and material to skim coat all walls and ceiling over tub only after wallpaper removal. All skim coating to be polish sanded prior to priming and painting. Contractor to supply primer and owner to supply paint. All areas mentioned above to receive one coat of primer and two coats of paint. We shall also paint the interior side of the existing bathroom door and door casings with white semigloss paint. Owner to supply this paint as well.2. Install owner supplied hanging mirror over bathroom vanity.3. Install owner supplied surface mounted bath accessories such as toilet paper holder, towel, bar or ring, and robe hook if you want one.4. Install owner supplied set of sliding shower doors. Doors to fit a 60 inch bathtub. You can purchase this at Home Depot or Lowes or order it online. As a matter of fact you can order just about everything you need online.5. Supply and install MDF base moldings. 5 1/4" tall at all bathroom walls. In kitchen if existing molding doesn't reach the base of the new cabinets and there is a gap you can have the person who is going to install your vinyl flooring install all your new base molding as well to take care of this should it arise.6. Supply and install new 1/2" cement board over existing framing at all walls over bathtub.7. Supply and install new framing and 1/2": gypsum to extend existing knee wall at kitchen which is behind the cabinets on the backside. This wall shall be prepped ready for painting when you paint.	
	Grand Total:	\$00,000.00

Contractor shall supply all labor and the following building materials below to complete the above scope of work. Owner shall supply all other items.

1. All tools and equipment to perform the work.
2. All kitchen cabinets.
3. One 36" double door vanity.
4. All quartz counters for kitchen tops & 36" vanity.
5. All 2x4 Studs needed to extend kitchen knee wall.
6. All 1/2" durock for walls over tub area and 1/2:" gypsum for knee wall behind kitchen cabinets.
7. All compound, plaster, etc. to skim bathroom walls.
8. All sanding equipment to sand bathroom walls prior to

Category	Description	Total
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painting.

9. All rough electrical materials including all new outlets, switches, and cover plates. All Decora type. Color is White.

11. All rough plumbing materials in order to hook up kitchen & bathroom sinks, bathtub, shower body, dishwasher, water for refrigerator, and new valves under the kitchen and bathroom sinks. Toilet shall receive a new wax seal onto existing flange.

12. All construction adhesives, thinnest mortar, and caulking.

13. All nails, screws, and fasteners.

The following items are not included in the pricing of this contract and shall be supplied by owner for contractor to install. I will go with you to Home Depot to select these items.

1. All bathroom floor tile, wall tile, kitchen backsplash tile and grout for both rooms. I will give you quantities.

2. 36 x 21" bathroom vanity with 2 doors.

3. All appliances in kitchen. Refrigerator, dishwasher, stove, and we are reusing the existing microwave.

4. All plumbing fixtures, bathtub, toilet, undermount bathroom vanity sink, bathroom faucet, shower body and shower head, kitchen faucet, and garbage disposal.

5. Paint for bathroom walls, ceiling, and back of bathroom door.

6. All handles or knobs for kitchen cabinets.

7. All bathroom accessories, toilet paper holder, towel bar, robe hook.

8. Hanging mirror for over vanity.

9. Bathroom wall mounted light fixture with backing plate and bulbs.

APPROXIMATE GENERAL ORDER OF COMPLETION

A. Demolition.

B. Cap valves under sinks and toilet, install bathtub, and shower body. New valves to be installed after cabinet installation.

C. Install new rough electric and pendants throughout.

D. Skim coat all bathroom walls and ceiling over tub.

E. Install new 1/2" durock on bathroom walls over tub.

F. Install all bathroom floor and wall tile and grout.

G. Paint bathroom walls, ceilings, and back of door.

H. Install kitchen cabinets.

I. Template for kitchen counters.

H. Install bathroom vanity and sink top.

I. Install base molding at bathroom, and Hang hanging mirror over vanity.

J. Install all kitchen counters. cabinets, and appliances.

K. Install kitchen backsplash tile and grout.

L. Install all kitchen appliances, install valves under sinks, hook

General Project Contents

Category	Description	Total
	up sinks, refrigerator water, and garbage disposal. M. Complete any remaining work.	
	OWNER SHALL FURNISH CONTRACTOR WITH EITHER A KEY TO GAIN ACCESS INTO THE HOUSE OR ENTRY THROUGH THE GARAGE. CONTRACTOR NEEDS TO USE THE GARAGE FOR STORAGE DURING THE PROCESS OF THE WORK.	

ARTICLE 2. TIME OF COMPLETION

The work to be performed under this Contract shall be commenced on or about August -- --th. and shall be substantially completed on or before (6 weeks after start date). Time is of the essence. Completion time of this project is approximately 6 weeks.

ARTICLE 3. THE CONTRACT PRICE

The Owner shall pay the Contractor for the material and labor to be performed under the Contract the sum of \$00,000.00 (----- Dollars) subject to additions and deductions pursuant to authorized change orders. (All Payments Shall Be Made Out to Nicholas Ricci)

ARTICLE 4. PROGRESS PAYMENTS

Payments of the Contract price shall be paid in the manner following: The sum of (\$0,000.00) at signing to hold the start date which would be sometime between August --,2022 and August --, 2022. This gives us time to ensure that you can get all your materials together and have them at the house as well as me scheduling the personnel to be lined up and scheduled properly and anything else. (As I stated, I will meet you at Home Depot to make your selections to ensure that we purchase the proper things for applications and scope of work). You also need to speak to your HOA about their process. Once we start, we just want to get your work completed as quickly as possible for you. (\$00,000.00) shall be paid on August 1st. to order cabinets and the quartz slabs, (\$0,000.00) (Dollars) shall be paid at approximately 2 weeks into job when demolition is complete, all debris have been removed, valves have been capped at bathroom and kitchen, shower body and bathtub is installed, skim coating is complete in bathroom and kitchen cabinets have been delivered and installation has begun, and the remainder of (\$0,000.00) (Dollars) upon completion of all remaining work.

ARTICLE 5. GENERAL PROVISIONS

1. All work by contractor and/or subcontractors shall be completed in a workmanship like manner and in compliance with all building codes and other applicable laws.
2. To the extent required by law all work shall be performed by individuals duly licensed and authorized by law to perform said work.
3. Contractor may at its discretion engage subcontractors to perform work hereunder, provided Contractor shall fully pay said subcontractor and in all instances remain responsible for the proper completion of this Contract. Should contractor default on any payment to any subcontractor, the owner and has no responsibility or liability to any said subcontractor. Should any action arise from said default it is the sole responsibility and liability of Professional Services.

Contractor shall be responsible for any legal fees owner would incur defending any action arising from contractor's default.

4. Contractor guarantees that all materials shall be paid for from client's deposit and workmen shall be paid for their services.

5. All change orders shall be in writing and signed both by Owner and Contractor. It is understood up front that there may be some minor changes to designer's layout drawings or details on a few items concerning the overall scope of work.

6. Contractor warrants it is adequately insured for property damages which could occur to owner's property as a result of the acts of Contractor.

7. Contractor shall at its own expense obtain all permits necessary for the work to be performed should permits be necessary. (Not Necessary on this job)

8. Contractor agrees to remove all debris and leave the premises in broom clean condition.

9. In the event Owner shall fail to pay any periodic or installment payment due hereunder, Contractor may cease work without breach pending payment or resolution of any dispute.

10. Contractor shall not be liable for any delay due to circumstances beyond its control including strikes, delivery problems, casualty, general unavailability of materials, long lead times of materials, or un-cooperation of anyone involved. Contractor can not work on any Holidays. These days shall not be included in the 6 week completion time frame stated in this agreement. The actual start date of the project shall be the date where this time period begins.

11. Contractor warrants all work for a period of 12 months following completion. Warranty shall commence the day contractor receives final payment from owner for all work.

12. Contractor warrants that he shall complete the above stated work in the time frame listed in this contract. He further states that he shall do everything in his power to complete the work as quickly as possible. He/and or his workers shall be on your job, Monday - Friday from 9 a.m. to 4:30 p.m. from start to finish during the time frames listed in this proposal.

ARTICLE 6. OTHER TERMS

Our work hours shall be Monday - Friday 9:00 A.M. to 4:30 p.m.

Signed this ---th. Day of July, 2022.

Signed in the presence of:

Owner

By _____
Contractor

Owner or Witness