



Bathroom Construction Project Agreement

Owner: Jon & Jenny Crumiller 18 June 2018
Project Address: 975 Mount Lookout Dr.
Canyon Lake, Tx. 78133

Statement of Work:

This Project Agreement is issued as the Agreement between Jon & Jenny Crumiller, herein known as (Owner) and Hill Country Building & Renovation hereby known as ("Contractor"), effective the date upon signing. This project agreement is subject to the terms and conditions contained in this agreement between the parties and is made a part thereof. Any term not otherwise defined herein shall have the meaning specified in the agreement. In the event of any conflict or inconsistency between the terms of this project agreement and the terms of this agreement, the terms of this statement of work shall govern and prevail. All work to be completed is acceptable within "Industry Standard". Customer OCD is billed at \$75.00 per hour.

Scope of work:

Contractor shall provide the material and labor for the projects & remodel elements described below:

* Construction of upstairs bathroom and other misc. projects

See exhibit "A" (Attached) for specific project description

Exclusions:

1. Warrantee of work performed by others or existing conditions prior to commencement of work.
2. Any and all previous electrical wiring other than replacing outlets, switches and light fixtures.
3. Any and all previous plumbing and plumbing fixtures

Contingencies:

1. If there is discovered in the course of construction any structural concerns or issues of public safety or that do not comply with the national uniform building code will be handled by change order.
2. These items are include but not limited to:

a. Roofing	b. Electrical Wiring
b. Mold	c. Plumbing

Change Orders:

Any additional work that is added to this agreement while in process will not be performed until change order pricing and owner acceptance in writing is completed. In addition change orders shall be paid for within 2 days of acceptance.

Fee Schedule:

This engagement will be as follows: The total value for the project pursuant to this statement of work is inclusive of any and all discounts offered by any and all advertising or written statement. Furthermore all discounts if any, shall be listed on this statement of work to be valid with this statement of work. Any future change order as outlined within, will be issued specifying the amended value.

Project deposit:

A deposit of \$500.00 is due upon execution of this agreement to secure your project placement on our schedule. If the project is canceled by owner without cause, the deposit becomes non-refundable.

The \$500.00 deposit was received by HCBR Friday 15 June 2018

Total Project Price	\$ 34,944.00
Owner Budget	\$ 3,840.00
HCB&R Materials & Labor.....	\$ 31,104.00

Payment Schedule:

- 50% Deposit prior to project engagement \$ 15,302.00
- Balance upon completion and approval of owner.

Completion Criteria:

Contractor shall have fulfilled its obligations when any one of the following first occurs:

1. Contractor accomplishes the projects described within this work agreement, and Client accepts such activities and materials without unreasonable objections. No response from Client within 2-business days of projects being delivered by Contractor is deemed acceptance.

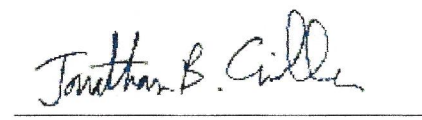
Assumptions:

1. Owner will provide free of charge electrical and water service for the induration of the project.
2. Owner will endure any fees or penalties from city, county, or state due to his or her neglect of obligations to the project.

Date of Acceptance: 18 June 2018

IN WITNESS WHEREOF, the parties hereto have caused this statement of work to be effective as of the day, month and year first written above.


Hill Country Building & Renovation
Calvin Paulsen


Jon or Jenny Crumiller

Hill Country Building & Renovation
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512-667-0728

Bathroom & Misc

Exhibit A

18 June 2018

Project Name: Jon Crumiller
Project Address: 975 Mount Lookout Dr.
Canyon Lake, Tx. 78133

		Owner	
Bedroom Bath	Cnt	Budget	Notes
Demo & Disposal	1	\$ -	0
Remove bed/closet wall	1	\$ -	0
Remove tile	1	\$ -	0
Remove backer board	1	\$ -	0
Remove part floor for plumb	1	\$ -	0
Remove existing door	1	\$ -	0
Plumbing Roughin	0	\$ -	0
*** Drain to down stairs location	1	\$ -	0
Shower & vanity drain	1	\$ -	0
Plumbing vent(Through rough)	1	\$ -	0
Water supply	1	\$ -	0
Shower valve fixture	1	\$ 250.00	0
Shower wand	1	\$ -	By owner
Electrical Roughin	0	\$ -	0
Plugs & switches	1	\$ -	0
Recessed lighting	2	\$ -	4" LED
Vanity lighting	1	\$ -	0
Exhaust fan	1	\$ -	Vent through roof
Framing	0	\$ -	0
Bathroom wall	1	\$ -	0
Cut & frame bath window	1	\$ -	0
Install & waterproof window	1	\$ -	24x24
Stucco window trim	1	\$ -	0
Drywall	0	\$ -	0
Sheetrock hang & patch	2	\$ -	0
Tape, float & texture	1	\$ -	0
PVA primer	1	\$ -	0
Patch downstairs wall	1	\$ -	0

Shower	0	\$ -	0
Mud shower pan	1	\$ -	0
Weep hole drain	1	\$ -	0
Curb	1	\$ -	0
Shower floor	15	\$ 175.00	12 x12 tile mats
Backer board	9	\$ -	0
Walls	1	\$ 300.00	Tile - 125 sf
Ceiling	1	\$ 50.00	18 sf
Niche	1	\$ -	12x14
Foot perch	1	\$ -	0
Grout	1	\$ 20.00	Sanded - 25 lb bag
Shower door	1	\$ 800.00	Owner to select
Grab bar	1	\$ -	0
Doors & Millwork	0	\$ -	0
Pocket door & trim	1	\$ -	0
Window trim	1	\$ -	0
Wall baseboard	1	\$ -	0
Wainscot in bath	1	\$ -	White board & baton
Tile accent	1	\$ 150.00	10 - 12 x 12 mat
Vanity	1	\$ -	By Owner
Vanity mirror	1	\$ 75.00	0
Painting	0	\$ -	0
Ceiling	1	\$ -	Owner to select color
Walls	1	\$ -	Owner to select color
Doors & trim	1	\$ -	0
Plumbing trim	0	\$ -	0
Shower fixture	1	\$ -	0
Vanity sink	1	\$ -	By Owner
Toilet	1	\$ -	By Owner
Elec trim	0	\$ -	0
Vanity light	1	\$ 75.00	0
Recessed lighting	2	\$ -	0
Plugs & switches	1	\$ -	0
Bath Flooring	0	\$ -	0
Backer board	4	\$ -	0
Tile	1	\$ 125.00	50 sf
Grout	1	\$ 20.00	Sanded - 25 lb bag
Bedroom flooring	0	\$ -	0
Hardwood (TBD)	1	\$ 800.00	80 sf
0	0	\$ -	0
Owner Budget:		\$ 2,840.00	
Section Total With Owner Budget:		\$	25,519.00

		Owner	
Move Bearing Wall	Cnt	Budget	Notes
Demo & Disposal	1	\$ -	0
Remove bearing wall	1	\$ -	0
Electrical demo	1	\$ -	0
Framing	0	\$ -	0
Build temp support wall	1	\$ -	0
Install new support beam	1	\$ -	0
Build new wall	1	\$ -	0
Electrical	0	\$ -	0
Plugs & switches	1	\$ -	0
Drywall	0	\$ -	0
Hang & patch sheetrock	7	\$ -	0
Tape, float & texture	1	\$ -	0
PVA primer	1	\$ -	0
Doors & Millwork	0	\$ -	0
Bedroom door & trim	1	\$ -	Reuse existing
Base board	1	\$ -	Reuse existing
Flooring	0	\$ -	0
Hardwood (TBD)	1	\$ 500.00	Patch & match (50 sf)
Paint	0	\$ -	0
Ceiling	1	\$ -	Owner to select color
Walls	1	\$ -	Owner to select color
0	0	\$ -	0
Owner Budget:		\$ 500.00	
Section Total With Owner Budget:			\$ 5,395.00

		Owner	
Log Cabin	Cnt	Budget	Notes
Remove & dispose carpet	1	\$ -	0
Install laminate flooring	1	\$ 500.00	Owner to select. (200 sf)
Flooring underlayment	1	\$ -	0
Trim balcony edge	1	\$ -	0
Gate & stub wall	1	\$ -	0
Install window & trim	1	\$ -	2x3'
0	0	\$ -	0
Owner Budget:		\$ 500.00	
Section Total With Owner Budget:			\$ 4,030.00

Project Total:	\$	34,944.00
Total Owner Budget:	\$	3,840.00
Total HCB&R Material & Labor:	\$	31,104.00

Note: This Proposal is good for 30 days.

*** We will not know the extent of the work that will need to do until we start to open walls and discover what we have to work with. This is our best guess estimate for the work to be preformed. If unforeseen conditions exist to prevent or alter to work to be done, a change order will be prepared if added work and charges will be outlined.