

#45965



CONTRACT AGREEMENT AS PROJECT CONTRACTOR
EXHIBIT "A" BASIC SERVICES – Adler Remodel 10.12.2022

OWNER: Phil Adler
136 SW Michigan St. Apt 102
Lake City, FL 32025

Contractor: Trademark Construction Group, Inc.
163 SW Midtown Place Suite 101
Lake City, FL, 32025
386-755-5254

The Owner wishes to remodel the existing home at 146 Sandia Way in Columbia County, FL.

PROJECT SPECIFIC SERVICES IN BASE PRICE [The Contractor agrees to manage or provide labor and materials for the following tasks (unless otherwise noted). All Construction is to be performed in a workmanlike manner consistent with local industry standards.]

1. Remove approximately 22 lf of existing walls at foyer and between kitchen/living
2. Construct 8" drop soffit where walls are removed to hide ceiling damage
3. Remove existing kitchen counter
4. Remove all existing bathroom grab bars, towel bars, tp bars, and soap dishes
5. Patch drywall in bathrooms and main area
6. Install one bifold door in master bedroom
7. Remove and replace one 3068 full glass with grid French door (Material allowance \$450)
8. It is understood that all existing flooring will be removed by others
9. Prep sub-floors and install new LVP in all areas of the home (approximately 1530 sf)
10. Install new quartz kitchen counter with under-mount stainless sink
 - a. Sink allowance: \$300.00
 - b. Counter allowance: \$4,000.00
 - c. Installation Labor: \$750.00
11. Provide mechanical work to add supply vent in existing tech closet
12. Provide electrical work to replace all outlets and cover plates with white style
13. Provide electrical work to relocate or rewire
14. Paint entire interior of home. One color on walls and trim. One color on ceilings
15. After paint, install new door hardware on all interior doors (11 doors at \$20/door allowance)
16. Install new front door lock (lock allowance \$150.00)
17. Demo Existing tile shower in master bath
18. Remove approximately 5' vanity
19. Remove bathroom mirror
20. Patch all drywall from demo
21. Prep and provide backer board and water proofing for new tile shower
22. Construct new tile shower with white subway tile and tile shower pan (Tile materials allowance \$800.00)
23. Provide new 5' vanity with single sink (Allowance for vanity and top \$1,500.00)
24. Provide new shower and sink fixture (Allowance for shower and sink fixture \$400.00)
25. Homeowner will supply and install new towel rods, tp rods, and mirrors
26. It is assumed the shower will be getting a curtain, not a glass door
27. Haul off debris during the project

Contractor
to
ensure
Non-load
bearing
h.c.
11-4-22

