



Electrical Estimating Software

September 11, 2008

Mr. Mike Holt  
Mike Holt Enterprises  
3604 Parkway BLVD. Suite 3  
Leesburg, FI 34748

RE: Sample Remodel Job  
Anytown, Hi

Dear Mike,

Advanced Electrical Technologies, Inc. respectfully submits this proposal in conjunction with electrical work to be performed at the above referenced project.

Scope of Work:

- 1) Add electrical to the new Bedroom and Bathroom per the attached quantity take-offs.
- 2) Change the existing Dining Room switch to a dimmer switch.
- 3) Replace the existing upper hall smoke detector with a combination Smoke / CO detector.
- 4) Complete the remodeling work per the attached quantity take-offs.
- 5) Replace the existing door bell chime

The following inclusions and qualifications are included in this proposal:

1. Price are firm until 10/11/2008.
2. This proposal is based entirely upon the plans and specifications. Any and all additional items that need to be added, whether required by code or otherwise, are not included in this proposal. Any items added to this contract shall be priced according to the attached standard option price list. Such items shall be invoiced upon substantial completion of the rough-in phase.
3. Any payments not received within 30 days of invoice date should be considered past due and will accrue an additional interest charge at 1.5% per month of the unpaid balance until paid in full. No work shall be performed (including warranty) if any invoice is past due (including change orders). In addition, no release of lien shall be signed unless all payments are paid in full.
4. Blueprint locations are to be used as a guideline, but field conditions determine final locations.
5. Down payment is required before any work can proceed.
6. The rough will be invoiced when the rough is substantially completed.

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7. The trim will be invoiced when the trim stage is substantially completed.
8. Electrical Contractor will cut holes in walls and ceilings as needed in order to complete the required work.
9. Electrical contractor is not responsible for repairing any holes that were made in the walls and ceiling.
10. Electrical contractor is not responsible for protecting the premises from dirt and debris.
11. Owner/contractor will be in default if any payment called for under this agreement and all authorized change orders becomes past due, if any written agreement made by the owner/contractor is not promptly performed, if any conditions warranted by the owner/contractor prove to be untrue, or the failure of the owner/contractor to comply with any of the conditions of this agreement. In the event of the owner/contractor default, the Electrical Contractor may: 1) Suspend work and remove uninstalled Electrical Contractor's material or equipment from the premises. The owner/contractor agrees that Electrical Contractor may enter upon owner/contractor property for the purpose of repossessing such material or equipment without liability to owner/contractor for trespassing or any other reason. 2) The Electrical Contractor may retain all money paid hereunder, regardless of the stage of completion of the work and bring any appropriate action in court to enforce its rights. 3) The owner/contractor agrees to pay all costs and fees (including fees incurred in connection with appeals) incurred by Electrical Contractor in enforcing his rights under this proposal.
12. This proposal does not include cost of trash removal, concrete, forming, painting, patching, trenching core drilling, venting and sealing of roof penetrations. All waste created by Electrical Contractor will be removed to a specific area on the construction site as instructed by the owner/contractor.
13. Warranty shall only apply to the electrical installation of the material, fixtures, equipment, and other items supplied by the Electrical Contractor. Warranty shall not apply to material, fixtures, equipment, and other items supplied by others. Warranty shall not apply to extensions or additions to the original installation if made by others. Warranty shall commence from the final electrical inspection date for a maximum period of one year. No warranty work shall be performed if any invoice is past due, including change orders.
14. Notwithstanding any provision herein to the contrary, in the event that, during the performance of this agreement, the price of copper wire and cables, aluminum wire and cables, steel conduit and/or any other necessary commodities significantly increases, through no fault of electrical contractor, the price of any materials, components, or goods to be furnished under this agreement shall be equitably adjusted by an amount reasonably necessary to cover any such significant price increases. As used herein, a significant price increase shall mean any increase in price exceeding three percent (3%) experienced by electrical contractor from the date of the execution of this agreement. Such price increases shall be documented through commercial quotes, invoices, receipts or other such documentation. Where the delivery of materials, components, or goods required under this agreement is delayed, through no fault of electrical contractor, as a result of the shortage or unavailability of commodities, raw materials, components and/or products, electrical contractor shall not be liable for any additional costs or damages associated with such delay(s).
15. All fixtures and lamps, except as noted below, are furnished by others and installed by Advanced Electrical Technologies, Inc..
16. Bathroom convenience outlets with ground-fault circuit interruption (GFCI) protection are included.
17. Openings are furnished complete, including romex, boxes, standard toggle switches and plastic wallplates.
18. Receptacles with ground-fault circuit interruption (GFCI) protection, where required, are included.

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19. Standard duplex receptacles with plastic cover plates are furnished and installed.
20. 18" fluorescent pull-chain fixtures furnished, installed and connected.
21. Combination Smoke / Carbon monoxide detectors, 120 Volt / battery back up, are furnished and installed.
22. Smoke detectors, 120 Volt / battery back up, are furnished and installed.
23. Bath exhaust fan/lights (50 CFM) are furnished, installed and connected (where shown on plans), however, the exhaust duct will be furnished, installed and connected by others.
24. Telephone jacks are included, using cat 5 open wiring, to locations shown on plans.
25. Television jacks using co-ax open wiring is provided to locations shown on plans.

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**Model:** Room Addition

	<u>Payment Amount</u>
Down Payment	\$708
Rough	\$1,841
Final Inspection	\$283
<b>Total:</b>	<u><b>\$2,832</b></u>

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If you have any questions regarding this proposal, please do not hesitate to call.

Respectfully,

Bill Ruffner

President  
Advanced Electrical Technologies, Inc.

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I have read this document including all attachments and I accept the prices, specifications, project terms and conditions, notes, standard terms and conditions as stated. I understand that upon signing, this proposal becomes a binding contract.

Mike Holt Enterprises

Advanced Electrical Technologies, Inc.

Mr. Mike Holt

Bill Ruffner

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

(All attached initialed pages shall become a legally binding part of this agreement.)