



Electrical Estimating Software

September 10, 2008

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

RE: Sample Walk Thru Change Order  
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. The following reflects the additions and/or deletion of items based upon our walk thru.

The following inclusions and qualifications are included in this proposal:

1. Price are firm until 10/10/2008.
2. Pricing is based on the following blueprints:
  - ▶ The Smith Residence
3. Sweeping of the home has been included, provided that the home is left in a broom swept condition by the previous trade.
4. The rough will be invoiced when the rough is substantially completed.
5. The trim will be invoiced when the trim stage is substantially completed.
6. Blueprint locations are to be used as a guideline, but field conditions determine final locations.
7. This agreement includes the installation of fixtures furnished by others, if fixtures are on the job at the time of the electrical trim out. Electrical Contractor shall not be responsible for owner-supplied fixtures due to losses related to theft, damage, vandalism, warranty, or any associated storage expenses. This agreement does not include: 1) Warranty of fixtures supplied by others. 2) Assembly of fixtures supplied by others. 3) Fixtures weighing more than 50 pounds.
8. Equipment supplied by other trades shall not be required to be installed by this Electrical Contractor. Electrical Contractor shall not be responsible for owner-supplied equipment due to losses related to theft, damage, vandalism, warranty, or any associated storage expenses. This agreement does not include: 1) Warranty of equipment supplied by others. 2) Assembly of equipment supplied by others.

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9. 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.
10. Customer agrees to pay a service charge of \$25.00 each time a check is returned to the Electrical Contractor.
11. 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.
12. 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).
13. The builder may select and add fixtures to this contract where Advanced Electrical Technologies, Inc. will be responsible for the purchasing and handling of the fixtures. The fixture costs will be added to the contract, along with an additional fee of \$250 per unit (home), or 15% of the light fixture package (whichever is higher).

If the builder decides to purchase the fixtures direct, Advanced Electrical Technologies, Inc. will take the responsibility of ordering and handling the fixtures for a fee of \$125.

Advanced Electrical Technologies, Inc. reserves the right to change the builder's light fixture supplier, provided that the Advanced Electrical Technologies, Inc. fixture supplier meets the same fixture styles and prices. Fixtures selected by the builder are to be pre-assembled by the light fixture supplier. The fixture supplier must assemble chains, glass, arms and other items not assembled at the factory before being delivered to the job site. If fixtures are not pre-assembled, a rate of \$75 per hour in order for Bill Ruffner to assemble fixtures.

Advanced Electrical Technologies, Inc. will lamp each fixture at the time of installation. If, at some time after fixtures have been installed, lamps are found to be missing, Advanced Electrical Technologies, Inc. will not assume any responsibility for resupplying or relamping of fixtures.

14. Weatherproof outlets with ground-fault circuit interruption (GFCI) protection are included.
15. Garage outlets with ground-fault circuit interruption (GFCI) protection are included.
16. Kitchen outlets with ground-fault circuit interruption (GFCI) protection are included.
17. Bathroom convenience outlets with ground-fault circuit interruption (GFCI) protection are included.
18. Dimmer switches are provided and installed where shown on prints.

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19. Paddle fan switches are provided and installed where shown on prints.
20. Conduit will be installed in areas where required to meet code.
21. Openings are furnished complete, including romex, boxes, standard toggle switches and plastic wallplates.
22. A kitchen island receptacle is included.
23. Receptacles with ground-fault circuit interruption (GFCI) protection, where required, are included.
24. Standard duplex receptacles with plastic cover plates are furnished and installed.
25. Weatherproof outlets with ground-fault interruption (GFI) protection are included.
26. 18" fluorescent pull-chain fixtures furnished, installed and connected.
27. Incandescent keyless pull-chain fixtures furnished, installed and connected.
28. Paddle fan outlet including reinforced paddle fan box and one single-pole switch (where shown on plans). Fan assembly and installation are included. Fan furnished by others.
29. Standard-type plastic pull-chain fixtures furnished, installed and connected.
30. 6" recessed downlights are furnished and installed. (where shown on plans)
31. Combination Smoke / Carbon monoxide detectors, 120 Volt / battery back up, are furnished and installed.
32. Smoke detectors, 120 Volt / battery back up, are furnished and installed.
33. 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.
34. Bath exhaust fans (50 CFM) are furnished, installed and connected (where shown on plans), however, the exhaust duct will be furnished, installed and connected by others.
35. A laundry circuit and outlet is included.
36. A refrigerator circuit and receptacle is included.
37. Dishwasher wiring and connection is included.
38. Disposal wiring and connection is included.
39. Ductless kitchen range hood fan will be installed and connected.
40. 1 Button Door Bell Chimes are included.

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41. Telephone jacks are included, using cat 5 open wiring, to locations shown on plans.
42. Television jacks using co-ax open wiring is provided to locations shown on plans.
43. Gas furnace circuit and standard open thermostat wiring is included (thermostats furnished by others).
44. Water meter read-out conduit is included.
45. Electric service consists of a 200-amp panel and a meter pedestal. Wiring has been furnished "complete" to the load side of the meter, including and 8-foot x 5/8" ground rod installed at the meter pedestal location. Breakers are included, as necessary.

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**Model:** The Smith Residence

	<u>Original Bid</u>	<u>Walk Thru</u>	<u>Total Price</u>
Down Payment	\$1,391	\$0	\$1,391
Rough	\$4,520	\$1,782	\$6,302
Trim	\$1,043	\$445	\$1,488
<b>Total:</b>	<u><b>\$6,954</b></u>	<u><b>\$2,227</b></u>	<u><b>\$9,181</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.

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: \_\_\_\_\_