



31871 Via Montura
 San Juan Capistrano, CA 92675
 949-493-1300 Fax 949-493-9892
 www.PrecisionWallcovering.net
 Info@precisionwallcovering.net

PROPOSAL

CUSTOMER INFORMATION West Coast General Corp. attn: Walter Twarog 13700 Stowe Drive Suite 100 Poway, CA www.wcgcorp.com	License No. 480634	PROJECT INFORMATION EEOC Carpet and Paint RFP NO. GSO9P12NPC0014 Roybal Federal Building 255 E. Temple St., Los Angeles
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PAINT- Mask, Prime, and Protect as needed	
1) Patching and Prep for Painting 100 hour allowance	\$7,993.21
2) Walls Painted Eggshell 3 coat system	\$85,390.79
3) Wallcovering and Base Removal, and Skim Coat 327 hour allowance	\$26,137.78
4) Supply Wallcovering Fabric to match existing allowance of \$31.20 a yard including tax and freight.	\$19,841.14
5) Fabric Wallcovering Installation to replace existing in room #'s 497, 499, 4101, 4100, 4103 4104, 4110, 4121, 4123, 4122, 4119, 4125, 4127	\$10,861.17
Alternate	
Metal Door Frames Painted 3 Coat System includes masking hindges	\$16,217.29
Wood and Metal Doors Painted 3 Coat System includes masking hindges	\$17,015.54

Sample On Screen
 Commercial Proposal

Any change in scope of work will be billed at our hourly rate plus material cost	
Date Submitted: 7/3/2012	Submitted By: Jett Horn
TOTAL BID AMOUNT	
\$150,224.09	

AS PER PLAN PAGES: Attachement H and E, RFP	DATED: 7/2/2012
ADDENDUMS ACKNOWLEDGED: 1,2,3	
PAYMENT TERMS: Progress- Net 30	DAYS TO COMPLETE: As Directed
DEPOSIT REQUIRED:	

INCLUDES: All labor and materials to complete limited to the items listed above. All work to be done in normal construction sequence and in accordance with the Painting & Decorating Contractors of America (PDCA) Industry Standards.
http://www.pdca.org/pdca_resources/standards

EXCLUDES: Any overtime, weekly meetings while not on jobsite, written progress reports, clearing walls and work area, moving furniture, carpet, closets, window mullions, and , unless otherwise noted above.

ACCEPTANCE: Signature below signifies acceptance of the proposal as per attached scope of work and hereby authorizes commencement of the work, and hereby guarantees payment as outlined above.

Customer Signature	Print Customer Name	Date
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Sample Wallpaper Residential

PROPOSAL AND AGREEMENT



STATE LICENSE 480634
FULLY INSURED
SERVING SOUTHERN CALIFORNIA SINCE 1979

(949) 493-1300
FAX (949) 493-9892
31871 Via Montura
San Juan Capistrano, CA 92675
Email: precisionwallcovering@cox.net
www.precisionwallcovering.net

PROPOSAL SUBMITTED TO:

Serendipite Designs Attn: Valerie
42 Sorenson, Irvine, CA 9260 #26
714-392-0261 Fax 714-388-3799
vribeiro_17@yahoo.com

JOB SITE:

Arkind Residence
1004 Balboa Blvd.
Newport Beach, CA 92661
WEST BARBOA BLVD

DATE: 1/28/13

REFERRED BY:

JOB #:

13-
2715

WORK BY:

TG:

Proposal includes all labor and materials to complete limited to the following. All work to be done in normal construction sequence and in accordance with the Painting & Decorating Contractors of America PDCA Industry Standards. Any change in scope of work will be billed at our hourly rates plus any material costs. Excludes off-hours work, overtime and prevailing wage unless otherwise noted.

As per email dated 1/27/13.

Prime wall and INSTALL customer supplied wallcovering on Master Bedroom Headboard wall, 9'x16'. 8 single rolls, 20" wide, 5" straight match, standard type wallcovering

Sample Wallcovering Residential

TOTAL

\$300.00

PLEASE SIGN AND RETURN. MATERIAL CANNOT BE ORDERED OR WORK STARTED UNTIL PROPOSAL HAS BEEN SIGNED AND RETURNED. THANK YOU.

*CUSTOMER RESPONSIBLE FOR CLEARING WORK AREA, INCLUDING WALL MOUNTED ITEMS.
*EXCLUDES WALL RESURFACING, UNLESS OTHERWISE NOTED

- Technician to collect. All work C.O.D.
- Material Location: To be on site
- Phone estimate only. Verify upon site inspection.
- Job scheduled for: _____

Terms: C. O. D. PAID

Days to complete: One

ACCEPTANCE OF PROPOSAL

Customer Agrees To All Conditions listed Above And On Backside.

Signature _____ Date _____

COMPLETION OF PROPOSAL

Customer acknowledges inspection installation Is Deemed Satisfactory.

Signature _____ Date _____

emailed

CONDITIONS

MATERIAL: Bid based on 54" wide linear yards or metric single rolls, unless otherwise noted, and based on the most popular or common type of wallcovering. Customer is responsible for informing contractor of wallcovering repeats if material is supplied by customer. If Customer selects something unusual such as silk or different designer paper, the labor price may be more. Precision Wallcovering (PW/Contractor) has no control over manufacturing of material, and will not be responsible for faulty or unacceptable results due to defects.

EXCLUSIONS: Existing wall texture can show through wallcovering. Walls can be blank stocked or resurfaced to minimize show-through. PW will not be responsible for failure of wall substrate such as paint, paneling, or prime. A minimum job/trip charge of \$250 will be charged on any job, or if Contractor has to return to the job site an additional day to complete work for reasons such as faulty material or insufficient quantity. If there is not enough material to complete the job and PW specified the amount, the fee will not apply. A liquidated damages charge of \$100 will be imposed if less than 24 hours notice is given for job cancellation or postponement. Residential Customers have a cancellation right of three (3) business days from the time the Proposal is accepted. Bid prices are based on all work completed at one time, unless otherwise noted. Material prices are based on quantities noted and partial job requests may be disproportionate in cost. Customer is held solely responsible to open material, unroll it and inspect it for defects or shading. Once material is cut and found defective and PW is unable to proceed, a \$250 fee will be charged. If the material is purchased by or through PW, this fee does not apply. Customer is responsible for payment in full for all work up to that point. Customer is responsible to clear work area, and store and protect personal property. Contractor will not be held responsible for loss or damage to personal property not protected by Customer. Customer should be present at job site at the beginning of each job day to consult with installer(s) regarding the specifications of the work to be completed.

CONDITIONS: Any changes or additions will be extra and charged accordingly. **ALL WORK IS C.O.D.**, unless otherwise noted. A late payment fee of 1.5% per month will be computed starting 30 days from completion date. A returned check fee of \$30 will apply on any returned check. Customer may also be held responsible for any or all collection costs as permitted by law. Customer is obliged to provide free access to work areas, during scheduled work hours, and storage areas for tools, materials and debris. Customer is responsible to obtain financing for the project, if applicable. The Contractor is not responsible for unforeseen or abnormal working conditions such as sharing work space with other trades. Contractor is not responsible for delays due to acts or occurrences beyond reasonable control. The Customer is responsible to procure and maintain property insurance, and the Contractor is not responsible for same. Contractor agrees to carry liability and workman's compensation insurance. The right to suspend work, if a progress or deposit payment is not timely made by the Customer, is held by the Contractor. If a dispute shall arise between the Contractor and the Customer, each agrees to abide by the results of mandatory arbitration by a neutral third party.

NOTICE

Contractors are required by law to be licensed and regulated by the Contractors' State License Board, which has jurisdiction to investigate complaints against Contractors if complaint is filed within four years of the date of the alleged violation. Licensed contractors are regulated by laws designed to protect the public. You may contact the Contractors State License Board to find out if your contractor has a valid license. Any questions concerning a Contractor may be referred to the Registrar, Contractors State License Board, P.O. Box 26000, Sacramento, CA 95826, or call 800-321-CSLB.

UNDER THE CALIFORNIA MECHANICS' LIEN LAW, ANY CONTRACTOR, SUBCONTRACTOR, LABORER, SUPPLIER, OR OTHER PERSON OR ENTITY WHO HELPS TO IMPROVE YOUR PROPERTY, BUT IS NOT PAID FOR HIS OR HER WORK OR SUPPLIES, HAS A RIGHT TO PLACE A LIEN ON YOUR HOME, LAND OR PROPERTY WHERE THE WORK WAS PERFORMED AND TO SUE YOU IN COURT TO OBTAIN PAYMENT. THIS CAN HAPPEN EVEN IF YOU HAVE PAID YOUR CONTRACTOR IN FULL IF THE CONTRACTOR'S SUBCONTRACTOR, LABORER OR SUPPLIER REMAIN UNPAID.

I Have Read & Agree To The Above Conditions

Signature _____ Printed Name _____ Date _____

Exterior Proposal



www.PrecisionWallcovering.net
Info@PrecisionWallcovering.net

Office 949.493.1300
Fax 949.493.9892

31871 Via Montura
San Juan Capistrano
California 92675

Proposal Date: 1/9/2013

PROPOSAL SUBMITTED TO	PRIMARY PHONE		
Todd and Brandi Popovich	310-490-2613 cell		
ADDRESS			
1930 Fairburn Ave.	fourpops@roadrunner.com		
CITY, STATE, AND ZIP CODE	JOB NAME AND ADDRESS (if different)		
LA., Westwood 90025			

The areas we are proposing to paint (scope of work): as per site inspection 1-9-13 by Allan Horn

All Sides , Front , Right , Rear , Left ,
Preparation as stated below
Eaves - Apply 2- 3 Coats
Fascia - Apply 2-3 Coats
Windows - Apply 2- 3 Coats
Doors - Apply 2-3 Coats
Metal Flashing - Apply 2-3 Coats
Posts/Pillars - Apply 2-3 Coats
Wrought Iron- Apply 2-3 Coats
Siding - Apply 2 Coats
Porch cover
Trash wood enclosure
Miscellaneous gas and water lines -
Miscellaneous conduit and electric panel -
New iron cut out silicone and use liquid weld -

Sample
Proposal
Residential
Site Inspection

***Unless otherwise clearly defined above, all work shall be preformed at the Level 3 Surface Preparation and Finish Appearance standard (see below)**

Excluded:

- All exterior stucco, permits, Entry doors, concrete floor surfaces
- All chimney, roof and roof mounted items
- All other perimeter fencing and other landscape items
- All other surfaces not specifically mentioned above

Included in our standard procedures:

1. Pressure wash all surfaces scheduled for painting work as needed
2. Trench down 4" below grade wherever surface meets ground
3. Remove or mask exterior lighting prior to painting and reinstall when completed
4. All grounds and plants will be covered prior to any painting

5. Left over paint will be labeled and left for future touch-ups.
6. At the completion, our trained project manager will carefully inspect all surfaces to insure our quality standard has been met.

Levels of Surface Preparation & Finish Appearance:

- Description: The following levels are used to establish a clearly-communicated standard as to what has been agreed upon and what is to be expected with regards to the different levels of surface preparation and the quality of appearance of the finished surface. They are a summary of the actual standard based on PDCA (Painting & Decorating Contractors of America) Industry Standard P14-06.
- **Level 1 – Basic: Cleaned, No Patching** - Requires only basic cleanliness of surfaces to ensure the adhesion of new finishes, with less concern for the adhesion of existing paint and quality of appearance. Obvious loose paint will be removed, but no smoothing of the existing surface profile will be done. Includes light power washing, or hand cleaning. No Warranty
- **Level 2 – Standard: Basic Patching** - Requires all of Level 1 as well as the examination of existing coatings to assess their adhesion. With this level of surface preparation, good adhesion and longevity of finish are of primary concern and appearance is of secondary concern. Includes basic patching, filling, caulking, dulling of glossy surfaces, spot priming, and light sanding/abrading to address surface profile differences exceeding 1/8 inch. Excludes matching stucco textures.
- **Level 3 – Superior: Detailed Patching** – **Requires all of Levels 1 and 2 with added emphasis on the quality of appearance of finish painted surfaces. Includes detailed patching, filling, approximate matching of stucco textures, and thorough sanding to address surface profile differences exceeding 1/16 inch.**
- **Level 4 – Supreme: Touch & Feel** – Requires all of Levels 1, 2 and 3 with even more emphasis on the quality of appearance of finish painted surfaces. The criteria for inspection and acceptance may include smoothness to "touch and feel" on doors, windows and easily accessible trim. Includes thorough filling & sanding to address surface profile differences exceeding 1/32 inch.
- **Level 5 – Restoration/Resurfacing: Back to Original** – This type of surface preparation is required when existing conditions indicate that the surfaces are severely deteriorated (where damage to the coating is widespread). Includes complete or nearly complete removal of existing paint through various stripping methods. Substrate (underlying surface being painted) may need to be completely replaced, repaired or resurfaced.

Cost

- We propose to furnish material and labor – complete and in accordance with the above specifications for the sum stated below. *Individual tasks*, if selected, may require additional pricing. Price is valid for 30 days, unless otherwise noted.

Investment for the above: \$13672

Colors & Samples

- We offer up to 3 - 8"X10" brush outs of your colors choices to help you in your decision making, FREE.
- If your need more assistance with color, we offer Color Consultations and custom color mixing. Additional costs do apply.
- This estimate includes up to 2 different colors to the home. Color to match stucco
- Due to the conceptual nature of our first meeting and not having a color scheme finalized, additional pricing may be required on color changes, color placement, going from light to deep based colors or the reverse.

Insurance & Licenses

- **California Contractors License #480634**
- **2 million dollar General Liability insurance coverage**
- **1 million dollar Workmans Compensation**

Two Year Limited Warranty

- Precision Wallcovering and Painting warrants labor and material for a period of two (2) years. If paint failure appears, we will supply labor and materials to correct the condition without cost. This warranty is in lieu of all other warranties, expressed or implied. Our responsibility is limited to correcting the condition as indicated above.
- This warranty excludes, and in no event will Precision Wallcovering and Painting be responsible for consequential or incidental damages caused by accident or abuse, temperature changes, settlement or moisture; i.e., cracks caused by expansion and/or contraction. Cracks will be properly prepared as indicated at time of job, but will not be covered under this warranty.

Payment

- A 10% deposit is required to reserve your painting appointment.
- Progress payment will be addressed in our agreement / contract.

We gladly accept checks, cash, or Visa or MasterCard.



Respectfully submitted: **Allan Horn**

Please read this proposal carefully and make sure that it contains all the aspects of the job that you want and no additional aspects. Anything not included in this proposal is excluded. We want to be as clear as possible to make this project easier for you. Please let us know of any way we can help.

Exterior Agreement



www.PrecisionWallcovering.net
Info@PrecisionWallcovering.net



Office 949.493.1300
Fax 949.493.9892

31871 Via Montura
San Juan Capistrano
California 92675

13-2710

CUSTOMER INFORMATION			
PROPOSAL SUBMITTED TO Todd and Brandi Popovich		PHONE 310-490-2613	DATE 1/9/2013
ADDRESS 1930 Fairburn Ave.		JOB NAME Sample Contract	
CITY, STATE, AND ZIP CODE LA., Westwood 90025		JOB LOCATION Residential to Proposal	
SPECIFICATIONS		SCHEDULE	
Precision Wallcovering and Painting will furnish all labor, materials and equipment to perform the following: Please see attached Proposal with Specifications and Scope of Work		Approximate date to begin project: 4-5 Weeks	
Visa or MC # & exp. Date:		Approximate Project Time: 12 Consecutive Days	
		Substantial Commencement of work shall be deemed to be job site set-up and commencement of painting preparation work.	
TOTAL COST		DEPOSIT	
Customer agrees to pay contractor a total cash price of: \$13672		Due upon approval of proposal: \$1000	
PAYMENTS:	AMOUNT:	We will schedule your work once we receive a signed copy of this agreement. Please make all checks payable to Precision Wallcovering and Painting . Additional Payment Plans are available	
1/2 of Completion:	\$6336		
Final Payment Upon Completion:	\$6336		
Upon satisfactory payment being made for any portion of the work performed, the contractor shall, prior to any further payment being made, furnish a full and unconditional release for any claim or mechanic's lien.			
TERMS AND CONDITIONS AND ATTACHMENTS			
The Terms and Conditions following and all Attachments are expressly incorporated into this Agreement. This Agreement constitutes the entire understanding of the parties and no other understanding or representations, oral or otherwise, shall be recognized as part of this agreement.			
ACCEPTANCE			
Authorized Signature: _____		Date: _____	
Contractor			
(NOTE: This proposal will expire if not accepted within 30 days of the date signed by Contractor.)			
You are hereby authorized to perform the work specified in this Proposal and Agreement, for which I/we agree to pay the contract price and according to the terms hereof.			
Any alteration or deviation from the above specifications, including but not limited to any such alteration or deviation involving additional material and/or labor costs, will be executed only upon written order for same, signed by Owner and Contract			
If any payment is not made when due, Contractor may suspend work on the job until such time as all payments have been made. A failure to make payment for a period in excess of 3 days from the due date of the payment shall be deemed a material breach			
I/we have read and agree to the provisions of this Proposal and Agreement and acknowledge receipt of the following attachments: (1) Notice to Owner and Warranty, (2) Exterior Proposal, (3) Notice of Cancellation			
X _____		Date of Acceptance: _____	
Customer (Owner)			
You the buyer (Owner), may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. Or, if this is a contract for the repair of damages resulting from an earthquake, flood, fire, hurricane, riot.			

Additional Provisions

Unless otherwise specified herein, the following additional provisions are expressly incorporated into this contract:

- 1. Outside Agency Circumstances:** Any changes required by an outside agency such as the government, EPA, inspection service or the like will be considered additional work which are to be paid by the owner.
- 2. Installation:** Owner understands the Contractor may or may not install the materials. Contractor has the right to subcontract any part of, or all of the work herein.
- 3. Change Orders:** Should owner, or other authorized individual under this contract require any modification to the work covered under this contract, any cost incurred by Contractor shall be added to the contract price as extra work and Owner agrees to pay Contractor his normal selling price for such extra work. All extra work as well as any other modifications to the original contract shall be specified and approved by both parties in a written change order. All change orders shall become a part of this contract and shall be incorporated herein.
- 4. Owners Responsibility / Insurance etc.:** Owner is responsible for the following (1) to see that all necessary water, electrical power, access to premises, refuse removal services, and toilet facilities are provided on the premises. (2) to provide a storage area on the premises for equipment and materials (3) to, prior to work, remove or relocate any item that prevents contractor from having free access to the work areas such as pictures, artwork, decorative items, furniture, appliances, draperies, clothing, plants, or any other personal effects and properties. In the event the Owner fails to relocate items, contractor may relocate these items as required but in no way is contractor responsible for damage to these items during their relocation and during the performance of the work. (4) to obtain permission from the owner(s) of adjacent properties that contractor must use to gain access to the work areas. Owner agrees to be responsible and to hold the contractor harmless and accept any risk resulting from the use of adjacent property by contractor. (5) to correct any existing defects which are recognized during the course of the work. Contractor shall have no liability for correcting any existing defects such as, but not limited to dry rot, structural defects, or code violations. (6) to maintain property insurance with Fire, course of construction, all physical loss with vandalism and malicious mischief clauses attached, in a sum at least equal to the contract price, prior to and during performance of this contract. If the project is destroyed or damaged by an accident, disaster or calamity, or by theft or vandalism, any work or material supplied by contractor in repairing or repainting the project shall be paid for by the owner as extra work.
- 5. Delay:** Contractor shall not be held responsible for any damage occasioned by delays resulting from work done by owners subcontractors, extra work, acts of owner or owners agent including failure of owner to make timely progress payments or payments for extra work, shortages of material and/or labor, bad weather, fire, strike, war, governmental regulations, or any other contingencies unforeseen by contractor or beyond contractors reasonable control.
- 6. Surplus Materials:** Any surplus material left over after this contract has been completed are the property of contractor and will be removed by the same. No credit is due owner on returns for any surplus materials because this contract is based upon a complete job. All salvage resulting from work under this contract is the property of the contractor.
- 7. Cleanup and Displaying Signs:** Upon completion, and after removing all debris and surplus materials, contractor will leave premises in a neat, broom clean condition. Owner hereby grants to contractor the right to display signs and advertise at the job site for the period of time starting at the date of signing of this contract and continuing uninterrupted until fourteen (14) days past the date the job is completed and payment in full has been made.
- 8. Method of Application and Paint Colors:** Owner authorizes contractor to use any method of paint application that contractor deems appropriate, weather it be brush, pad, roller, spray or a combination thereof. Where colors and sheen factors are to be matched, contractor shall make reasonable efforts to do so but does not guarantee a perfect match. At the written request of owner, contractor shall provide a sample of any paint for approval by owner. If the owner does not request a paint sample, contractor is authorized to apply manufacturer's standard paint as identified in this contract and is not responsible for any differences between the manufacturer's color chart and the paint as it is applied.
- 9. Hazardous Substances:** Owner understands that contractor is not qualified as a hazardous material handler or inspector or as a hazardous material abatement contractor. Should any hazardous substances as defined by the government be found to be present on the premises, it is the owners responsibility to arrange and pay for abatement of these substances.
- 10. Right to Stop Work:** If any payment is not made to contractor as per this contract, contractor shall have the right to stop work and keep the job idle until all past due progress payments are received. Contractor is further excused by owner from paying any material, equipment and/or labor suppliers or any subcontractors (hereinafter collectively called suppliers). If these same suppliers make demand upon owner for payment, owner may not make such payment on behalf of contractor without contractor approval at which time the contractor may access a late payment penalty by not reimbursing the customer the amount paid to the suppliers. The owner is responsible to verify the true amounts owed to the contractor and to these same suppliers prior to making payment. Owner shall not be entitled, under any circumstances, to collect as reimbursement from contractor any amount greater than that exact amount actually and truly owned by contractor to the same suppliers for work done on owners project.
- 11. Payment:** Payments shall be made per Sec. 7159 (f) on the California Business and Professions Code, upon satisfactory payment being made for any portion of the work performed, the contractor shall prior to any further payment being made, furnish to the person contracting for this home improvement, a full and unconditional release from any claim or mechanic's lien pursuant to Section 3114 of the Civil Code for that portion of the work for which payment has been made.
- 12. Collection:** Owner agrees to pay all collection fees and charges including but not limited to all legal and attorney fees that result should owner default in payment of this contract. Overdue accounts are subject to interest charged at the rate of 24% per annum. Deposit is forfeited upon cancellation of job by either party.
- 13. Legal Fees:** In the event litigation arises out of this contract, prevailing party(ies) are entitled to a legal, arbitration, and attorney fees. The court shall not be bound to award fees based on any set, court fee schedule but shall if it so chooses, award the true amount of all cost, expenses and attorney fees paid or incurred.

14. Notice: Any notice required or permitted under this contract may be given by ordinary mail at the address of both parties contained on page one of this contract. This address may be changed from time to time by written notice given by one party to the other. After a notice is correctly posted and deposited in the mail, it shall be deemed received by the other party after one (1) day.

15. Severability: If any clause contained within this contract is rendered null and void, that clause shall not render the entire contract null and void.

NOTICE TO OWNER - LIEN DISCLOSURE:

Under the California Mechanics' Lien Law, any contractor, subcontractor, laborer, supplier, or other person or entity who helps to improve your property, but is not paid for his or her work or supplies, has a right to place a lien on your home, land, or property where the work was performed and to sue you in court to obtain payment. This means that after a court hearing, your home, land, and property could be sold by a court officer and the proceeds of the sale used to satisfy what you owe. This can happen even if you have paid your contractor in full if the contractor's subcontractors, Laborers, or suppliers remain unpaid.

To preserve their right to file a claim or lien against your property, certain claimants such as subcontractors or material suppliers are each required to provide you with a document called a "preliminary Notice". Contractors and laborers who contract with owners directly do not have to provide such notice since you are aware of their existence as an owner. A preliminary notice is not a lien against your property. Its purpose is to notify you of persons or entities that may have a right to file a lien against your property if they are not paid. In order to protect their lien rights, a contractor, subcontractor, supplier, or laborer must file a mechanic's lien with the county recorder, which then becomes a recorder lien against your property. Generally, the maximum time allowed for filing a mechanic's lien against your property is 90 days after substantial completion of your project.

CUSTOMER PROTECTION:

To insure extra protection for yourself and your property, you may wish to take one or more of the following precautionary steps:

- Require that your contractor supply you with a payment and performance bond (not a license bond), which provides that the bonding company will either complete the project or pay damages up to the amount of the bond. This payment and performance bond as well as a copy of the construction contract should be filed with the county recorder for your future protection. They payment and performance bond will usually cost from 1 to 5 percent of the contract amount depending on the contractor's bonding ability. If a contractor cannot obtain such bonding, it may indicate his or her financial incapacity.
- Require that payments be made directly to subcontractors and material suppliers through a joint control. Funding services may be available for a fee in your area which will establish voucher or other means of payment to your contractor. These services may also provide you with lien waivers and other forms of protection. Any joint control agreement should include the addendum approved by the registrar.
- Issue joint checks for payment, made out to both your contractor and subcontractors or material suppliers involved in the project. The joint checks should be made payable to the persons or entities which send preliminary notices to you. Those persons or entities have indicated that they may have lien rights on your property, therefore you need to protect yourself. This will help to insure that all persons due payment are actually paid.
- Upon making payment on any completed phase of the project, and before making any further payments, require your contractor to provide you with unconditional "Waiver and Release" forms signed by each material supplier, subcontractor, and laborer involved in that portion of the work for which payment was made. The statutory lien releases are set forth in exact language in Section 3262 of the Civil Code. Most stationary stores will sell the "Waiver and Release" forms if your contractor does not have them. The material suppliers, subcontractors, and laborers that you obtain releases from are those suppliers, contractors and laborers working on your project, you may obtain a list from your contractor. On projects involving improvements to a single-family residence or a duplex owned by the individuals, the person signing these releases lose the right to file a mechanic's lien claim against your property. In other types of construction, this protection may still be important but may not be as complete.

To protect yourself under this option you must be certain that all material suppliers, subcontractors, and laborers have signed the "waiver and Release" form. If a mechanic's lien has been filed against your property, it can only be voluntarily released by a recorded "release of Mechanic's Lien" signed by the person or entity that filed the mechanic's lien against your property unless the law suit to enforce the lien was not timely filed. When making final payments, you should have the release form signed and make sure any and all such liens are removed. You should consult an attorney if a lien is filed against your property.

Contractors are required by law to be licensed and regulated by the contractors state license board, which has jurisdiction to investigate complaints against contractors if a complaint regarding a patent act or omission is filed within four years of the date of the alleged violation. A complaint regarding a latent act or omission pertaining to structural defects must be filed within 10 years of the date of the alleged violation. Any questions concerning a contractor may be referred to the registrar, contractors state license board, P.O. Box 26000, Sacramento, CA 95826-0026. State law requires anyone who contracts to do construction work to be licensed by the contractors' state license board in the license category in which the contractor is going to be working. If the total price of the job is \$300 or more (including labor and materials). Licensed contractors are regulated by laws designed to protect the public. The board has offices throughout California. Please check the government pages of the white pages for the office nearest you or call 1-800-321-CSLB for more information.

Fax signed copy to 949-493-9892 reserve your painting project start e.

Please make deposit check payable to:

Precision Wallcovering and Painting

1871 Via Montura, San Juan Capistrano CA 92675

Work Standard

- Precision Wallcovering and Painting is a member of the Painting and Decorating Contractors of America and upholds the standard set forth by the PDCA.
- All work is to be completed in a workman like manner according to standard practices.
- Worker/s will remain on job until completion of project.
- Work procedures as per standards of the PDCA (Painting and Decorating Contractors of America) P1-92, P2-92, P3-93, P4-94, P5-94, P7-98 and P6-99 and all other standards by reference (Standards can be obtained at www.pdca.org).
- The painting contractor will produce a "properly painted surface". A "properly painted surface" is one that is uniform in color and sheen. It is one that is free of foreign material, lumps, skins, sags, holidays, misses, strike-through, or insufficient coverage. It is a surface that is free of drips, spatters, spills, or over-spray which the contractors' workforce causes. Compliance to meeting the criteria of a "properly painted surface" shall be determined when viewed without magnification at a distance of five feet or more under normal lighting conditions and from a normal viewing position.

Customer Responsibility:

- Please take specific note of job description.
- Colors **must** be chosen one (1) week prior to start date. An additional cost will be charged for color changes made after commencement of work.
- All landscape items, trees, bushes... etc. are to be cut back so as not to touch the surface of the project prior to proceeding with painting work.
- Alarms and automatic sprinkler systems must be turned off while work is in progress.
- **Precision Wallcovering and Painting is not responsible for damage to Spanish tile roofs (or any other roof systems). Every precaution will be made to not break tiles, but it is not guaranteed that there will be no tile damage.**

Notes about the job:

- At the completion of the painting work, our trained foreman will carefully inspect all surfaces to insure our quality standards have been met. This way, the customer will see only a high quality finished result.
- This contract is based on a regular workweek of Monday through Friday, standard business hours. If your project requires a different time schedule, this will need to be discussed for additional charges.
- We understand that the scope of work calls for a certain amount of coats per surface to ensure proper coverage. In certain situations of color/finish selection or type of surface being painted, the allowed amounts of coats may not cover per the estimated scope of work. If this situation occurs, the customer will be notified and informed that additional coats will be required to ensure proper coverage and a professional looking paint job.
- Complete clean up will be strictly observed at the end of each working day. All paint materials and tools will be moved or stored in a location as directed by the customer at the end of each day so as to minimize interruption of our customer's personal life style.
- This contract is for completing the job as described above and is based on visually observed conditions. Should any unforeseen conditions arise that could not be determined at the time of the estimate, but does occur at any time for the duration of the project, the customer will be notified and a firm price will be given at that time.

- Pressure wash all surfaces scheduled for painting. The owners should be aware that when pressure washing is done, water is applied at angles not common to weather which will / may cause temporary leaking. For this reason, we strongly advise the customer to remove any items from around doors and windows that may be damaged by water. **CLEANING WINDOWS IS NOT INCLUDED IN CONTRACT AMOUNT.** Windows can be cleaned once job is completed at an additional cost.

Additional Work Orders:

- If after you agree to this work, you desire any changes of additional work, please contact us as the cost of all revisions must be agreed upon in writing. Workers are instructed not to undertake additional work without authorization.
- It is essential that the work area be available to us, **free from other trades.** As a result of trade interference, Precision Wallcovering and Painting may leave the job and additional charges may be incurred.
- All work is to be performed according to standard painting sequencing and work flow. If interruptions occur, additional charges may be incurred.



INJURY & ILLNESS PREVENTION PROGRAM

Revised: 07/28/2010