

Estimate



RENOWNEDGROUP
DESIGN.BUILD.RENOVATE.

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Job Address:
3504 Villanova St
Dallas, TX 75225

Print Date: 8-29-2024

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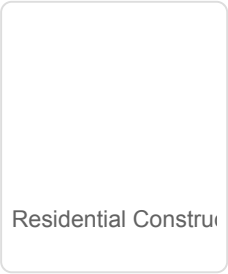
Please find Renowned's estimate for your remodeling project below.

Feel free to contact us if you have any questions.
We look forward to working with you.

Thanks for your business!
Renowned Group
(972) 232-7122

Attachments

View All (1)



Items	Description	Qty/Unit	Unit Price	Price
Design	Allowance Floor plans proposed & existing Cabinet elevations (shop drawings) 3d Rendering Selection assistance	90	\$125.00	\$11,250.00
Site Requirements	Allowance Builders Risk policy Plan printing costs Permits (if applicable) Paper, plastic, tape, ram board, and zip walls for floor, wall, and dust protection (Note: We keep bulk supplies in our warehouse and bill estimated use) General clean up and site maintenance Material deliveries Filter changes Dumpster / Dump fees Deep cleaning	1	\$18,000.00	\$18,000.00
Appliances	Allowance for Certified Installer to remove appliances and appliance panels as needed and reinstall for paint	1	\$1,800.00	\$1,800.00
Demolition	Allowance Throughout Carpet, supply & return covers, window treatments Study Fireplace surround Kitchen Cabinetry, countertops, back splash, and vent hood Hall Built in Pet Parlor Tile floor Pantry Server Countertops Bar Countertops Living Fireplace surround and built in In-Law Suite Vanity, countertop, mirror, fixtures, accessories, tile floor, shower pan & walls, & shower glass Flex Bedroom bath Cabinets, countertop, fixtures, accessories, tile floor, tub, and tile surround. Baby's Room Cabinets, countertop, fixtures, accessories, tile floor, tub, tile surround. Primary bath & closet Cabinets, countertops, mirrors, fixtures, accessories, tile floor, shower pan & walls, glass, and sheetrock off walls to be removed	1	\$12,825.00	\$12,825.00

	Laundry Tile floor			
Carpentry Labor	Allowance Kitchen \$7,575 Cabinet install 101 LF \$75.00 \$7,575 Primary Bath \$2,750 Cabinet install 20.0 \$75.00 \$1,500 Frame and install pocket door kit, door, and hardware \$750 Remove framing and frame new wall at shower to closet. \$500 Primary Closet \$800 Remove framing at wall separating His & Hers closet and frame in doorway. Primary bedroom \$2,500 Frame and install converging pocket door kit, door, and hardware \$1,500.00 Framing & drywall for fireplace \$1,000 In Law Suite \$412.50 Cabinet install 5.5 LF \$75.00 \$412.50 Flex Bedroom bath & closet \$2,137.5 Cabinet install 8.5 LF \$75.00 \$637.50 Frame and install 2 pocket door kits, doors, and hardware Baby's Room bath & closet \$2,137.5 Cabinet install 8.5 LF \$75.00 \$637.50 Frame and install 2 pocket door kits, doors, and hardware Garage \$1,440.00 Install garage storage solutions Pet Parlor \$500 Build and install shelving for Cats Playroom \$300 Add matching shelving at TV location Hall \$400 Replace attic ladder Throughout \$3,840.00 Replace door hardware, hinges, door stops Install bathroom accessories & cabinet hardware	1	\$24,792.50	\$24,792.50
Carpentry materials	Allowance for all necessary materials needed to complete the carpentry labor scope of work such as dimensional lumber cavity slider pocket door kit, doors, plywood, sheetrock, trim, nails, screws, construction adhesive, etc. Cavity slider pocket door kits \$10,500 Insulated metal attic ladder \$1,000 Note: Closets, cabinetry, garage org, hardware, accessories, and other products individually line items elsewhere are not included in this allowance.	1	\$13,750.00	\$13,750.00
Fireplace	Allowance Conventional Masonry Fireplace w/ metal chimney w/ install	1	\$18,000.00	\$18,000.00

Note: Appliance style b vent or direct vent run 8-20k install				
Windows	Allowance	1	\$11,000.00	\$11,000.00
	Breakfast Replace mulled arch window with single unit Replace brown hardware throughout			
Plumbing	Allowance	1	\$12,000.00	\$12,000.00
	Kitchen \$1,500 Connect sink at existing location Run cold water line for pot filler & install Install water filtration at kitchen sink			
	Powder bath \$250 Detach & reset toilet			
	Powder bath 2 \$250 Detach & reset toilet			
	In-Law Suite \$1,300 Install shower valve, trim, and head, set toilet, connect sink, and install new faucet			
	Flex Bedroom bath \$1,600 Set tub, install tub/shower valve, trim, and head, set toilet, install new faucet			
	Baby's Room bath \$1,600 Set tub, install tub/ shower valve, trim, and head, set toilet, install new faucet			
	Primary bath \$3,500 Drain manipulation as needed, Install shower valve w/ 3 position diverter function, trim, head, wand, and rain head, set toilets, connect sinks at existing locations, tub filler valve and trim, set freestanding tub			
	Primary Bedroom \$2,000 Run gas line for Fireplace			
Electrical Labor	Allowance	168	\$75.00	\$12,600.00
	Throughout Wire manipulation as needed Lighting and fan replacements as needed Low voltage for under & over cabinet lighting Replace all plugs and switches Replace all bathroom & laundry vent fans Wire for and install lighted mirrors in Guest, Bath 1 & 2, and Primary Replace existing speakers, install new in select rooms, & install Sonos amps			
	Primary bathroom Run 220V for heated floor Install wire and thermostat for heated floor			
	RR electricians are \$75 per hour, per worker, and billed weekly.			
Electrical Materials	Allowance	1	\$12,500.00	\$12,500.00
	Wire, boxes, plugs, switches, recessed lighting, smoke detectors, low voltage led lighting, drivers, and bathroom vent fans Heated floor system			

Review Lutron https://www.casetawireless.com/us/en Note: We keep bulk supplies in our warehouse and bill against estimate use per job. Owner to supply decorative and flush mount lighting; chandeliers, sconces, pendants, and ceiling fans. Owner to notify Contractor on any items they have brand or style preference.				
HVAC	Allowance Primary bath Duct manipulation as needed Laundry Replace dryer vent with recessed Study Supply & install smoke eater / air purifier for cigar smoke Throughout Replace all supply and return with architectural covers Aria vents https://fittes.com/collections/aria-vent https://texasbuildmart.com/collections/standard-linear-slot-diffusers	1	\$11,700.00	\$11,700.00
Cabinetry	Allowance Kitchen, Bar, & Servery \$65,650 101 LF Pre-finished custom cabinetry by StyleCraft or DuraSupreme Hall \$4,200 Built in 7 LF Pre-finished custom cabinetry by StyleCraft or DuraSupreme Living \$13,300 Built in & Credenza Built in 19 LF Pre-finished custom cabinetry by StyleCraft or DuraSupreme Primary Bath \$14,000.00 Vanities 20LF Pre-finished custom cabinetry by StyleCraft or DuraSupreme In-Law Suite \$3,850 5.5 Pre-finished custom cabinetry by StyleCraft or DuraSupreme Flex Bedroom bath \$5,950 Pre-finished custom cabinetry by StyleCraft or DuraSupreme Baby's Room \$5,950 Pre-finished custom cabinetry by StyleCraft or DuraSupreme Laundry \$750 2 Drawers \$200 9 Doors \$450 Adjustments \$100	1	\$113,650.00	\$113,650.00
Miscellaneous	Allowance Garage organization	1	\$6,000.00	\$6,000.00
Countertops	Allowance Quartz or Quartzite \$3250	3.5	\$3,250.00	\$11,375.00

Fabrication/Installation	Allowance	1	\$6,415.00	\$6,415.00
	Kitchen, Servery, & Bar \$3,410 Fab and install and estimated 86SF of countertop 2 sink cut out and polish			
	Primary Bath \$1,380 Fab and install and estimated 28SF of countertop 2 sink cut out and polish			
	In-Law Suite \$585 Fab and install and estimated 11SF of countertop 1 sink cut out and polish			
	Flex Bedroom bath \$620 Fab and install and estimated 12SF of countertop 1 sink cut out and polish			
	Baby's Room bath \$620 Fab and install and estimated 12SF of countertop 1 sink cut out and polish			
Shower Pan and Walls	Allowance	1	\$8,775.00	\$8,775.00
	Primary bath Labor to build shower pan, walls, and tub surround w/ niches			
	In-Law Suite Labor to build zero threshold shower pan and walls w/ niche			
	Flex Bedroom bath & Baby's Room bath Labor to prep tub walls w/ niche			
Tile setting materials	Allowance for materials required for the shower pan and tile setting process:	1	\$6,000.00	\$6,000.00
	PVC liner Galvanized lath Cement backer board and associated fasteners RedGard elastomeric waterproofing membrane Thin-set mortar Treated lumber Grout Schluter metal edging, as needed We maintain an inventory of these materials in our warehouse, with billing conducted based on the estimated usage for each job.			
Tile Installation	Allowance	1	\$32,080.00	\$32,080.00
	Kitchen & Bar \$2,000 Wall tile 80			
	Primary Bath \$14,490.00 Tile floor, shower walls, and tub surround Floor tile 343 Wall tile 140 Note: Quantities pending redesign of layout			
	In-Law Suite \$5,280.00 Tile floor and shower walls Floor tile 91 Wall tile 85			

	Flex Bedroom bath \$4,150 Tile floor and shower walls Floor tile 78 Wall tile 88 Baby's Room bath \$4,225 Tile floor and shower walls Floor tile 81 Wall tile 88 Laundry \$1,935.00 Tile floor Floor tile 86			
Tile Materials	Allowance pending final selection	1,100	\$15.00	\$16,500.00
Fireplace	Allowance Replace surrounds In Living, Study, & Primary bedroom	3	\$6,000.00	\$18,000.00
Stair Materials and Labor	Allowance Replace 58 LF of railing & 125 spindles	1	\$16,200.00	\$16,200.00
Flooring	Allowance Wood flooring existing 3,209 SF Carpet to wood 1,275 SF Select red oak to match existing 1,530 SF \$7,650 Install \$3,187.50 Sand and Finish 4,484 SF @ 2.75 \$12,331 Supply & Install shoe molding - paint grade \$1,000 Sand and Finish 33 treads & 15 Risers \$2,025	1	\$26,193.50	\$26,193.50
Paint Labor	Allowance Paint walls, ceiling, trim, doors, beams, and laundry cabinets Stain stair railing Note: Excludes prefinished cabinetry. Includes garage interior. Renowned Group is not responsible for any damage to wallpaper caused by masking the area prior to painting. While we take all necessary precautions to protect surfaces, the removal of masking tape may result in damage to wallpaper that is beyond our control.	1	\$55,000.00	\$55,000.00
Paint Materials	Allowance for all the necessary materials required to accomplish the painting labor scope of work. These include but are not limited to: Joint compound Tape Primer Paint Caulking Other related materials as needed to complete the painting portion of the project. We maintain an inventory of these materials in our warehouse, with billing conducted based on the estimated usage for each job.	1	\$9,200.00	\$9,200.00
Glazing	Allowance Primary and In-Law Suite showers Frameless glass enclosure with hardware from CR Lawrence to match finish.	1	\$6,250.00	\$6,250.00

Fixtures	Allowance Kitchen \$3,000 Sink, faucet, pot filler, and filtration Primary bath \$11,600 Sinks, faucets, shower fixtures, shower drain, freestanding tub, tub filler, and Robern mirrors Guest bath \$2,400 Sink, faucet, shower fixture, shower drain, and Robern mirror Bath 1 \$3,000 Faucet, tub, tub/shower shower kit, and Robern mirror Bath 2 \$3,000 Faucet, tub, tub/shower shower kit, Robern mirror Builder has wholesale account w/ JCR distributors. Mark up capped at market value.	1	\$23,000.00	\$23,000.00
Hardware	Allowance Door & Cabinet hardware Bathroom accessories	1	\$11,500.00	\$11,500.00
Home Automation	Allowance Sonos average 20% off retail https://www.sonos.com/en-us/shop 28 In-ceiling / In-wall Sonos 15 Amps 2 outdoor Set up and Integration included Note: Discuss arc, beam, subs at TV locations	1	\$15,400.00	\$15,400.00
Window Treatment	Allowance Hunter Douglas Powerview window treatments	12	\$850.00	\$10,200.00
Contingency	Allowance	1	\$20,000.00	\$20,000.00
Management, Overhead & Profit	Management, Overhead, Profit RR Overhead for duration of project. 110 estimated build days Total duration 5 months \$42,350 Markup on direct costs \$114,391.2	1	\$156,741.20	\$156,741.20

Total Price: \$728,697.20

AUTHORIZATION FOR WORK AND DIRECTION TO PAY & AGREEMENT

I /We, the Homeowner(s) and/or Authorized Representatives, now referred to as "Owner" authorize TG&C Enterprise LLC DBA Renowned Group, now referred to as "Contractor" to perform work upon my property.

Contract Price: Listed as "Total Price" in the Estimate above: subject to adjustment as provided herein. The "total contract price" includes a 2.7% discount for payment via check, ACH, or wire. Credit card payments are not eligible for said discount.

Please make checks payable to Renowned Group

Payment Schedule:

20% Acceptance
20% Demo complete. Tile and cabinetry ordered.
20% Rough carpentry, electrical, and plumbing complete. Tile started.
20% Wood installed
10% Cabinets installed
10% Substantial completion

Estimate: Listed Above

Estimated Start Date: 9/3/24

Work under this agreement will be substantially complete within 150 calendar days after the date work begins.

Documents Incorporated: This Agreement incorporates by reference certain disclosures and notices required by federal and state law. The following documents are incorporated as though included in full as part of this agreement.

Disclosure Statement Required by Texas Property Code Section 53.255

Residential Construction Performance Guidelines Consumer Reference Fifth Edition (attached as PDF)

Schedule of Rates

Authorization: As the Owner of the property, I understand that I must authorize the described work. I hereby authorize the Contractor to perform this work and accept full responsibility for payment upon completion and in accordance with the payment schedule.

Estimate: As the responsible Owner of the property, I fully understand and have carefully reviewed the Estimate provided by the Contractor. It is explicitly agreed that any items not specifically listed in the approved Estimate will not be included or completed under this contract.

Waiver of Rights to Receive Subcontractors and Suppliers List: By entering into this contract, the Owner acknowledges and agrees to waive their rights to receive a list of subcontractors and suppliers involved in the project as required by the 53.255 Disclosure Statement for Residential Construction Contract. The Owner understands that the Contractor is not obligated to provide this information, and the requirement is hereby waived.

Site Prep, Dust Containment, & Clean Up: Contractor will take caution to protect floors, walls, ceilings, furniture, and adjoining rooms during the project by the use of paper, cardboard, and/or plastic secured (when applicable) by blue painter's tape. Owner understands that unless specifically stated in the approved Estimate, cleaning of your home or

condo is not included. Contractor will broom sweep the workspace. Any additional cleaning needed will be the Owner's responsibility. Once Owner occupies the space, periodic cleaning will be at the Owner's expense. The final clean, if listed in the Estimate, will be completed when the project is done, regardless of when the Owner chooses to occupy the space prior to completion. Owner understands that damage to the finish of wood, tile, glass, walls, furniture, or any surface as a result of tape adhesive is possible.

Plumbing: Owner acknowledges and agrees that as part of the plumbing process, Contractor will shut off water supply valves at the respective fixtures and disconnect supply lines for sinks, bathtubs, showers, or any other fixture/appliance being removed. Additional costs may apply if the valves are faulty or if the installation of shut-off valves is required. Should new plumbing fixtures be found defective and in need of replacement, the cost will be borne by the Owner, unless the defectiveness is a result of the Contractor's negligence. Contractor will promptly replace any defective parts that have been installed. It is the responsibility of the Owners to cover the cost of additional labor and seek reimbursement from the manufacturer or distributor of the said fixtures. Please note that unforeseen expenses may arise due to chipping around drains, which will be charged to the Owner. Kindly understand that Contractor may not have visibility under existing tubs, showers, or walls being removed, making it difficult to anticipate potential costs associated with these areas..

Flooring: Owner understands that Contractor is not responsible for slab or subfloor condition. Any floating, sealant, or carpentry needed due to cracks or uneven areas will be billed at \$75 per bag of float, \$100 per gallon of Red Guard purchased, or \$150 per sheet of 1" t&g plywood.

Tile Install: Unless specifically listed on the Estimate above, the installation cost estimated is for standard tile, standard-sized tile, and standard installation. Standard tile is ceramic and porcelain material sized up to 3 square feet in area. Standard installations are straight and staggered. More time is needed to install natural stones, mosaics, glass, herringbone, and other patterns.

Materials: Due to extended lead times and shortage of materials Contractor will order more materials than required. The leftover material belongs to the Owner and will not be returned.

Fixtures / Lighting / Hardware: Owner understands that there is extended lead times on all products. Contractor will place orders once selections are confirmed by Owner and Distributor/Manufacturer. Communication with the Distributor/Manufacturer is prolonged and may take 2 or more weeks to finalize the order after Owner approval. Additional delivery and handling fees will apply to oversized and/or heavy orders.

Workmanship: All workmanship shall comply with the guidelines outlined in the Residential Construction Performance Guidelines for Professional Builders and Remodelers, Fifth Edition ©2015 National Association of Home Builders of the United States. Standard industry practices will apply if any item is not covered in the aforementioned publication. Dispute resolution shall follow the procedures stated in the contract documents or as mandated by applicable laws.

Custom installations & alterations: The Contractor will adhere strictly to manufacturer specifications for installations. Any requested modifications by the Customer that deviate from manufacturer specifications will be considered custom installations. The Contractor is not liable for defects or issues resulting from custom installations lacking proper engineering documentation or approval. The Customer is responsible for obtaining the necessary engineering for custom installations, including waterproofing details and structural modifications. The Customer must provide all required engineering documentation and specifications before work begins. If the Customer proceeds with a custom

installation without appropriate engineering documentation, they assume all risks and liabilities. The Contractor reserves the right to only accept work with proper engineering documentation or approval. By agreeing to these terms, the Customer accepts the responsibility for securing necessary engineering or accepting associated risks.

Manufacturer Errors / Defects: Contractor is not liable or responsible for errors or defects in manufactured products unless resulting from contractor negligence or improper installation.

Change Order / Reconciliation: Owner understands that line items with allowances will be reconciled. Costs incurred will be billed against the said allowance. Any additional work added outside the contract will be billed at the time cost is incurred. All Change Orders are to be paid in full at the time of approval. Owner has 2 business days after receipt to approve and make the payment or to notify Contractor of any disputed costs.

Added Work & Changes: The Owner acknowledges that any additional work or changes made to the scope of the project will result in a proportional extension of the project duration.

Acknowledgment of Satisfactory Work at Milestones: The Owner acknowledges and understands their obligation to diligently inspect the completed work at every milestone and to promptly notify the Contractor of any aspects that are deemed unsatisfactory.

Payment & Payment Schedule: Owner agrees to promptly compensate Contractor for all services provided. Payments shall be made immediately upon completion of the work, as outlined in the agreed draw schedule. Failure to make timely payments will result in cessation of work and demobilization. In the event of non-payment, Contractor reserves the right to recover all collection costs, including reasonable attorney fees, court fees, and other related expenses. Furthermore, Contractor retains the right to place a lien on the property if the outstanding balance is not settled upon completion of the work. All sales are final, deposits are non-refundable, and payments must be made as per the agreed payment schedule. Owner waives any right to initiate chargebacks through financial institutions or merchant processing services. Any disputes shall be resolved in accordance with the terms of this agreement.

Substantial Completion: Owner acknowledges that Contractor is entitled to receive payment upon achieving substantial completion of the project. Substantial completion is defined as the stage at which the work or designated portion thereof, as outlined in the Contract Documents, has progressed sufficiently to allow the Owner to occupy or utilize the completed work for its intended purpose or enter the punch list phase. Once the Owner is able to utilize the contracted workspace as intended, it is deemed substantially complete, and Contractor shall receive full payment.

Punch List: Once the project is Substantially Complete Owner and Contractor will schedule a Punch Walk together. If there are multiple Owners, all must be present during the Punch Walk. All areas will be documented via iPhone 10 camera or better, entered into BuilderTrend, and sent for Owner signature. Once the Owner approves the punch list the Contractor will complete the punch list items. Anything outside the approved punch list is Warranty and can be addressed within the Warranty timeline. Contractor typically will address Warranty items immediately if still mobilized or schedule all trades, so they can repair in 1 day to minimize cost and better plan the management of said work.

Grout/Caulk/Paint: Owner understands and agrees that grout, caulk, and paint cracking (typically at joints or material transitions) is common due to climate, soil movement, cleaning, and everyday use. Contractor provides a fair Warranty but must delineate the Warranty from Maintenance. Within the first 90 days of substantial completion, Contractor will address any grout, caulk, and paint cracking at no charge. After the 90-day period, Owner agrees to pay \$25 per man

per hour, the cost of material receipts, plus 30% Management, Overhead, and Profit for requested repairs.

Labor: Owner acknowledges and agrees not to engage, solicit, or employ any employee or subcontractor of Contractor for projects beyond the scope of the contracted work. This includes projects on behalf of neighbors, relatives, friends, or the Owner themselves. Our team of dedicated professionals has been carefully assembled over the years, and any breach of this agreement would be detrimental. In the event of such a breach, Owner will be responsible for a fee of \$500.00 per occurrence. Furthermore, Owner acknowledges that Contractor holds no responsibility for insurance coverage or liability pertaining to any work conducted outside the scope of the contracted project. It is imperative for Owner to understand and assume any associated risks and obligations for such additional work.

Owner's Cooperative Approach: Owner willingly grants Contractor the freedom to employ their preferred techniques while adhering to applicable building codes and manufacturers' installation specifications to execute the project successfully. Owner acknowledges and agrees to refrain from excessively monitoring or micromanaging Contractor's employees or subcontractors. Creating an atmosphere of respect and understanding is vital. Therefore, any form of violence, yelling, threats, or intimidation that compromises the safety and well-being of the work environment will not be tolerated. If Owner breaches this agreement, Contractor reserves the right to terminate the work. Our shared goal is to foster a harmonious and productive working relationship throughout the project.

Safety Considerations: In the interest of maintaining a secure work environment, Owner kindly agrees to ensure that all children and pets are kept away from the designated work areas. By doing so, Owner acknowledges and releases Contractor from any liability associated with injury or damage that may occur as a result. We appreciate your understanding and cooperation in prioritizing the safety of all parties involved.

Time Frame Acknowledgement: Owner acknowledges that during the construction process, various factors such as personnel, weather, materials, and tradesmen may impact the schedule. While the Contractor is committed to maintaining diligence and reasonableness in adhering to the time frame, it is important to recognize that unforeseen circumstances may arise, potentially extending the project's duration. It is understood that all schedules provided are tentative and subject to change. In light of these uncertainties, Contractor advises the Owner to make arrangements for refundable rental bookings.

Project Management / Supervision: Owner acknowledges that the Estimate includes a specific fee for Project Management and Supervision of Employees and Subcontractors. The allocation of hours for this service is based on the complexity of the project and is detailed in the corresponding line item within the Estimate. In the event that the Owner requests additional work, any associated Project Management and Supervision fees will be clearly outlined in a Change Order for the Owner's approval. It is understood that if the Owner or their representatives, including but not limited to Architects, Agents, Attorneys, Banks, Credit Unions, Condominium Associations, Designers, Decorators, Engineers, Family Members, Friends, Homeowners' Associations (HOA), Neighbors, and individuals or entities directed or controlled by the Owner, require time exceeding the allowed hours, the Owner will be billed at an hourly rate based on the Schedule of Rates for the additional time required.

Marketing: Owner grants Contractor full permission to capture and utilize photographs of the property before, during, and after the completion of the job, without any restrictions on their usage. Additionally, Owner authorizes Contractor to display signage on the property from the present date for a minimum of 7 days, up to a maximum of 1 month after the project's completion, unless such placement is prohibited by HOA regulations or local laws. Owner acknowledges the significance of the after photos for marketing purposes and agrees that any violation of the marketing agreement

will result in a penalty equivalent to 20% of the contract value. It is important to note that Owner's personal information, including their name and physical address, will not be disclosed publicly.

Damage: If Contractor causes any damage to Owner's property, Contractor will have the authority to rectify the damage by engaging subcontractors or their own employees. Owner agrees to provide access to the home or the affected item within 72 hours of receiving notice; failure to comply with this timeframe will release Contractor from any liability associated with the damage. Furthermore, Contractor retains the right to compensate for the damage based on the Actual Cash Value. The Actual Cash Value refers to the cost of replacing the damaged item with a similar kind and quality, considering depreciation and normal wear and tear.

Arbitration: Any controversy or Claim arising out of or relating to this contract, warranty, or the breach thereof which cannot be resolved by mediations shall be settled by arbitration administered by the American Arbitration Association under its Construction Industry Arbitration Rules, and judgment on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof. Anything in this contract notwithstanding, any Claim arising out of or relating to the Contract Documents or warranty or the breach thereof may, at the option of the Claimant, be filed in any Small Claims Court having jurisdiction, in lieu of an arbitration proceeding.

IMPORTANT NOTICE: You and your contractor are responsible for meeting the terms and conditions of this contract. If you sign this contract and you fail to meet the terms and conditions of this contract, you may lose your legal ownership rights in your home. KNOW YOUR RIGHTS AND DUTIES UNDER THE LAW.

§ 53.255. DISCLOSURE STATEMENT REQUIRED FOR RESIDENTIAL CONSTRUCTION CONTRACT.

(a) Before a residential construction contract is executed by the owner, the original contractor shall deliver to the owner a disclosure statement described by this section.

(b) The disclosure statement must read substantially similar to the following:

"KNOW YOUR RIGHTS AND RESPONSIBILITIES UNDER THE LAW. You are about to enter into a transaction to build a new home or remodel existing residential property. Texas law requires your contractor to provide you with this brief overview of some of your rights, responsibilities, and risks in this transaction. "CONVEYANCE TO CONTRACTOR NOT REQUIRED. Your contractor may not require you to convey your real property to your contractor as a condition to the agreement for the construction of improvements on your property. "KNOW YOUR CONTRACTOR. Before you enter into your agreement for the construction of improvements to your real property, make sure that you have investigated your contractor. Obtain and verify references from other people who have used the contractor for the type and size of construction project on your property."GET IT IN WRITING. Make sure that you have a written agreement with your contractor that includes:

(1) a description of the work the contractor is to perform;

(2) the required or estimated time for completion of the work;

(3) the cost of the work or how the cost will be determined; and

(4) the procedure and method of payment, including provisions for statutory retainage and conditions for final payment. If your contractor made a promise, warranty, or representation to you concerning the work the contractor is to perform, make sure that promise, warranty, or representation is specified in the written agreement. An oral promise that is not included in the written agreement may not be enforceable under Texas law. "READ BEFORE YOU SIGN. Do not sign any document before you have read and understood it. NEVER SIGN

A DOCUMENT THAT INCLUDES AN UNTRUE STATEMENT. Take your time in reviewing documents. If you borrow money from a lender to pay for the improvements, you are entitled to have the loan closing documents furnished to you for review at least one business day before the closing. Do not waive this requirement unless a bona fide emergency or another good cause exists, and make sure you understand the documents before you sign them. If you fail to comply with the terms of the documents, you could lose your property. You are entitled to have your own attorney review any documents. If you have any question about the meaning of a document, consult an attorney. **"GET A LIST OF SUBCONTRACTORS AND SUPPLIERS.** Before construction commences, your contractor is required to provide you with a list of the subcontractors and suppliers the contractor intends to use on your project. Your contractor is required to supply updated information on any subcontractors and suppliers added after the list is provided. Your contractor is not required to supply this information if you sign a written waiver of your rights to receive this information. **"MONITOR THE WORK.** Lenders and governmental authorities may inspect the work in progress from time to time for their own purposes. These inspections are not intended as quality control inspections. Quality control is a matter for you and your contractor. To ensure that your home is being constructed in accordance with your wishes and specifications, you should inspect the work yourself or have your own independent inspector review the work in progress. **"MONITOR PAYMENTS.** If you use a lender, your lender is required to provide you with a periodic statement showing the money disbursed by the lender from the proceeds of your loan. Each time your contractor requests payment from you or your lender for work performed, your contractor is also required to furnish you with a disbursement statement that lists the name and address of each subcontractor or supplier that the contractor intends to pay from the requested funds. Review these statements and make sure that the money is being properly disbursed." **CLAIMS BY SUBCONTRACTORS AND SUPPLIERS.** Under Texas law, if a subcontractor or supplier who furnishes labor or materials for the construction of improvements on your property is not paid, you may become liable and your property may be subject to a lien for the unpaid amount, even if you have not contracted directly with the subcontractor or supplier. To avoid liability, you should take the following actions:

- (1) If you receive a written notice from a subcontractor or supplier, you should withhold payment from your contractor for the amount of the claim stated in the notice until the dispute between your contractor and the subcontractor or supplier is resolved. If your lender is disbursing money directly to your contractor, you should immediately provide a copy of the notice to your lender and instruct the lender to withhold payment in the amount of the claim stated in the notice. If you continue to pay the contractor after receiving the written notice without withholding the amount of the claim, you may be liable and your property may be subject to a lien for the amount you failed to withhold.
- (2) During construction and for 30 days after final completion, termination, or abandonment of the contract by the contractor, you should withhold or cause your lender to withhold 10 percent of the amount of payments made for the work performed by your contractor. This is sometimes referred to as 'statutory retainage.' If you choose not to withhold the 10 percent for at least 30 days after final completion, termination, or abandonment of the contract by the contractor and if a valid claim is timely made by a claimant and your contractor fails to pay the claim, you may be personally liable and your property may be subject to a lien up to the amount that you failed to withhold. "If a claim is not paid within a certain time period, the claimant is required to file a mechanic's lien affidavit in the real property records in the county where the property is located. A mechanic's lien affidavit is not a lien on your property, but the filing of the affidavit could result in a court imposing a lien on your property if the claimant is successful in litigation to enforce the lien claim. **"SOME CLAIMS MAY NOT BE VALID.** When you receive a written notice of a claim or when a mechanic's lien affidavit is filed on your property, you should know your legal rights and responsibilities regarding the claim. Not all claims are valid. A notice of

a claim by a subcontractor or supplier is required to be sent, and the mechanic's lien affidavit is required to be filed, within strict time periods. The notice and the affidavit must contain certain information. All claimants may not fully comply with the legal requirements to collect on a claim. If you have paid the contractor in full before receiving a notice of a claim and have fully complied with the law regarding statutory retainage, you may not be liable for that claim. Accordingly, you should consult your attorney when you receive a written notice of a claim to determine the true extent of your liability or potential liability for that claim. "OBTAIN A LIEN RELEASE AND A BILLS-PAID AFFIDAVIT. When you receive a notice of claim, do not release withheld funds without obtaining a signed and notarized release of lien and claim from the claimant. You can also reduce the risk of having a claim filed by a subcontractor or supplier by requiring as a condition of each payment made by you or your lender that your contractor furnish you with an affidavit stating that all bills have been paid. Under Texas law, on final completion of the work and before final payment, the contractor is required to furnish you with an affidavit stating that all bills have been paid. If the contractor discloses any unpaid bill in the affidavit, you should withhold payment in the amount of the unpaid bill until you receive a waiver of lien or release from that subcontractor or supplier." OBTAIN TITLE INSURANCE PROTECTION. You may be able to obtain a title insurance policy to insure that the title to your property and the existing improvements on your property are free from liens claimed by subcontractors and suppliers. If your policy is issued before the improvements are completed and covers the value of the improvements to be completed, you should obtain, on the completion of the improvements and as a condition of your final payment, a 'completion of improvements' policy endorsement. This endorsement will protect your property from liens claimed by subcontractors and suppliers that may arise from the date the original title policy is issued to the date of the endorsement." (c) The failure of a contractor to comply with this section does not invalidate a lien under this chapter, a contract lien, or a deed of trust.

Contractor's Warranty and Responsibility

The Contractor gives the Owner a limited warranty for two (2) years as follows: Contractor warrants to the Owner that materials and equipment furnished under the Contract will be of good quality and new unless otherwise required or permitted by the plans. Contractor expressly warrants and guarantees to Owner that all labor installed under this Contract by Contractor or the subcontractors (with the exception of items such as hardscape, sealant and caulking which must be maintained by Owner per manufacturer's specifications or items affected by Acts of God, such as hail, tornado, earthquake damage or soils movement), will be free from defects in workmanship (not inherent in the quality required or permitted by the plans) and that the Work will substantially conform to the requirements of the plans for a period of two (2) year after the date of Substantial Completion of the Work. Contractor warrants that all materials and equipment installed under this Contract by Contractor or the subcontractors will conform to the requirements of this Contract and will be installed according to manufacturer's specifications so that any manufacturers' warranties shall pay to the Owner upon completion or installation. Contractor will not be responsible for cracks in concrete, asphalt or cement applications that are equal to or less than ¼" in width or vertical displacement; and Contractor will not be responsible for damage to such hardscape materials due to salt, chemicals that damage the Work, power washing, failure to maintain sealant, failure to maintain proper adjacent grade or other improper maintenance of such hardscape Work. For any cracks in hardscape greater than ¼" in width, Contractor may tend to such issue by routing and sealing such cracks. Contractor is not responsible for pre-existing construction conditions or deficiencies that manifest themselves during Contractor's work, i.e. cracks in plaster, nail or

screw pops in drywall, woodrot or substrate defects, etc. Contractor will not attend to any warranty issues without receipt of final payment; final payment being a condition precedent to Contractor's warranty obligations herein. Contractor's warranty excludes remedy for damage or defect caused by abuse, modifications not performed by Contractor, improper or insufficient maintenance, improper operation, normal wear and tear under normal usage, work or design defects not performed by or beyond control of the Contractor or improper design or specifications set forth by persons other than Contractor. Nothing contained herein shall be construed to limit any other warranties Owner may receive from the manufacturer of materials used in the Work, but the warranty contained in this Section shall be the exclusive warranty of Contractor, and all other express or implied warranties and guaranties are expressly disclaimed. This warranty shall not apply to work, materials or workmanship performed by other parties either prior to or subsequent to the Contractor's Work. If Contractor's Work involves matters of structural integrity or other design requiring a licensed design professional, this warranty shall not extend to any structural integrity or other engineer-required issues not included in the plans, including but not limited to, construction, design, foundation or soil defects involving the structure. Owner has the obligation to notify Contractor, in writing, within a reasonable period of time, of any failures or suspected failure regarding the Work. Contractor shall be given first opportunity of repair, within a reasonable time, any failures reported by Owner to Contractor. Contractor shall promptly commence and thereafter diligently pursue any warranty services required hereunder at Contractor's sole cost, expense and discretion. If Contractor fails to timely perform such services, Owner may perform the necessary services and Contractor shall reimburse Owner for the reasonable cost thereof within 30 days after delivery of Owner's written reimbursement request. In any event, Contractor's warranty hereunder shall be limited to the actual cost of repairs. THE FOREGOING CONSTITUTES THE OWNER'S EXCLUSIVE REMEDY. IN NO EVENT SHALL CONTRACTOR BE LIABLE FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES. CONTRACTOR MAKES NO WARRANTIES EXCEPT AS EXPRESSLY SET FORTH HEREIN. THIS WARRANTY EXCLUDES ALL OTHER GUARANTEES, REPRESENTATIONS, OR WARRANTIES, INCLUDING WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, EXPRESS OR IMPLIED, BY OPERATION OF LAW OR OTHERWISE.

SCHEDULE OF RATES

Project Manager.....	\$150.00/hr.
Designer.....	\$100.00/hr.
Draftsperson.....	\$80.00/hr.
Superintendent.....	\$70.00/hr.
Skilled Labor.....	\$55.00/hr.
Project Administrator	\$45.00/hr.
Painter	\$40.00/hr.
Labor Minimums	2 hours per day

SUBCONTRACTORS

Subcontractors.....Subcontract price plus Overhead & Mark up

EQUIPMENT

Equipment.....Equipment price plus Overhead & Mark up
Renowned Renovation owned equipment is charged at standard industry rental rates.

ADDITIONAL COSTS

Weekends, Nights & Over 40 Hours in One Week (per employee).....1 1/2 times the above listed rates

Emergency Response.....2 times the above listed rates

Holidays and Holiday Weekends.....3 times the above listed rates

The GSA Federal standard mileage rate and per diem will be charged to any project over 25 miles from closest Renowned office.

OVERHEAD & Markup

Mark up on project cost.....20%

Overhead.....\$385 per work day

Overhead and markup is applied to all charges including materials, labor, equipment, subcontractors and reimbursable expenses.

This Electronic Signature Disclosure and Consent ("Consent") sets forth the terms and conditions governing my consent to sign documents electronically. I may decline to electronically sign any document by clicking "Decline" instead of signing. I acknowledge that declining may slow the speed at which TG&C Enterprise LLC d/b/a Renowned Renovation can deliver services to me.

Effect of My Consent By agreeing to this Consent, I understand that (i) electronically signing and submitting any document(s) to TG&C Enterprise LLC d/b/a Renowned Renovation legally binds me in the same manner as if I had signed in a non-electronic form, and (ii) the electronically stored copy of my signature, any written instruction or authorization and any other document provided to me by TG&C Enterprise LLC d/b/a Renowned Renovation, is considered to be the true, accurate and complete record, legally enforceable in any proceeding to the same extent as if such documents were originally generated and maintained in printed form. I agree not to contest the admissibility or enforceability of TG&C Enterprise LLC d/b/a Renowned Renovation electronically stored copy of this Consent and any other documents. By using the System to electronically sign and submit any document, I agree to the terms and conditions of this Consent.

Required Hardware and Software Operating Systems: Windows® 7 or above, Mac OS® X or above, iOS 9.0 or above, Android 6.1 or above Browsers: Final release versions of Internet Explorer® 11.0 or edge 10.0 or above ; Mozilla Firefox® 48.0 or above; Safari® 5.0 or above (Mac or iOS only), Google Chrome® v53 or above By using the System, I confirm that I have the required hardware and software to use the System, including viewing, downloading, printing and electronically receiving such documents. At any time, I may contact TG&C Enterprise LLC d/b/a Renowned Renovation and request a paper copy of any document signed electronically through the System, at no cost and request a paper copy of any document signed electronically through the System, at no cost

Required Owners

Sam Piassick authorized rep Ann Piassick Cox GST Exempt Trust Aug 29, 2024, 12:31 PM ✓ Approved



No reason for action provided