



Lujan Investment Group

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ESTIMATE

EST931

DATE

10/09/2020

TOTAL

USD \$169,800.00

TO

Louisville Historic Church

701 Grant Ave Louisville, CO 80027 United States
paulbroomfield@comcast.net

DESCRIPTION	RATE	QTY	AMOUNT
Exterior work	\$30,000.00	1	\$30,000.00
Concrete steps	\$5,000.00	1	\$5,000.00
Lumber materials	\$20,000.00	1	\$20,000.00
Lumber labor	\$15,000.00	1	\$15,000.00
Interior demo floor	\$4,000.00	1	\$4,000.00
Drywall demo	\$6,000.00	1	\$6,000.00
Insulation foam	\$16,000.00	1	\$16,000.00
Drywall hang	\$4,800.00	1	\$4,800.00
Windows install	\$2,500.00	1	\$2,500.00
Ext paint	\$6,000.00	1	\$6,000.00
Siding	\$2,500.00	1	\$2,500.00
Electrical	\$8,000.00	1	\$8,000.00
Heating	\$7,000.00	1	\$7,000.00
Plumbing	\$8,000.00	1	\$8,000.00
Sewer	\$8,000.00	1	\$8,000.00

DESCRIPTION	RATE	QTY	AMOUNT
Interior paint	\$5,000.00	1	\$5,000.00
Trim base	\$5,000.00	1	\$5,000.00
Flooring	\$17,000.00	1	\$17,000.00
TOTAL			USD \$169,800.00

Thank you for your business!

Gaining your trust means everything to our company,
please visit our website LujanInvestmentGroup.com

We make dreams come true
Our quality remains the same no matter the budget

One company, one call
A company that does it all

*Please read carefully all terms and conditions, this may
not apply for every client*

1- PAYMENTS

1a- Contractor will not ask for full amount of any phase,
unless specified by contractor for which phase it is, or if
does not require any materials to begin i.e permits,
architectures, engineers, plans, etc.

1b- Client will give money to contractor to supply any
material of each phase as work progresses, once a phase
is completed the remaining balance will be due.

1c- Contractor will be asking for 50% down of each phase
as it progresses, after completion the remaining will be due

1d- We are not a financial institution, any delay with money
from client will cause a hardship to contractor to supply
any work

2- MATERIALS/ ALLOWANCES

2a- All materials quality are limited to standard and basic
products, if client decides to change or upgrade to a better
quality material, contractor will add the difference in value
to original quote, this only applies when contractor
supplies any sort of material i.e. when contractor's quote
includes materials and labor cost

2b- When client provide any finish material such as electrical fixtures, plumbing fixtures, flooring and underlayment, tile, millwork, etc. Allowance does not apply because contractor's bid does not include any of the listed items

2c- When contractor supply any material, client may look for products and will be notified the amount allowed to spend, client will be responsible for any extra cost above allowance

2d- When upgrading any material, labor price will remain the same *limits apply if upgrade requires more labor

3- COUNTERTOPS

3a- When choosing any countertop i.e granite, quartz, marble etc. Keep in mind that sample given may not reflect actual slab, every slab is natural stone and contractor cannot keep control of any characteristics that may not be in the sample given i.e veins, marks, shades, grains, colors, spotting etc. Please understand that slabs are products of nature and natural fractures are common but not defects in your stone and no two pieces are exactly alike. Lujan Investment Group is not responsible for stone characteristics or color variations from one slab to another

3b- But if client does not like a specific characteristic in the slab,

i.e. veins/marks, shades, grains, colors, spotting, etc. Contractor will not be responsible for any of these issues, this may result in getting multiple slabs, client will be responsible to pay any extra material/slabs necessary to fulfill his expectation. Contractor's quote includes only the necessary material to complete the project and not to waste any material including any characteristic

3c- When doing waterfall sides or backsplash, client must acknowledge that veins in slabs will NOT match any sides for a continuous look. If customer wants veins to match sides, HE/SHE would be responsible to purchase extra slabs at THEIR cost

4- CREDIT/ MONEY BACK

4a- When contractor is responsible to supply any materials, HE may order extra materials to save time and ensure all work will not be short in the process *client is not paying for extra materials* any leftover materials belongs to contractor, and when returning any materials,

credit belongs to contractor. When client is responsible to supply any material, leftover materials belongs to client

4b- When supplying material or labor, contractor does not give credit or return money to any client or worker if material and labor cost was lower than expected

5- CHANGE ORDERS

5a- Any change order will be added to original invoice, with approval of the client

5b- We only do the work once, if client decides to modify any work done after completion a penalty fee will apply
limits apply any modification can cost the client more than the original work, changes made can affect building department when plans or drawings are made, big changes can affect our timeline

6- ESTIMATE

6a- We do not charge by the hour, every phase of work takes different time for completion, if contractor or authorized personnel takes a minute or weeks to finish a phase, it will not change the price given

6b- Estimates are given as a package deal, Lujan Investment Group tries to give its best deal to any and all clients, if client decides to eliminate any item, all given prices may change

7- PERSONNEL & TOOLS

7a- Only authorized personnel by Lujan Investment Group is allowed to complete any and all phases during the construction or remodel phase *this is to ensure everyone's safety*

7b- Contractor will provide any tools necessary for any phase including the need of renting specialty tools

8- FURNITURE

8a- Empty all house free of all and any furniture, appliances, electronics, anything that may delay our work or be in our way. Lujan Investment Group will NOT be responsible for anything that breaks or damages when any item or product is left behind

8b- Client is responsible to hire any movers, contractor does not offer any sort of moving service

9- VACANCY/ PETS

9a- In case of vacancy due to full remodel or construction, client is responsible for his and family hospitality and does not make contractor liable of any expenses made during this process.

9b- Any pets left behind during construction phase or vacancy is full responsibility of the client, and does not make contractor liable of any situation that may occur

10- TIMELINE

10a- We always try to finish our work within our estimated timeline, keep in mind weather conditions affect us as well, when inspections are required there may be delays due to weather changes or full schedule

10b- Please be aware that getting plans and permits takes time, we estimate 3-4 weeks prior to start construction phase, please be patient as we are constantly communicating with building department

11- CONTRACTOR DUTY

- Project supervision
- Ensure work is completed with building code requirements and in a timely manner
- Provide any ideas to client
- Provide a safe work environment to client and workers
- Try to maintain work area clean and safe
- When a permit is required, contractor will organize all inspections by trades, by this we can save time and make sure every step that follows is safe and completely done

12- CONTRACT

12a- This document is part of the contract and its only valid when actual contract is signed by contractor and client

- Please refer to actual contract for any additional details
- Any item not listed here is not been charge, any additional work goes into change orders

by signing client gives permission to contractor to

- Share your contact information for any references needed in the future

-Take any photos of work, or if client decides to hire a third party photographer, we have the rights to obtain

copyrighted images.

All photos are used as part of our portfolio and may reflect in our website,

LujanInvestmentGroup.Com

13- WARRANTY

13a- Our work is guaranteed to be done according to plans and specs, and every step used is to comply with building codes

13b- Our warranty is limited to 1 year, during this period of time it is our obligation to repair any and all problems caused by any poor workmanship, there's no additional cost for any repairs made

However our repairs consist in any cosmetic work or labor done, we do not have any warranty on any product or material

13c- Our limited warranty does not cover the listed items below and there will be an additional cost to repair any damages if the mentioned items below are to be found

1- Damage or defects caused by the failure to maintain any item or keeping it in good working area

2- Damages caused by natural disasters such as fire, freezing, storms, water, electrical malfunctions or surge, earthquakes, acts of God and pest damages, or other unforeseen causes or accidents

3- Damages from alterations, misuse or abuse by any person outside of Lujan Investment Group, ordinary wear and tear, or problems caused by lack of maintenance from client

4- Damages resulting from your failure to observe any operation instruction furnished at time of installation

5- Any item furnished, installed, modified, altered, or repaired by client or any other person (including professionals in this trade) other than contractor

6- Problems which arise in an attempt to match existing materials. There are limitations inherent in the matching of existing materials such as stucco, drywall, paint, wood, tile, flooring, concrete, and the like. Exact duplication in matching any texture, and colors cannot be guaranteed.

Variations with industry tolerances will be considered acceptable

When installing new products or material, we recommend the client to purchase additional materials as a benefit to have in case of any repairs, materials are not exempt from discontinuing or liquidating

13d- Warranty is void when damages were caused by any natural disaster, misuse or property was damaged by client or any other person, warranty is not transferable

13e- Warranty benefits are not valid to investment groups, realtors, and contractors

For any repairs please contact us first in writing via email at LujanInvestmentGroup@gmail.com, and we will contact you within 7 days to schedule a visit

13f- Once project is completed and finalized, there would be a final walkthrough to revise any MINOR details, it is the client responsibility and obligation to point any detail, there is 48hrs to complete and point any minor details, after 48hrs it will be considered complete and no repairs would be made.

If details pointed are a major issue, e.g., change color, change texture, change flooring, or any major fix. THERE WILL BE A FEE AND IT WOULD BE CONSIDERED AS A MAJOR CHANGE ORDER

Each Final walkthrough details is considered to take no more than 5 minutes to repair. Any details pointed by client should take no more than 5 minutes or it will be considered as a minor change order

WE DO NOT guarantee any materials quality, for any warranty on any product/ material please check the manufacturer's instructions

14- CONCRETE

We do not guarantee any concrete flatwork, we do our best to use proper underlayment and mesh wire to strengthen concrete, but due to soil movement cracks will appear

15- CONTRACT CANCELLATION

15a- Once contract is signed and client has made a

payment, contractor has the obligation to start preparing for the next step to start the project

15b- Client has 24hrs once contract is signed to cancel contract and received full payment (MUST SEND A EMAIL TO CONTRACTOR), after 24hrs there will be a penalty of \$250 a day plus any work done

15c- Check will be given to client in 7-10 business days

THANK YOU FOR YOUR BUSINESS. YOUR REFERRALS ARE WELCOME