

APE Renovations

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BILL TO: OMINA INVESTMENT LLC

8924 JANA CT

SPRING VALLEY CA 91977

ITEM DESCRIPTION	QTY	PRICE	TOTAL
DEMO: Remove existing flooring, baseboards, door casings, cabinetry, countertops, plumbing fixtures, electrical fixtures, and tile as required to complete renovation. • Demo performed to expose framing and substrate as needed • Debris to be removed and disposed of off-site • Care taken to avoid unnecessary damage to structural components Important Disclosures: • No hazardous material testing (including asbestos, lead, or mold) is included • Contractor assumes materials are non-hazardous unless otherwise specified by Owner • Any hazardous material discovered will require a change order and licensed abatement	1		
PLUMBING: Supply and install new plumbing fixtures including shower valves, undermount sinks, 4 inch spread faucets, toilets, bathtub, shower drain,. Install new water heater All work performed in accordance with current California Plumbing Code; install new supply lines, P-traps, and angle stops at fixtures. Exclusions / Clarifications: • No system reconfiguration beyond listed scope • No full system pressure testing unless specified • Existing/concealed plumbing conditions not guaranteed • Additional work due to unforeseen conditions requires change order	1		

ELECTRICAL: Supply and install new lighting, outlets, switches, and fixtures throughout home, including recessed can lights, vanity lights, ceiling fans, pendants, and trim devices. All work performed in accordance with current California Electrical Code; devices installed in existing or modified locations as required. Exclusions / Clarifications: • No full rewiring unless specified • No panel upgrade unless noted • No smart home or low-voltage integration included • Existing wiring conditions concealed within walls are not guaranteed • Additional work due to unforeseen conditions requires change order Exclusions • No responsibility for pre-existing wiring conditions	1		
HVAC – SERVICE EXISTING SYSTEM service existing hvac system Clean filters and check refrigeration levels Exclusions / Clarifications: • Permits, HERS testing, and inspections not included unless specified • Equipment supplied by contractor otherwise stated • Additional work due to concealed conditions requires change order	1		
WINDOWS: Supply and Install retrofit vinyl windows and service existing patio slider Retrofit installation (insert type); secure units, seal perimeter, and install flashing and weatherproofing as needed for standard installation. Exclusions / Clarifications: • Not a full frame replacement unless specified • No structural modifications to openings unless noted • Minor stucco, drywall, or trim repair not included unless specified	1		

- Exact color and finish match not guaranteed - Performance dependent on existing structure and conditions - Any unforeseen conditions or required modifications subject to change order			
DRYWALL: Patch, repair, and texture drywall surfaces. - Patch areas impacted by demo - Texture to match existing where applicable (match not guaranteed due to age/finish differences) Exclusions / Clarifications: - Texture and finish match not guaranteed due to existing conditions - No full skim coat or full wall refinishing unless specified - Minor imperfections may remain due to existing structure - Additional repairs beyond visible scope require change order	1		
COUNTERTOPS: Supply and Install new quartz countertops in kitchen and bathrooms. Fabricate per field measurements; install and secure to cabinets; include standard edge profile and cutouts for sinks and fixtures. Exclusions / Clarifications: - Material supplied by Owner unless noted - Color, veining, and pattern variation inherent in quartz - No backsplash or full-height splash unless specified - No modifications to cabinets or walls unless required and approved - Contractor not responsible for material defects or slab selection - Additional cutouts or changes require change order	1		
PAINT: Interior and exterior painting. Interior walls/ceilings: trim and bathrooms: Exterior: two-color scheme with separate color for front door. Paint garage door the color of trim. Standard prep included (patching, sanding, masking). Contractor to supply paint Exclusions / Clarifications: - No drywall resurfacing beyond standard prep - Minor imperfections may show due to existing conditions	1		

• No guarantee of exact color match or future touch-ups • Fading and normal wear not covered • Additional prep or repairs require change order			
CABINETS: Supply and Install new shaker-style kitchen cabinets and bathroom vanities in designated areas per project layout. Additional cabinetry may be installed to accommodate updated layout or improve functionality where applicable. • Cabinets to be installed level, plumb, and securely fastened to wall framing • Layout based on field measurements and standard spacing practices • Includes installation of base cabinets, wall cabinets, and vanities • Cabinet doors and drawers to be aligned and adjusted at time of installation • Standard fillers, trim pieces, and toe kicks installed as needed for proper fit • Cabinet hardware (if provided) installed at time of completion Exclusions / Clarifications: • Cabinet materials, finishes, and exact color tone may vary slightly due to manufacturing variations • No custom cabinetry unless specifically noted (all cabinets are standard or semi-custom) • No modification to structural framing unless explicitly included elsewhere in scope • No guarantee of perfectly flush alignment with existing walls or ceilings due to pre-existing conditions • Interior cabinet accessories (pull-outs, organizers, lazy susans, etc.) not included unless specified • Soft-close hinges and drawer slides included only if part of supplied materials • Any changes to layout after installation begins will require a change order • Contractor not responsible for material defects in owner-supplied cabinets • Final cabinet layout and placement are subject to field conditions and may be adjusted at Contractor's discretion to ensure proper installation and functionality.	1		
FLOORING: Supply and Install new vinyl plank flooring and tile in designated areas. Install new baseboards throughout areas receiving new flooring • Subfloor inspected prior to install • Minor leveling included; major subfloor repairs excluded • Tile installed in bathrooms per standard practices	1		

• Cut, fit, and secure baseboards to walls; caulk seams and nail holes; prep ready for paint. Exclusions: • No full subfloor replacement unless required and approved via change order • Painting not included unless specified • Minor gaps or variations may occur due to existing wall conditions • No wall straightening or repair included • Exact alignment to uneven floors/walls not guaranteed			
TILE: Supply and install tile in master shower and hallway bathroom. • Waterproof shower pan installed (type: standard membrane system unless otherwise specified) • Tile installed on walls and floors • Grout and seal applied Exclusions / Clarifications: • Waterproofing is limited to shower enclosure only • No steam shower or specialty system unless specified	1		
HARDWARE: Supply and Install new door hardware and vanity mirrors in designated areas. Install hardware on existing or new doors; mount mirrors securely to wall surfaces using appropriate anchors and fasteners. Exclusions / Clarifications: • Materials supplied by Owner unless noted • No modifications to doors or walls beyond standard installation • Minor alignment variations may occur due to existing conditions • Contractor not responsible for defects in owner-supplied materials • Any additional hardware or relocation requires change order	1		
STUCCO: patch stucco at affected areas. Stucco patch as needed throughout Contractor to supply material patch, texture, and blend stucco to match surrounding surfaces as closely as practical. Exclusions / Clarifications: • Exact texture and color match not guaranteed • Painting not included unless specified • No full stucco replacement or structural repair included	1		

- Cracking or variations may occur due to existing conditions - Additional damage discovered may require change order			
FRAME: Frame shower wall niches and modify framing in master shower to make shower bigger. Construct framing using standard lumber; secure, level, and plumb per typical residential construction practices and layout provided. Exclusions / Clarifications: - No structural engineering or load calculations included unless specified - No guarantee of perfectly straight walls due to existing conditions - Any concealed issues (plumbing, electrical, structural) may require change order - Final layout subject to field conditions and adjustments as needed - Permits and inspections not included unless noted	1		
FINISH CARPENTRY Supply and Install new interior doors with casings, closet doors, baseboards, entry door, and closet shelving as needed. Install, align, and secure components; adjust doors and hardware for proper operation; caulk and prep trim for paint. Exclusions / Clarifications: - Materials supplied by Owner unless noted - Painting or staining not included unless specified - Minor gaps or alignment variations may occur due to existing conditions - No structural modifications to openings unless noted - Closet shelving limited to standard configurations unless specified - Additional adjustments or changes require change order	1		
CLEAN-UP & SITE WORK: Perform general construction clean-up, removal of job-related debris, power wash driveway and surrounding areas. Basic landscape clean-up. Install mulch in landscaped areas as needed. Remove construction debris from site; broom clean interior; power wash driveway surfaces; perform light yard clean-up including debris removal and mulch placement.	1		

Exclusions / Clarifications: • Not a full professional or deep cleaning service • No detailed landscaping, planting, irrigation, or design included • No pressure washing beyond driveway unless specified • Additional landscaping or specialty clean-up to be contracted separately and invoiced accordingly			
Junk Removal: Remove and haul away construction-related debris and miscellaneous items from property as needed. Contractor to provide labor for loading, hauling, and disposal; debris to be transported to appropriate disposal facilities. Exclusions / Clarifications: • Dump/disposal fees to be paid by Owner • No hauling of items not identified or approved for removal • Excessive or oversized debris may require additional charges • Additional haul-away beyond initial scope requires change order	1		
ROOF: Tear down existing shingle Install new moisture barrier Install new flashing Install new metal drip edges Install new asphalt shingles Replace fascia as needed • No structural repairs to roof framing or decking unless discovered and approved via change order • No replacement of damaged plywood/sheathing unless identified during install (change order required) • No insulation upgrades • No gutter replacement unless specified • No warranty on pre-existing roof conditions or underlying materials WATERPROOFING DISCLAIMER While new roofing materials are installed to improve water resistance, Contractor does not guarantee against leaks caused by pre-existing conditions, structural movement, or areas outside the scope of work. Any leaks resulting from areas not			

modified under this scope are excluded from responsibility. WARRANTY CLARIFICATION Warranty applies to workmanship of newly installed roofing components only. No warranty is provided for existing underlying roof system, decking, or previously installed materials.			
LANDSCAPE: Perform landscape improvements including tree TRIMMING , placement of mulch in designated planting areas, and installation of a new front yard irrigation system. • Trim existing trees in designated areas per Owner-approved scope. • Remove and dispose of trimmings generated by Contractor's work. • Prepare soil as necessary for sod installation by removing minor debris and grading planting areas. • Supply and install approximately 1,100 square feet of sod in designated locations. • Supply and install mulch in designated landscape beds to the approximate depth required for proper ground coverage. • Supply and install a new front yard irrigation system, including sprinkler lines, sprinkler heads, automatic timer/controller, and manual shut-off valve. • Test irrigation system upon completion to verify proper operation and coverage. CLARIFICATIONS • Tree trimming is limited to general maintenance pruning and is not intended to reshape, remove, or significantly reduce tree size unless specifically noted. • Sod quantity is approximate and may vary slightly based on field measurements. • Irrigation coverage is designed for the designated landscaped areas only. • Minor adjustments to sprinkler head placement may be made during installation to accommodate site conditions. EXCLUSIONS	1		

• No tree removal, stump grinding, root removal, or arborist services. • No grading or drainage corrections beyond minor surface preparation. • No replacement of existing irrigation systems outside the designated work area. • No repair of concealed underground utilities, damaged water lines, electrical lines, or drainage systems not visible prior to excavation. • No landscaping maintenance, mowing, fertilization, weed control, or pest control after installation. • No guarantee that existing vegetation not installed by Contractor will survive or improve. ESTABLISHMENT & PLANT MATERIAL DISCLAIMER Newly installed sod requires proper watering, maintenance, and seasonal care to establish healthy root growth. Owner is responsible for watering, mowing, fertilizing, and ongoing maintenance immediately following installation. Contractor is not responsible for damage or loss resulting from improper irrigation, weather conditions, foot traffic, pets, insects, disease, or lack of maintenance. IRRIGATION DISCLAIMER Contractor will test the irrigation system upon completion to verify proper operation. Contractor is not responsible for future adjustments required due to changes in landscaping, settlement, vandalism, utility interruptions, freezing temperatures, or damage caused by others. WARRANTY CLARIFICATION • Workmanship Warranty: One (1) year on irrigation installation workmanship. • Manufacturer warranties, if applicable, shall apply to irrigation components. Warranty does not cover damage caused by improper use, lack of maintenance, weather, utility failures, accidental			
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damage, or modifications made by others. This warranty is non-transferable and applies only to the original contracting Owner. Existing underground conditions, including irrigation lines, utility lines, drainage piping, tree roots, abandoned utilities, and other concealed site conditions, cannot be fully identified prior to excavation. Any repairs or additional work resulting from unforeseen underground conditions are excluded from this scope and will require a written change order.			
PROJECT MANAGEMENT FEE			
NOTES: THIS IS A MATERIAL AND LABOR BID CONTRACTOR TO SUPPLY ALL NEEDED TO COMPLETED PROJECT MINUS APPLIANCES Construction Standards Disclaimer: Work is performed in accordance with standard residential construction practices. Due to the nature of renovation work, existing conditions may impact final finishes, and exact uniformity is not guaranteed. This property has been renovated for resale. Work performed is cosmetic and functional in nature and not intended as a full structural or systems overhaul unless specifically stated in this scope. Contractor does not perform testing, identification, removal, or abatement of hazardous materials, including but not limited to asbestos, lead-based paint, or mold. Any materials disturbed during construction are presumed to be non-hazardous unless otherwise identified by a licensed third-party testing company retained by Owner. If hazardous materials are suspected or discovered, work will stop and a change order will be required for proper remediation by a licensed specialist.		SUBTOTAL	
		DISCOUNT	
		TAX	
		TOTAL	