Justin Marshall
511 Sequoyah Lane
Chico CA 95926

6 July 2026

Contractor:

The Perry Company
3227 Morseman Ave
Chico CA 95973
Lic#744653

Project: Residential upgrades

Includes:

Demolition / disposal of construction generated debris as required

Electrical

City of Chico permit
New 125 amp metered service panel and new sub panel in garage.
Stucco patch as required
Remove and replace all existing residential interior switches/ receptacles/face plates.
(Color to be white)
Add 6 exterior 15 amp receptacles to residence exterior. Locations by owner.
Install 4 each 6” round flush mount LED ceiling lights in garage
Remove existing garage receptacles and wiring
Add new 110V garage receptacles and wiring
Add circuits for instant on water heater and future mini split system
Replace existing smoke alarms with smoke/CO2 alarms for code compliant
Add receptacle for TV
Add 4 each 6” flush mount ceiling lights in kitchen/ fill in existing light box holes
Add new 4 wire new dryer receptacle and wire circuit
R&R existing ceiling fans (new fans owner furnished)

Windows

Remove 13 stucco and or siding/trim on existing windows
Install 13 Milgard black vinyl low E Argon gas filled tempered glass windows

Initial_____

Master bedroom window to be changed to a 8068 sliding glass door
(left side operable for both SGD)
2 front bedroom windows height to be increased from existing 5030 to 5040.
Drywall repair/UL relocating as required
Adjust tile @ bathroom window as required
Adjust drywall window wrap as required (3 sides)
Adjust or replace window sills as required.
Install new 1x4 trim around windows and doors
Caulk around new trim
Note: (All windows/SGD are special order and take 3-8 weeks to receive per supplier)

Doors

Install new prehung 6 panel fire rated door @ garage to residence entry door.
Door to have black hinges and dark bronze threshold/new trim
Door to be drilled for dead bolt and door knob
Install new prehung 6 panel fiberglass door/jams @ garage backyard access door
Door to have black hinges and dark bronze threshold/new trim
Door to be drilled for dead bolt and door knob
Install new 2668 fiberglass door/jams prehung door @ master bathroom, frosted/operable glass
Door to have black hinges/dark bronze threshold/new trim
Door to be drilled for dead bolt/door knob.
Owner to furnish door knob/deadbolt sets (3)
New 16070 black with side windows garage sectional door
New Marantec garage door opener

Siding

Install 1x4 horizontal trim board on top of front brick wainscot @ front of residence

Water heater

Removal of existing water heater
Install Rinnai RXP199IN water heater @back wall of garage
Water heater to be exterior/flush mounted with Rinnai RGBCTWHRX recess box
New gas line

Plumbing

Relocate all existing surface mounted gas/water lines to in wall locations
New water lines to be PEX piping with expansion fittings
Install recessed washer valves.
Relocate water heater heater gas service valve

Initial 

Garage

Demo as required
Remove existing blocked off attic fan
Add Ceiling fan wiring.
Install owner furnished ceiling fan
New UL
New plumbing
New gas lines
All plumbing/water lines to be relocated inside walls/attic locations
Clean up Irrigation control wiring
Add new trusses/bracing as necessary
Add drywall backing as necessary
Add insulation to walls and ceiling
Box out back wall for water heater exterior flush mount box
Add ceiling lights (4)
Relocate exterior eave light to exterior wall and add light switch
Add UL wire to gable end wall for future expansion
Cover garage floor prior to drywall installation
New drywall walls and ceiling
(Texture to be light orange peal)
New Hormann 3400 flush mount with side lites / insulated garage door
Raise the bottom of existing trusses to create a flat ceiling.
(This will be done as good as existing structure will allow)
Eliminate existing floor vents
Add garage venting
Repair stucco hole @ eave (front between residence and garage)
Stucco patch as required

Excludes:

Any/all painting
Furnishing deadbolts/door knob combos (3)
Furnishing new ceiling fans
Recirculatory system/circuit on new water heater
Cost to repair any/all dry rot/termite damage as may or may not be exposed during required demolition

Initial 

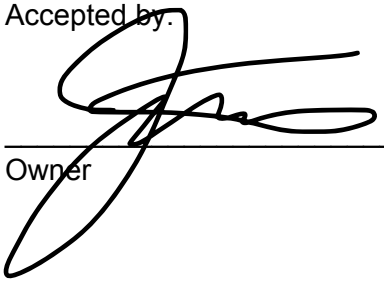
Conclusion:

Cost and method of repairs for uncovered damage to be discussed with the owner prior to executing repairs
All repairs will be made only after the receipt of a signed additional work authorization stating price etc. for said repairs.
Costs/repairs for minor repairs (as deemed by the contractor) to be completed at no charge to owner
Owner to touch up stucco paint at caulked window and door trim
Contractor to take painted stucco sample to Dunn Edwards and get 1 Gallon mixed and deliver to owner.
Contractor to take dark wood trim sample to Dunn Edwards and get 1 Gallon mixed and deliver to owner.

Initial 

Total price, furnished and installed, tax included: $84,375.00

Accepted by:



_____ July 21, 2026

Owner Date

_____ _____

Contractor Date

Per CA Law owner has 5 business days after signing contract to cancel this transaction

Special order items to be paid for when orders are placed. Payment requests made as material furnished and work completed.

Proposed order of work to be:

1. Special order windows/doors/water heater etc.
2. R & R UL service panels
3. removal/installation of new windows/sliding glass doors
4. stucco/drywall repair
5. R & R existing switches and receptacles
6. Install new kitchen lights
7. Install new swing doors
8. Gut garage interior
9. Repair existing / install new framing/trusses in garage etc.
10. Relocate garage service lines (gas/H2O)
11. New water heater
12. Install new garage wiring
13. Garage insulation
14. Garage drywall hang/tape/texture
15. Install new sectional garage door
16. Finial clean up

Initial____