

Subcontractor Agreement

Property _____

The Owner Agrees to:

1. Provide necessary utilities at the job site.
2. Be available during normal business hours to answer questions.
3. Provide draw inspections on a timely basis.
4. Make draw payments as detailed in the Draw Schedule below.

The Contractor Agrees to:

1. Provide all labor and materials necessary to complete the work detailed below.
2. Have sufficient manpower on the job all day every business day.
3. Perform all work in a workman like manner to comply with industry standards.
4. Leave the job clean at the end of each day.
5. Perform work specified including Standardized Items on Scope of Work (attached).
6. Use only the paint, electrical and plumbing fixtures specified by Westwinds.
7. Notify Owner when draw inspections are required.

Timing of the Contract

Work will begin on the property on _____ and will be completed by the contractor on or before _____. Rain days will be given, 2 for 1; 2 days extension on the contract completion date for each day there is rain while work on the exterior of house is actively in progress.

Default Date

The default date of this contract will be _____. If the work is not completed by the default date (5 business days after the stated end of the contract), this contract will become null and void and no further payment will be due the contractor. If a mechanics lien is placed on the property by the contractor or subcontractors after the default date, or before the default date if the work is not completed, the contractor agrees to pay Owner \$2,500 in damages, plus any and all expenses and attorney's fees necessary to recover the damage and all other damages entitled to Westwinds by law.

If the work is completed in a satisfactory manner to the owner by the default date, contractor retains all rights and remedies allowed by law if payment is not tendered as agreed.

Property _____

Late Penalties and draw inspection chargebacks

The contractor will be backcharged \$50 per day for every day project runs beyond the completion date stated in this contract.

If the work represented by the contractor to be complete is incomplete when Owner arrives to inspect for draw, Owner will backcharge the contractor \$50 for each additional trip necessary to complete the draw request as submitted by the contractor.

Draw Schedule

Draws will be based upon full completion of the work specified by trade as listed below. The contractor may call for 3 intermediate draws and one final draw for a total of 4 draws during the project. Owner and the contractor will agree upon draw amounts before the work is to begin.

Draw requests must be received by 5:00 p.m. Monday to be inspected Tuesday or Wednesday and checks paid on Friday of the same week. Draw requests presented after 5:00 p.m. Monday will be processed the following week. No exceptions.

Draw	Purpose	\$ Amount	Date Scheduled
1	Materials	_____	_____
2	Exterior repairs Exterior paint Interior repairs Sheetrock	_____	_____
3	Interior paint Electrical Plumbing	_____	_____
Final	Completion	_____	_____

Final (Completion) draw request will not be honored until all of the work has been completed in a satisfactory manner and inspected for completion and compliance by Owner.

A ten percent (10%) retainage may be held from each draw until completion of punch list items and final acceptance by Owner.

Property _____

The Work **Amount**

1. **Materials Draw** \$ _____

2. **Exterior Repairs**

Fencing

Decking

Exterior Door Replacement

Windows:

 Repair or replace all screens as needed

 Make all window locks operable or replace them

 Install slider pin on patio doors

Exterior Painting:

 Paint breaker box, A/C disconnect box in exterior color \$ _____

3. **Interior Repairs**

Interior Paint:

 Monarch Winter White flat walls and ceilings

 Monarch Alkyd White High Gloss on all trim

 Paint the inside of the fireplace flat black

Sheetrock repair, finishing, and texturing

Interior Door Replacement

Cabinet Repair/Replacement:

Ceramic Tile

\$ _____

3. **Install fixtures, miscellaneous items**

Finish Electrical Work:

 Repair or replace the doorbell as needed

 Replace all switches, outlets and cover plates

 Install GFCI's within 6' of sinks in kitchens and bathrooms

 Install GFCI's to protect garage and exterior outlets

 All new polished brass light fixtures

 Frosted swirls in kitchen and kitchen eating areas

 Chandelier in formal dining room

 White/polished brass ceiling fans with schoolhouse light in all bedrooms

 Polished brass front lanterns

 Vanity fixtures with white frosted baseball bulbs in bathrooms

 Small polished brass globes in hallways

 Polished brass jelly jar fixtures at exterior doors other than front entry

 Replace all non-working lightbulbs

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Finish Plumbing Work :

- Replace toilet seats with white painted wood seats
- Add new shower rods and curtains to bathtubs and showers
- Change kitchen sink to double bowl, stainless with new metal faucet
- New vanity, sink and faucet in bathroom if only one cabinet
- Replace dripping or non-functional faucets and shower diverters

Finish Carpentry Work:

- Replace cabinet knobs and pulls with polished brass
- Interior passage and locksets replaced with Kwikset Levers
- Wallpaper borders in the kitchen and bathrooms
- Cut down or replace mirrors with noticeable deterioration
- Install chrome toilet paper holders and towel bars in the bathrooms
- New Kwikset polished brass entry locks, deadbolts installed
- Peepholes installed

R_____

Total Project Cost R_____

Scheduled Completion Date _____

Agreed and Accepted this the _____ day of _____, 20____.

Contractor

CRS Number

Address

Phones: _____

City, State, Postal Code

ABC (PTY) LTD.

Attach “Standardized Scope of Work” to be a Part of This Agreement