

Mighty Air Conditioning & Heating LLC

Contract between client and general contractor

September 9, 2022 by and between Gabriel Ratcliff hereafter called client and Michael Prater/**Mighty Air Conditioning & Heating LLC** hereafter called general contractor.

The said parties, for the consideration hereinafter mentioned, hereby agree to the following:

1. The contractor agrees to pay and provide all of the materials (where applicable) and labor required performing the following work for: building a two-family residence at 1634 Florida Ave. New Orleans, LA 70119.
2. The client hereby agrees to pay the contractor, for the aforesaid materials and labor, the sum of \$307,000 (three hundred and seven thousand dollars).
3. The contractor agrees that the various portions of the work shall be completed in a professional and timely manner.
4. In the execution of the work, the contractor shall employ a sufficient number of workers skilled in their trades to suitably perform the work.
5. Workers are responsible for reasonably cleaning the worksite at the end of each day, as well as putting away materials, tools and equipment being used at the job.
6. All changes and deviations in the work ordered by the client must be in writing, the contract sum being increased or decreased accordingly by the contractor. Any claims for increases in the cost of the work must be presented by the contractor to the client in writing, and written approval of the client shall be obtained by the contractor before proceeding with the ordered change or revision.
7. The client/ or clients representative and public authorities shall at all times have access to the work.
8. The contractor agrees to re-execute any work which does not conform to the drawings and specification, warrants the work performed, and agrees to remedy any defects resulting from faulty materials or workmanship which shall become evident during a period of one year after completion of the work.
9. In the event the contractor is delayed in the prosecution of the works by acts of god, fire, flood, or any other unavoidable casualties; or by labor strikes, late delivery or materials; or by neglect of the client; the time for the completion of the work shall be extended for the same period as the delay occasioned by any of the aforementioned causes.
10. The contractor agrees to obtain insurance to protect himself against claims for property damage, bodily injury, or death due to his performance of this agreement.
11. This agreement shall be interpreted under the laws of the State of Louisiana.
12. Attorney's fees and court costs shall be paid by the defendant in the event that judgement must be and is obtained to enforce this agreement or any breach thereof.

Construction Budget

Exterior Shell and Foundation

Pilings	\$8,000
Framing Labor & Framing Materials	\$109,500
Roofing Labor & Roofing Materials	\$7,500
Insulation Labor and Materials	\$7,000
Drywall Labor	\$5,000
Drywall Materials	\$6,000

Electrical

Electrical Labor	\$6,000
Electrical Materials	\$9,000

Plumbing and HVAC


Plumbing Labor	\$9,000
Plumbing Materials	\$11,000
HVAC Labor and Materials	\$8,000

Finishings

Painting Labor	\$5,000
Painting Materials	\$3,500
Ceramic Tile Labor	\$3,000
Ceramic Tile Materials	\$4,000
Flooring Labor and Materials	\$10,000
Carpentry Labor	\$23,000
Carpentry Materials (Trim)	\$2,000
Carpentry Materials (Cabinets)	\$8,000
Carpentry Materials (Doors)	\$2,000
Carpentry Materials (Windows)	\$4,000

Granite Labor and Materials	\$3,500
Glass/Mirror Labor and Materials	\$2,500
Hardware and Knobs	\$500
Appliances	\$24,500
Siding Labor	\$3,000
Siding Materials	\$6,500
Masonry Labor	\$1,500
Masonry Materials	\$2,500
Handrail Labor and Materials	\$2,500
Gutter Labor and Materials	\$1,500
Fence Labor	\$1,500
Fence Materials	\$2,000
Landscape Labor and Materials	\$1,500
Driveway Labor and Materials	\$3,000
<u>Total</u>	\$307,000

Client: Gabriel Ratcliff



General Contractor: Michael Prater



State of Louisiana

State Licensing Board for Contractors

This is to Certify that: MIGHTY AIR CONDITIONING & HEATING, L.L.C.
332 Westmeade Drive
Gretna, LA 70056

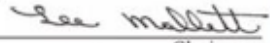
is duly licensed and entitled to practice the following classifications

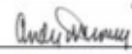
RESIDENTIAL BUILDING CONTRACTOR



Witness our hand and seal of the Board dated,
Baton Rouge, LA 8th day of January 2020


Director


Chairman


Treasurer

Expiration Date: January 8, 2021

License No: 886216

This License Is Not Transferrable