

CONTRACT AGREEMENT

THIS AGREEMENT is made this 29TH day of SEPTEMBER, 2022, by and between GASPAR CONSTRUCTION, LLC. (Contractor), and GREGORY DINETTE (Owner). Owner and contractor in consideration of the mutual covenants hereinafter set forth agree as follows:

- 1. WORK TO BE PERFORMED ON PROPERTY LOCATED AT 1561-63 N. PRIEUR, NEW ORLEANS, LA 70116
- 2. SCOPE OF WORK: The contractor shall execute all of the work and make available all of the materials (unless specified otherwise) required by this contract for trades including but not limited to work/materials described as follows:
 - Finish installing rough in plumbing
 - Finish installing rough in electrical
 - Install R30 insulation in ceilings and R19 insulation in exterior walls and partition wall

Hang, finish, and texture sheetrock. Sheetrock on both sides of partition wall will be 5/8" up into attic and all other sheetrock will be 1/2"
 Install kitchen cabinets and 4 vanities. Stone countertops will be installed.
 Make two walk in showers
 Install water proof underlayment
 Make shower beds
 Install tile to shower walls and floors
 Tile allowance \$3.00 sq. ft.
 Plumbing trimout-Install 2 electric 50 ga. Water heaters, four toilets, two bathtubs, bathroom sinks and kitchen sinks
 Install tile to walls around two tubs, tile will go up from tub six feet.
 Tile allowance \$3.00 sq. ft.
 Install tile to four-bathroom floors.
 Tile allowance \$3.00 sq. ft.
 Electrical trim out- Install light fixtures, ceiling fans, outlet and switch plates, exterior front lights.
 Install hollow core interior doors, base, trim, and attic doors. No crown will be installed.
 Paint all interior walls, ceilings, doors, base, and trim. Sherwin Williams Promar 200 will be used
 Patch wood flooring where necessary and refinish wood floor.
 Pressure wash exterior of house and sand front side. Paint exterior of house. Sherwin Williams super paint will be used.

Install one new front door to match existing front door

ALL LIGHT FIXTURES, CEILING FANS, CABINERY, PLUMBING FIXTURES, WOOD WORK (DOORS, BASE, TRIM), WILL BE BUILDERS GRADE. OWNER WILL BE RESPONSIBLE FOR PURCHASE AND INSTALLATION OF TWO SHOWER DOORS FOR WALK IN SHOWERS.

OPTION #2 FOR FLOORING: INSTALL WATERPROOF VINYL FLOORING THROUGHTOUT HOUSE. ALLOWANCE \$3.00 SQ. FT. ADD \$5,000.00 TO TOTAL

3.TIME OF COMPLETION

The parties agree that time is of the essence, and therefore the work to be performed under this Contract shall be commenced on or before the 3th day of OCTOBER, 2022 and shall be substantially completed on or before the 23th day DECEMBER of, 2022.

4.THE CONTRACT PRICE

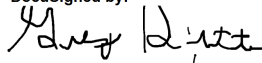
The owner shall pay the Contractor the sum of \$171,050.00 dollars for the material and labor to be performed under the Contract, subject to any additions and/or deductions made pursuant to authorized change orders.

5. PAYMENTS

Payments of the Contract price shall be paid in the following manner:
PAYMENT OF \$50,000.00 TO BEGIN WORK. -\$30,000.00 DUE ON 9/30/22 AND \$20,000.00 DUE 10/7/22
AND THE REMAINDER IN PAYMENTS AS WORK PROGRESSES

DocuSigned by:

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 Contractor 9/29/2022
Date

DocuSigned by:

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 Owner 9/30/2022
Date

6. GENERAL PROVISIONS

- 1. All work shall be completed in a workmanship like manner and in compliance with all building codes and other applicable laws.
- 2. Contractor may at its discretion engage subcontractors to perform work hereunder, provided Contractor shall fully pay said subcontractor and in all instances, remain responsible for the proper completion of this Contract.
- 3. Contractor shall furnish Owner appropriate releases or waivers of lien for all work performed or materials provided at final payment.
- 4. All change orders shall be in writing and signed by both Owner and Contractor.
- 5. In the event Owner shall fail to pay any periodic or installment payment due hereunder, Contractor may cease work without breach pending payment or resolution of any dispute.
- 6. Contractor shall not be liable for any delay due to circumstances beyond its control including but not limited to weather or unavailability of materials.

7. ADDITIONAL AGREEMENTS

Owner and Contractor additionally agree that:

TOTAL INCLUDES LABOR AND MATERIAL, UNLESS SPECIFIED DIFFERENTLY ABOVE. ANY WORK NOT STATED HERE WILL BE EXTRA.

DocuSigned by:
Amalia Gaspar 9/29/2022
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Contractor Date

DocuSigned by:
Amy Ditt 9/30/2022
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Owner Date