**Article 1. Scope of the Work**

The Contractor shall furnish all of the materials and perform all of the work shown on the Drawings and/or described in the Specifications entitled Exhibit A, as annexed hereto as it pertains to work to be performed on property at xyz

**Article 2. Time of Completion**

The work to be performed under this Contract shall be commenced on or before 1/1/xx and shall be substantially completed 30 days later. Time is of the essence. The following constitutes substantial commencement of work pursuant to this proposal and contract:

**Article 3. The Contract Price**

The Owner shall pay the Contractor for the material and labor to be performed under the Contract the sum of $x subject to additions and deductions pursuant to authorized change order.

**Article 4. Progress Payments**

Payments of the Contract Price shall be paid in the manner following:

Upon authorization of contract $x

Upon start of demo $x

Upon start of framing $x

Upon start of roofing and siding $x

Upon start of sheet rock $x

Upon start of carpeting $x

Upon completion and satisfaction $x

**General Provisions**

Any alteration or deviation from the above specifications, including but not limited to any such alterations of deviation involving additional material and/or labor costs, will be executed only upon written order for same, signed by Owner and Contractor, and if there is any charge for such alteration or deviation, the additional charge will be added to the contract price of this contract. If payment is not made when due, Contractor may suspend work on the job until such time as all payments due have been made. A failure to make payments for a period in excess of 7 days from the due date of the payment shall be deemed a material breach of this contract.

1. All work shall be completed in a workman-like manner and in compliance with all building codes and other applicable laws.
2. The contractor shall furnish a plan and scale drawing showing the shape, size dimensions, and construction and equipment specifications for home improvements, a description of the work to be done and description of materials to be used and the equipment to be used or installed, and the agreed consideration for the work.
3. To the extent required by law all work shall be performed by individuals duly licensed and authorized by law to perform said work.
4. Contractor may at its discretion engage sub-contractors to perform work hereunder, provided Contractor shall fully pay said sub-contractor and in all instances remain responsible for the proper completion of this Contract.
5. Contractor shall furnish Owner appropriate releases or waivers of lien for all work performed or materials provided at the time the next periodic payment shall be due.
6. All change orders shall be in writing and signed both by Owner and Contractor, and shall be incorporated in, and become part of the contract.
7. Contractor warrants it is adequately insured for injury to its employees and others incurring loss or injury as a result of the acts of Contractor or its employees or sub-contractors.
8. Contractor will file and obtain all permits necessary for the work to be performed. Homeowner reimburse contractor.
9. Contractor agrees to remove all debris and leave the premises in broom clean condition.
10. 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.
11. All disputes hereunder shall be resolved by binding arbitration in accordance with rules of the American Arbitration Association.
12. Contractor shall not be liable for any delay due to circumstances beyond its control including strikes, casualty or general unavailability of materials.
13. Contractor warrants all work for a period of 12 months following completion.
14. All additional work not stated in this contract will be considered a work order change and shall be paid in full before work commences.

**Additional Terms**

Prepare and file all Architectural drawings and permit applications; submit to town

Customer to reimburse cost of permits.

Demolition of middle section off roof and construct x' times y' bump up to attain a z’ ceiling height.

Install vinyl slider type windows

Install new roofing and siding to match existing

Install basic electric and lighting

Install batt type insulation in walls and ceiling.

Create access doors to existing attic space.

Sheet rock, spackle, sand and paint in color of choice

Install paint grade trim as needed with banister around stair opening

Install carpet throughout (allowances apply)