A Smart HOME IMPROVEMENT INC.
High Quality Work at Affordable Prices
1191 Hallowell Litchfield Rd, W. Gardiner, Maine 04345 • Tel: 1-866-422-3758 • ASMARTMAINE@YAHOO.COM

CITY OF PORTLAND, MAINE · RESURGAM
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 09/03/14

HOME REPAIR CONTRACT

Date Signed: 2-1-2013

This agreement between **A Smart Home Improvement Inc.**, hereinafter referred to as "Contractor" and Peter Leong; Christine Cassidy, hereinafter referred to as "Owner(s)", whose mailing address is 683 Island Ave Peaks Island, me 04108

The Contractor and the Owner(s) do hereby agree as follows:

Location of Property: The property upon which construction work is to be performed is located at: Same

Work Dates: Contractor estimates that work will commence on 30 Day's of Approval Permit's ile and that work will be substantially completed by 30 Day's of start

DESCRIPTION OF WORK: General description of the work and materials to be used is as follows:
Build 24'x32 2 story
Shell As per Plan

CONTRACT PRICE: The Total Contract price is as follows: $ 85,214.00

METHOD OF PAYMENT: Payment of the contract price shall be made as follows:

Down payment (not more than one-third of total contract price): Ck # 212 1,000.00
Due upon ~~town~~ Permit $ 24,564.00
City Due upon Roof shell $ 25,000.00
Balance due upon completion $ 34,650.00

WARRANTY: In addition to any additional warranties agreed to by the parties, the Contractor warrants that the work will be free from faulty materials, constructed according to the standards of the building code applicable to this location; constructed in a skillful manner and fit for habitation or appropriate use. The warranty rights and remedies set forth in the Maine Uniform Commercial Code apply to this contract.

CHANGE ORDERS: Any alterations or deviation from the above contractual specifications that result in a revision of the contract price will be executed only upon the parties entering into a written change order.

PERMIT AUTHORIZATION: We the undersigned ☐ authorize ☐ do not authorize **A Smart Home Improvement Inc.** to act as our agent in acquiring a building permit. **A Smart Home Improvement Inc.** will pay up to $50.00. Any amount above that is the responsibility of the owner.

WORKERS' COMPENSATION AND LIABILITY COVERAGE: Contractor states that worker's compensation and public liability ☐ are ☐ are not carried for the work described above. Contractor ☐ is ☐ is not qualified by law as self-insurer.

UNFORSEEN DELAYS: Contractor shall not be liable for delays or damage caused by strikes, material or labor shortages, or conditions unavoidable and beyond its control.

CONTRACTOR: **A SMART HOME IMPROVEMENT INC.**
By: Terry E. Smart
ITS DULY AUTHORIZED AGENT

work

By signing this contract, I agree to its terms (including those on the reverse side) and acknowledge receiving a copy.
NOTICE TO OWNER(S): Do not sign this contract in blank. You are entitled to a copy of the contract at the time you sign it. Keep it to protect your legal rights.

Owner

Christine Cassidy
Owner