



## CONTRACT

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Audit Site: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

**We hereby submit specifications and estimates for: Home Energy Audit**

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### HOME ENERGY AUDIT

G. Christianson Construction agrees to provide a Home Energy Audit. A Home Energy Audit entails the following:

- A multi-page, full color report generated using the CakeSystems energy modeling software by Earth Advantage.
- Your home's **Energy Performance Score (EPS)** calculated using CakeSystems.
- Your home's carbon footprint, calculated using CakeSystems.
- Item by item list of the performance of most energy related elements in your home.
- Item by item list of recommended energy upgrades for your home. Targeted zonal reports with photos of particular energy problem areas. These include proposals for reducing the energy bill at any budget.
- Safety reports detailing possible carbon monoxide problems or air quality concerns.
- Audit will be conducted following the standards of the **Building Performance Institute, Inc (BPI)** by a BPI trained auditor.
- Your audit may qualify you to receive a \$150 cash incentive from Energy Trust of Oregon. However, we do not guarantee incentives.
- While we use excellent energy modeling software and techniques to perform our audits, we do not guarantee the accuracy of your report. Home energy use is dependent on several factors which are out of our control, including: occupant use, climate, and changes in environment.

- For the reasons listed above, we also do not guarantee that our recommended energy upgrades will result in the forecasted energy savings. However, the great majority of our clients have been extremely pleased with our work and with the knowledge gleaned from our reports.
- We will be unable to provide accurate information on parts of the house we cannot access.

Notes: Owner Responsibilities

**A). Owner is responsible to provide access to all heater and cold air return vents in the house.**

**B). Owner is responsible to provide access to crawl space and access to attic. Contractor will provide ladder, but any furniture or other obstructions must be moved.**

**C). Owner will extinguish any open fires in woodstoves, fireplaces or similar areas the night before the audit.**

D). Since we cannot control the installation or age of driveways, we cannot be held responsible for any damage done to curbs, driveways, or sidewalks when delivering material, or drop boxes. However, we will take responsibility for any driver negligence.

E). Occasionally, we may need to shut off gas appliances to safely complete your project. In the past we have had appliances that would not relight due to the age or condition of the appliance. Any cost related to repairs or replacement will be outside the scope of this contract.

Material Guarantees: All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alterations or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner is to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Warranty: The contractor reserves the right to repair, replace, or pay reasonable sums in order to affect those repairs to any mutually acknowledged deficiencies both during the construction process and the warranty period. Warranty work will be deemed necessary when construction work falls below the acceptable quality standards as set forth in the book Residential Construction Performance Guidelines for Professional Builders and Remodelers, Second Edition, National Association of Home Builders. We hereby warrant all materials and labor involved in this project for a period of one (1) year based on these published quality standards. Any manufacturer's warranty on a product utilized in this project will take precedence over this one (1) year warranty.

Additional Work & Late Payments

- If additional work is required due to either owner-initiated change orders or because of the presence of mold, hazardous materials or concealed areas containing dry rot, structural, mechanical, electrical, or plumbing problems additional charges will be incurred.
- Rates per hour: Contractor-\$85.00; Production Manager-\$75.00; Lead Carpenter \$55.00 and Laborer \$40.00.
- There is a 1 hour minimum for all labor rates.
- All materials and subcontractor costs other than what is included above will be billed at contractor cost and overhead plus a 10% profit.
- A finance charge of 1.5% per month may be charged on past due accounts over thirty (30) days.

Lead Abatement

- As of April 2010, for properties built prior to 1978, we are required to follow the EPA Lead: Renovation, Repair, and Painting rule (RRP):  
Code of Federal Regulations  
Title 40: Protection of Environment  
Part 745 – Lead Based Paint Poisoning Prevention in Certain Residential Structures
- If lead testing or abatement is necessary under this ruling, it will be done at an additional cost.
- All homeowners of properties built prior to 1978 will receive the EPA brochure “Renovate Right: Important Lead Hazard Information for Families, Child Care Providers and Schools” and will be required to sign a Pre-Renovation form.

**BASE CONTRACT PRICE** **\$475.00**

**ADDITIONAL FEE FOR HOMES OVER 2300 SQUARE FEET  
AT \$100 PER 1000 SQUARE FEET** \$\_\_\_\_\_.

**TOTAL CONTRACT PRICE** \$\_\_\_\_\_.

Payment Schedule: \$200 down upon signing contract  
Balance due upon completion.

Prices prior to signature of contract are subject to change without prior notification.

SIGNATURE Carl Christianson DATE \_\_\_\_\_  
Carl Christianson, Superintendent GCCCI

ACCEPTANCE OF PROPOSAL – The prices, specifications and conditions are satisfactory and are hereby accepted. G. Christianson Construction, Inc. is authorized to do the work as specified. Payment will be made as outlined above.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
Owner



Please go to our website,  
We have some great project photos posted:  
<http://gchristiansonconstruction.com/>