

JBuilt LLC
835 SW 307th St,
Federal Way, WA 98023
tel. 253-335-3897
info@jbuiltllc.com
UBI 604578687

JBUILT LLC STANDARD TERMS & CONDITIONS

Once both parties have agreed to the terms and conditions as written in this document and have signed the contract, this will become a legally binding document, contracting (hiring) JBuilt LLC as the builder/ contractor for the project(s) detailed in the scope of work.

Prior to any project a set amount of time will be required to provide a drawing or blueprint, and to allow JBuilt LLC the necessary time to prep materials, begin layout, and set up items crucial to the project's production, efficiency, budget, and safety.

Material lists, ordering lumber & materials, returns, delivery set up, will be done solely by JBuilt LLC with the approval of the customer. Purchase of building materials will be the responsibility of the customer, or access to the account will be required for JBuilt LLC to purchase items for the current project. Disposable items such as sawblades, chalk, spray paint, and all hand tools are required and the responsibility of JBuilt LLC to keep on person or on site. Toos will be picked up and placed out of sight and in a safe place every day. If there is no bathroom access a portable toilet will need to be on sight and maintained by the customer.

Changes to the current project will require a written change order, drawn up and signed by both parties. Unforeseen situations that occur will be immediately addressed and work will resume only after an agreement is signed, drawn up, or documented.

Required additional work, requested additional work, or changes including sizing, or R.O.'s.as well as unforeseen, unexpected items or fixes will be added to final invoice and charged an hourly rate of \$90/hr.

Schedules will be addressed or communicated verbally unless other subs are involved. Work hours will be Monday -Sunday 9am-dusk or 6 pm.

Removal of debris, demoed rubbish, or new build cut off will be disposed of into a dumpster or removed by the customer. JBuilt LLC is not responsible for rental charges for equipment needed to complete the project. If possible, JBuilt LLC will notify the customer before the project starts that equipment may need to be rented.

Questions or concerns from anyone working with or for JBuilt LLC will be directed to the company president, Zacharias Jones first. The customer will be the Point of Contact on site for questions by Mr Jones. Any punch list made to complete a project will need to be signed off by the customer, releasing final payment.

Payment terms

Projects that do not have a set of plans, drawing or blueprint will have 15% of the total labor cost due when the contract is signed.

Large projects that require a lengthy preliminary stage. (1-5 days of prep work prior to start date), a retainer of 10-15% will be done when the contract is signed.

Faster projects that are estimated to be completed within a week or under 5000\$ will be paid 50% up front and 50% upon completion.

Projects that are expected to take longer than a week or have more than one phase (1-concrete/2-framing/3-roofing) will be paid in scheduled installments.:

Retainer (% of total payment for preliminary work)

Installment #1(25%) - Installment #2(25%) - Installment #3(25%) - Installment #4 (25%)

JBuilt LLC reserves the right to file a lien to secure payment on any unpaid work or services performed, as described in <https://app.leg.wa.gov/rcw/default.aspx?cite=60.04.091>