



HOME IMPROVEMENT CONTRACT

Contract Date: _____

Owner Information

Owner/Buyer Name: _____

Project Address: _____

Mailing Address: _____

Phone: _____

Email: _____

Contractor Information

Abajian Enterprise dba SoCal Removal
CSLB License #980451 (A, B, C-21, ASB, HAZ)
1640 E Edinger Ave Ste C, Santa Ana, CA 92705
Phone: 949-446-0000 | Fax: 714-242-6767
Email: andre@socalremoval.com

Description of Work

☐ Attachment "A" (detailed description attached)

Description (brief summary):

Contract Price and Payment Terms

Contract Price: \$ _____

Down Payment: \$ _____ (Max \$1,000 or 10%)

Finance Charges (if any): \$ _____

Schedule of Progress Payments

1. Payment #1: \$ _____ Description: _____
2. Payment #2: \$ _____ Description: _____
3. Payment #3: \$ _____ Description: _____

(Progress payments must reflect value of work completed.)

Approximate Start and Completion Dates

Start Date: _____ Completion Date: _____

Work deemed substantially commenced when equipment moves onto site or first delivery of materials, whichever is later.

Subcontractors and Suppliers

Anticipated subcontractors/suppliers (attach list if needed):

Write "None" if not applicable. List available upon request.

Documents Incorporated into Contract

1. Attachment "A" (if checked)
2. Commercial General Liability Insurance
3. Workers' Comp Insurance
4. Customer Communication/Work Auth
5. Water Damage Info (if applicable).

Notice of Cancellation

You, the buyer, may cancel this contract at any time prior to midnight of the third business day after the date you sign it. Buyers age 65 or older may cancel prior to midnight of the fifth business day. To cancel, sign and date a notice of cancellation and deliver it by mail, email, or hand delivery to the Contractor at the address or email provided above. A separate "Notice of Three-Day Right to Cancel" form will be provided; initial here to acknowledge receipt: _____. The Contractor's email and phone number are provided above to assist you with cancellation. Fax number is 714-242-6767.

Preliminary Notice and Mechanic's Lien Warning

Subcontractors and material suppliers may send you a "20-Day Preliminary Notice" to preserve their right to record a mechanic's lien if they are not paid. You will not receive such notices from your prime contractor or from laborers. Protect yourself from liens by obtaining a list of all subcontractors and suppliers working on your project and by paying attention to any preliminary notices you receive. Even if you pay your prime contractor in full, unpaid subcontractors, suppliers, or laborers may record mechanics' liens and sue to foreclose the lien, which could require you to pay twice or risk sale of your home. For more information, visit www.cslb.ca.gov or call 800-321-CSLB (2752).

Testing and Hazardous Materials Disclosure

SoCal Removal does not perform environmental testing or consulting. Certified third-party consultants must be retained to identify asbestos, lead, mold, PCBs or other hazardous substances. Disturbing more than 100 square feet of asbestos-containing material triggers a SCAQMD Rule 1403 and requires a 14-calendar-day notice (excluding federal holidays); less than 100 square feet may require HOA and/or city approval. Additional regulations apply to asbestos, lead, mold, hydrocarbons, or PCB abatement. Referrals may be provided at the client's discretion without guarantees.

Miscellaneous Terms and Conditions

1. Term of Contract: This contract becomes effective on the date above and continues until the services have been performed or until terminated as provided herein.
2. Method of Performing Services: SoCal Removal will determine the method, details and means of performing the described services.
3. Concealed Conditions: The scope does not include materials or work that cannot be seen by the naked eye. Any concealed conditions (behind walls, ceilings, confined spaces, flooring, concrete, etc.) are not part of this contract unless referenced in Attachment A. Extra work orders will be issued for concealed conditions.
4. Employment of Assistants: Contractor may employ assistants at its own expense. Buyer may not direct or supervise these assistants.
5. Cooperation of Buyer: Buyer will provide access to the premises, utilities and restrooms as reasonably necessary.
6. Assignment of Insurance Draft: Buyer authorizes their insurance company to include SoCal Removal as payee on any checks for the claim forming the basis of this work.
7. Consequential Damages: Contractor is not liable for consequential damages, including lost profits, loss of use, or living expenses.
8. Entire Agreement: This contract supersedes all prior agreements. Any modifications must be in writing and signed by both parties.
9. Partial Invalidity: If any provision is held invalid, the remaining provisions remain in full force.
10. Termination: This contract may be terminated by written agreement; Buyer will pay for work performed and materials supplied up to termination.
11. Limited Warranty: Work is warranted for one year against defects in materials or workmanship. Repairs or replacements will be at Contractor's option. Damage from misuse, negligence or third parties is excluded. Contractor disclaims all other warranties.
12. Health and Safety: Buyer and occupants should avoid work areas. Material Safety Data Sheets are available upon request. Exposure to certain molds may cause health problems; consult a physician if concerns arise. Asbestos is a known cancer causing carcinogen.
13. Extra Work and Change Orders: Buyer may not require extra work without written authorization. Extra work or change orders must describe the scope, the amount to be added or subtracted, and the effect on progress payments and completion date.
14. Attorneys' Fees: The prevailing party in legal proceedings to enforce this contract is entitled to reasonable attorneys' fees and costs.
15. Governing Law: California law governs this contract; venue is Orange County.

Executed at _____ on date above.

Owner/Buyer Signature: _____

Date: _____

Owner/Buyer Printed Name: _____

Contractor Signature: _____

Date: _____

Contractor Printed Name: Andre Abajian, President
Phone: 949-446-0000