

INDEPENDENT CONTRACTOR AGREEMENT

THIS INDEPENDENT CONTRACTOR AGREEMENT (the "Agreement") dated this 29th day of January, 2025

BETWEEN:

Owner of, 266 Brower Rd. Cameron, NC 28326

Mr. Rodney Richter

-AND

Makaysaan Properties, The General Contractor

BACKGROUND:

- The Client is of the opinion that the Contractor has the necessary qualifications, experience and abilities to provide services to the Client.
- The Contractor is agreeable to providing such services to the Client on the terms and conditions set out in this Agreement

IN CONSIDERATION OF the matters described above and of the mutual benefits and obligations set forth in this Agreement, the receipt and sufficiency of which consideration is hereby acknowledged, the Client and the Contractor (individually the "Party" and collectively the "Parties" to this Agreement) agree as follows:

Services Provided

The Client hereby agrees to engage the Contractor to provide the Client with services (the "Services") consisting of:

Wallboard Removal Labor

Basic labor to remove wallboard with favorable site conditions. Detach wallboard from adjacent surfaces. Remove fasteners from framing. Break wallboard into haul able pieces. Remove from home and dispose of legally. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup. (736Sq. Ft.)

\$220

Interior Wall Framing Labor

Basic labor to frame interior wall with favorable site conditions. Layout, fabricate and install conventional wood framed wall using 2"x4" studs spaced 16" on center. Includes double top plate, blocking. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup.

\$250

Window Opening Framing Labor & Vinyl Window Installation Labor

Basic labor to frame window opening with favorable site conditions. Measure, cut and install conventional wood framed

window opening up to 8' wide. Includes header, jack and king stud lumber. To include the closing of the existing window openings. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup. (x6)

Basic labor to install vinyl windows with favorable site conditions. Set unit in rough opening. Shim to achieve level and plumb placement. Set jamb edges flush to finished wall surface. Secure unit to rough opening framing. Insulate perimeter and secure house wrap at window as appropriate. Repair of exterior and interior surfaces is not included. (x6)

\$1000

Door Opening Framing Labor & Sliding Door Installation Labor & Entry Door Installation Labor

Basic labor to frame door opening with favorable site conditions. Measure, cut and install wood framed door opening up to 8' wide. Includes header, jack and king stud lumber. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup. (x2)

Basic labor to install sliding door with favorable site conditions. Set unit in rough opening. Shim to achieve level and plumb placement. Set jamb edges flush to finished wall surfaces. Secure unit to rough opening framing. (x1)

Basic labor to install exterior door with favorable site conditions. Measure, trim and plane slab door to fit existing door jamb opening. Fabricate lock set hole(s), mortise hinge pockets and jamb strike plate. (x1)

\$600

Pre hung Door Install Labor

Basic labor to hang pre hung door with favorable site conditions. Set unit in rough opening. Shim to achieve level and plumb placement. Set jamb edges flush to finished wall surfaces. Secure unit to rough opening framing. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup. (x3)

\$150

Bi fold Door Installation Labor

Basic labor to install bi fold door with favorable site conditions. Install guide tracks. Assemble and align doors. Install and adjust door height. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup. (x6)

\$250

Drywall Installation Labor & Drywall Taping Labor

Basic labor to install drywall with favorable site conditions. Layout, fabricate and fit drywall sheets. Secure to framing per manufacturer specifications. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup.

Basic labor to tape drywall joints with favorable site conditions. Cover joints and screw heads with mud. Embed tape in joint mud. Lightly sand and re-mud joints 2x. Final sand for primer/finish ready.

\$1000

Popcorn Texture Removal Labor

Basic labor to remove popcorn ceiling texture with favorable site conditions. For asbestos-free texture only. Apply softening agent / water. Scrape texture from surface. Dispose of scrapings. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup. (736 Square Ft.) Wall Resurfacing Labor

Basic labor to resurface wall or ceiling with favorable site conditions. Sand existing surface. Mix texturing compound. Trowel compound onto drywall. Tool for consistent texture. (736 Square Ft.)

\$500

Kitchen Cabinet Installation Labor

Basic labor to install kitchen cabinets with favorable site conditions. Fabricate plumbing cutouts in back panel. Level and secure vanity to wall. Scribe exposed panel edge to wall surface or apply molding at edge. Assemble, install drawers and hardware. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup.

\$400

Laminate Counter top Installation Labor

Basic labor to install laminate counter top with favorable site conditions. Template, layout and fabricate laminate counter top with basic edge. Add 1 sink and faucet cutout. Install and secure counter top. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup.

\$200

Home Interior Painting Labor

Basic labor to paint home with favorable site conditions. Caulk gaps and spot prime. Roll / brush 2 coats of paint over lightly textured ceiling/walls. Paint up to 2 doors and door trim per room. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup. (736 Square Ft.)

\$800

Linoleum Flooring Installation Labor

Basic labor to install linoleum flooring with favorable site conditions. Measure and layout seam locations. Cut, glue and

seam linoleum. For installation on level, smooth floor or sub floor. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup. (736 Square Ft.)
\$500

Baseboard Installation Labor

Basic labor to install baseboard with favorable site conditions. Measure, cut (1 miter and 1 coped end per section) base molding and finish nail molding. Patch and smooth nail holes and if painting caulk edge gaps. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup.
\$500

Water Damage Repair Labor

Basic labor to repair water damage with favorable site conditions. Cut out, remove and dispose of damaged material. Clean and repair structural framing as necessary. Apply basic patch surface material. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup.
\$350

Vinyl Siding Installation Labor

Basic labor to install vinyl siding with favorable site conditions. Layout, fabricate and attach vinyl siding (6" width) over vapor barrier. Install using manufacturer recommended corner and edge flashing and J-channels. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup
\$320

Curtain Rod Mounting Labor

Basic labor to hang curtain rod with favorable site conditions. Layout, mark and drill mounting holes in wall framing studs. Secure unit and install trim hardware. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup (x8)
\$160

Wood Decking and Framing Installation Labor

Basic labor to install wood decking with favorable site conditions. Layout and install 6 in wide decking on deck support framing. Fabricate decking, framing, stairs, and secure with corrosion resistant, flush mount decking screws. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup. (x2 /8'x10' Decks)
\$1220

Lighting Fixture Installation Labor

Basic labor to install lighting fixture with favorable site conditions. Cut new opening and secure new box. Wire from existing, switched lighting circuit up to 15 ft away. Set fixture and trim plate. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup. (x7)

\$325

Ceiling Fan Installation Labor

Basic labor to install ceiling fan with favorable site conditions. Mount support bracket to ceiling joists. Branch power from existing circuit. Assemble and secure fan, controller and trim plates. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup (x3)

\$185

Kitchen Sink Installation Labor

Basic labor to install kitchen sink with favorable site conditions. Level, fit and secure sink. Install drain assembly in sink. Connect P trap to existing rough-in drain line connection. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup.

\$75

Kitchen Faucet Installation Labor

Basic labor to install kitchen faucet with favorable site conditions. Assemble, place and secure faucet. Connect supply lines between existing shut off valves and faucet. Leak and flow test.

\$50

Bathroom Fan/Light Installation Labor

Basic labor to install bathroom fan with favorable site conditions. Shut off power to circuit. Place and secure fixture to framing. Connect electrical wiring to unit. Connect vent ducting to unit and route to suitable wall/roof vent. Power circuit and verify proper operation. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup (x1)

\$75

Bathtub Surround Installation Labor

Basic labor to install bathtub surround with favorable site conditions. Remove existing wall mounted fixtures. Mark and cut plumbing openings. Secure walls. Connect plumbing. Seal edges. Repairs / finishing to surrounding walls is extra. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup. (x1)

\$280

Bathroom Cabinet Installation Labor

Basic labor to install bathroom cabinet with favorable site conditions. Fabricate plumbing cutouts in back panel. Level and secure vanity to wall. Scribe exposed panel edge to wall surface or apply molding at edge. Assemble, install drawers and hardware. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup (x1)
\$50

Bathroom Sink Installation Labor

Basic labor to install bathroom sink with favorable site conditions. Level, fit and secure sink. Install drain assembly in sink. Connect drain assembly and trap to existing drain rough in. Includes
\$75

Bathroom Shower Faucet Installation Labor

Basic labor to install bathroom shower faucet with favorable site conditions. Assemble, place and secure faucet. Connect supply lines between existing shut-off valves and faucet. Leak and flow test. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup (x1)
\$75

Tank Heater Installation Labor

Basic labor to install tank-less heater with favorable site conditions. Mount and secure new heater. Connect vent to existing vent ducting. Connect water input to existing supply lines. Leak and cycle test. Any surface demolition, structural modifications and restoration if needed is extra. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup
\$120

Toilet Installation Labor

Basic labor to install toilet with favorable site conditions. Fit and secure new toilet. Connect to existing water supply. Drain and leak test. Wall surface demolition and restoration if needed is extra. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup
\$75

7% Sales Tax \$686.35.

Total Cost: \$10,491.35

The Services will also include any other tasks which the Parties may agree on. The Contractor hereby agrees to provide such Services to the Client.

Term of Agreement

The term of this Agreement (the "Term") will begin on the date of this Agreement and will remain in full force and effect until the completion of the Services, subject to earlier termination as provided in this Agreement. Mutual written agreement of the Parties may

extend the Term of this Agreement.

In the event that either Party wishes to terminate this Agreement prior to completion of the Services, that Party will be required to provide at least 5days' notice to the other Party.

Performance

The Parties agree to do everything necessary to ensure that the terms of this Agreement take effect.

Currency

Except as otherwise provided in this Agreement, all monetary amounts referred to in this Agreement are in US Dollars.

Compensation

For the services rendered by the Contractor as required by this Agreement, the Client will provide compensation (the "Compensation") to the Contractor for the flat fee of **\$10,491.35**. A deposit of **\$8000 ("Deposit")** will be payable to the Contractor before any work begins.

The balance (**\$2491.35**) of the Compensation will be payable upon completion of the job.

Ownership of Materials and Intellectual Property

All intellectual property and related materials (the "Intellectual Property") including any related work in progress that is developed or produced under this Agreement, will be the sole property of the Client. The use of the Intellectual Property by the Client will not be restricted in any manner. Owner is the safe guard of working materials and will provide contractor with materials at job site. General contractor will not be responsible for any materials.

Materials cost:

Siding: \$800

Floors: \$900

Bathtub-Vanity- Mirror- Lights- Cables – Switches- Kitchen Cabinets- Doors- Windows-

Plumbing Supply- Sheetrock- Screws, etc- \$8500

Woods and Lumber for framing and decks:\$2000

Total In Materials:\$12200

Return of Property

Upon the expiry or termination of this Agreement, the Contractor will return to the Client any property, documentation, records, or Confidential Information which is the property of the Client.

Capacity/Independent Contractor

In providing the Services under this Agreement it is expressly agreed that the Contractor is acting as an independent contractor and not as an employee. The Contractor and the Client acknowledge that this Agreement does not create a partnership or joint venture between them and is exclusively a contract for service. But contractor will work under the owner supervision and guidance.

Notice

All notices, requests, demands or other communications required or permitted by the terms of this Agreement will be given in writing and delivered to the Parties of this Agreement

as follow:

A. Mr. Rodney Richter, Owner of 258 Brower Rd. Cameron, NC 28326

B. Mr. Delvecchio Alston, the General Contractor

Liens to Warranty & Guarantees

The job will be completed under the direct supervision and guidance of the owner. Therefore, the General Contractor will not be held liable for any warranties or guarantees once the job is finished. The General Contractor will perform all work in compliance with state codes and ensure it passes inspection by the appropriate authorities. Any additional work required after the completion of the job and the successful inspection can be arranged with the General Contractor, subject to the owner's agreement to pay separate fees for the additional work. Owner is waiving any Liens to Warranty & Guarantees.

Authorized Signature:



Printed Name: Rodney Richter

Date: 01/29/2025

Authorized Signature:



Printed Name: Delvecchio Alston Proprietor of Makaysaan properties,

Date: 01/29/2025