

COASTAL CONSTRUCTION & DESIGN LLC

TERMS & CONDITIONS OF CONSTRUCTION

These Terms & Conditions of Construction ("Terms") are incorporated into and made a part of every proposal, estimate, construction agreement, scope of work, or other agreement ("Proposal") issued by Coastal Construction & Design LLC ("Contractor") that expressly references or incorporates these Terms. The person or entity contracting with Contractor is referred to as "Owner." The property upon which the Work is performed is referred to as the "Project" or "Property."

By signing or electronically accepting the Proposal, Owner acknowledges that Owner has received, reviewed, understands, and accepts the Proposal, these Terms, the applicable written warranty, and all other documents expressly incorporated into the Agreement.

1. CONTRACT DOCUMENTS

The agreement between Contractor and Owner ("Agreement") consists of the signed Proposal, these Terms, the written Scope of Work, approved construction plans and specifications expressly incorporated into the Proposal, allowances and selections schedules, payment or draw schedule, written warranty, signed Change Orders, and other documents expressly identified as Contract Documents.

Documents not expressly incorporated into the Agreement are not Contract Documents.

In the event of an inconsistency, a subsequently executed written Change Order shall control over the documents it expressly modifies. Project-specific provisions of the signed Proposal shall control over these general Terms to the extent of a direct conflict.

2. ENTIRE AGREEMENT; NO RELIANCE ON ORAL REPRESENTATIONS

The Contract Documents constitute the entire agreement between Owner and Contractor concerning the Project and supersede prior negotiations, discussions, estimates, representations, advertisements, emails, text messages, conversations, and understandings concerning the Work.

Owner acknowledges that Owner has not relied upon any representation, promise, statement, estimate, or assurance that is not contained in the Contract Documents.

No oral statement, text message, email, jobsite conversation, subcontractor statement, or other informal communication shall modify the Agreement unless incorporated into a written modification or Change Order approved by Contractor and Owner.

3. SCOPE OF WORK

Contractor shall furnish only the labor, materials, equipment, supervision, and services expressly identified in the Scope of Work and Contract Documents.

Any labor, material, equipment, service, finish, fixture, feature, accessory, improvement, repair, or other item not expressly included is excluded from the Contract Price.

Owner acknowledges that Contractor's price is based upon the specifically defined Scope of Work and is not an agreement to provide every item that might ordinarily be associated with construction of a similar project.

No Implied Work or Scope Expansion

No trade custom, industry practice, prior project, prior course of dealing, Owner expectation, drawing inference, verbal understanding, or commonly associated work shall expand Contractor's obligations beyond the labor, materials, services, and responsibilities expressly identified in the Contract Documents. Any labor, material, service, fixture, feature, improvement, repair, or other item not expressly included in the written Scope of Work is excluded from the Contract Price unless added by written Change Order.

4. PLANS, SPECIFICATIONS AND DESIGN INFORMATION

Contractor may rely upon plans, surveys, engineering, specifications, reports, dimensions, design information, and other documents furnished or approved by Owner or Owner's architects, engineers, designers, consultants, surveyors, or other professionals.

Unless Contractor separately contracted to provide the applicable professional design service, Contractor does not warrant the completeness or accuracy of documents prepared by others.

Errors, omissions, conflicts, ambiguities, constructability problems, code deficiencies, or required revisions in documents prepared by others may result in additional cost and extensions of time.

Estimated Quantities and Field Conditions

Quantities, dimensions, square footage, material counts, and other measurements stated in a Proposal may be estimates unless expressly identified as fixed contractual quantities. Contractor may rely upon approved plans, dimensions, surveys, and field conditions reasonably observable at the time of pricing. Material changes resulting from inaccurate plans, undisclosed conditions, concealed conditions, or field dimensions materially differing from those relied upon may require an equitable adjustment to the Contract Price and Project schedule.

5. OWNER APPROVAL OF PLANS AND SELECTIONS

Owner shall review and approve all plans, layouts, dimensions, specifications, materials, finishes, colors, fixtures, appliances, and other selections before the applicable Work is ordered or performed.

Owner's approval constitutes authorization for Contractor to proceed in reliance upon the approved information.

Contractor shall not be responsible for Owner dissatisfaction with an item that conforms to an Owner-approved selection, sample, drawing, plan, specification, or product.

Owner Authority

Owner represents and warrants that Owner owns the Property or otherwise has full legal authority to authorize the Work and enter into this Agreement. Owner shall disclose all co-owners, lenders, homeowners associations, architectural review committees, easements, restrictive covenants, or other third parties whose approval may be required for the Work. Contractor may rely upon Owner's representation of authority unless notified otherwise in writing.

| 6. CHANGES AFTER CONSTRUCTION COMMENCES

Contractor's pricing and schedule assume construction will proceed substantially in accordance with the approved Contract Documents.

After construction has commenced, Contractor is under no obligation to accept Owner-requested changes.

Contractor may, in its discretion, reject a requested change if Contractor determines that the change may adversely affect scheduling, sequencing, subcontractor coordination, material procurement, inspections, workmanship, warranty obligations, cost, or efficient completion of the Project.

If Contractor agrees to consider or perform a requested change, the change shall be governed by the Change Order provisions of this Agreement.

| 7. CHANGE ORDERS

No addition, deletion, substitution, relocation, revision, upgrade, downgrade, or other modification to the Work shall be binding unless documented in a written Change Order approved by Contractor and Owner.

A Change Order may modify the Contract Price, payment schedule, completion schedule, allowances, scope, materials, or other Contract Documents.

Owner acknowledges that the actual schedule impact of a change may exceed the time required to physically perform the changed Work because changes can affect procurement, inspections, subcontractor availability, sequencing, and previously scheduled Work.

Contractor may include reasonable administrative, supervision, remobilization, restocking, cancellation, subcontractor, overhead, and profit charges associated with changed Work.

No subcontractor, supplier, employee, superintendent, Project Manager, or other person has authority to modify the Agreement unless expressly authorized by Contractor.

8. REQUIRED OR EMERGENCY CHANGES

Notwithstanding the foregoing, Contractor may perform work reasonably necessary to protect persons or property, secure the Project, prevent material damage, address an emergency, or comply with an immediate governmental or safety requirement when obtaining advance Owner authorization is impracticable.

Contractor shall notify Owner as reasonably practicable. Reasonable costs associated with such work that are outside the original Scope shall constitute additional Contract Sum.

9. CONTRACT PRICE

The Contract Price is compensation for the Scope of Work expressly included in the Contract Documents.

Unless expressly stated otherwise, the Contract Price does not include excluded work, Owner requested changes, unforeseen conditions, governmental requirements arising after pricing, costs attributable to Owner delay or interference, work necessitated by others, or other additional Work authorized under this Agreement.

10. DEPOSIT

Unless a different amount is stated in the Proposal or payment schedule, Owner shall pay the deposit stated in the Proposal upon execution of the Agreement.

The deposit may be applied toward scheduling, preconstruction administration, mobilization, procurement, permits, professional services, material purchases, subcontractor commitments, and other Project costs.

Except to the extent otherwise required by applicable law, amounts actually incurred, committed, earned, or made nonrefundable by Contractor are nonrefundable.

Nothing in this Agreement eliminates any cancellation or rescission right that applicable law prohibits the parties from waiving.

11. PROGRESS PAYMENTS AND DRAW SCHEDULE

Owner shall make all payments in accordance with the Proposal and applicable payment or draw schedule.

Progress payments are based upon Project milestones, stages of construction, procurement requirements, scheduled draws, or other criteria identified in the Contract Documents and are not necessarily measurements of the precise percentage of physical completion at the time of payment.

Payment shall not be conditioned upon completion of unrelated Work unless expressly stated in the payment schedule.

Stored, Ordered and Fabricated Materials

Contractor may invoice for materials, fixtures, equipment, or products purchased, ordered, fabricated, committed, or stored for the Project whether such items are located on-site or off-site. Owner shall not remove, use, transfer, alter, or permit others to use Contractor-controlled materials prior to payment and incorporation into the Work. Special-order, custom-fabricated, or nonreturnable items shall remain chargeable to Owner even if the Project is later modified, suspended, or terminated, except as otherwise required by law.

| 12. LENDER AND THIRD-PARTY PAYMENT DELAYS

Owner's obligation to pay Contractor is independent of Owner's financing arrangements.

Delays by a bank, lender, inspector, appraiser, title company, draw administrator, insurer, investor, or other third party shall not extend Owner's payment obligations unless Contractor agrees otherwise in writing.

Owner remains responsible for ensuring that funds necessary to satisfy the Agreement are available when due.

No Financing Contingency

Unless expressly stated otherwise in the Proposal, Owner's obligations under the Agreement are not contingent upon loan approval, refinancing, appraisal, lender draw approval, insurance proceeds, sale of other property, investor funding, or any other financing event. Owner remains responsible for all payments when due regardless of the status of Owner's financing arrangements.

| 13. DISPUTED INVOICES

Owner shall promptly notify Contractor in writing of any good-faith dispute concerning an invoice or payment request and shall identify the specific amount and basis of the dispute.

Owner shall timely pay all undisputed amounts.

Owner may not withhold an entire progress payment because of a dispute concerning a comparatively minor portion of the Work.

Inspections and Payments Do Not Waive Rights

Approval, inspection, acceptance, certification, or payment by Owner, a governmental inspector, architect, engineer, lender, appraiser, insurer, consultant, or other third party shall not waive Contractor's rights under the Agreement, relieve Owner of payment obligations, constitute acceptance of nonconforming work, or prevent Contractor from correcting errors, addressing concealed conditions, or enforcing the Contract Documents.

14. LATE PAYMENTS

Amounts not paid when due shall accrue a late charge of one and one-half percent (1.5%) per month, or the maximum lawful rate if lower, beginning after any grace period stated in the Proposal.

Acceptance of a late or partial payment does not waive Contractor's right to require timely future payments.

15. RIGHT TO SUSPEND WORK

Contractor may suspend or reduce Work upon Owner's failure to make payment when due, failure to provide required approvals or selections, denial of required access, unsafe conditions, Owner interference, material breach, or other circumstances making continued performance commercially unreasonable or impracticable.

Contractor shall not be responsible for delays resulting from a permitted suspension.

Owner shall be responsible for reasonable demobilization, remobilization, storage, rescheduling, escalation, subcontractor, administrative, and other costs resulting from an Owner-caused suspension.

Remobilization and Resequencing

If Work is suspended, interrupted, delayed, or materially resequenced due to Owner default, Owner delay, access restrictions, lender delay, failure to make timely selections or approvals, interference by Owner or third parties, or other circumstances attributable to Owner, Contractor may charge reasonable demobilization, remobilization, storage, supervision, subcontractor rescheduling, equipment, travel, administrative, escalation, and related costs. Contractor shall also be entitled to a reasonable extension of the Project schedule.

16. COLLECTION COSTS

To the extent permitted by applicable law, Owner shall be responsible for reasonable costs Contractor incurs collecting amounts properly due under the Agreement, including collection expenses, court costs, arbitration costs, lien-related expenses, and attorney's fees where recoverable by contract or law.

17. LIEN AND PAYMENT RIGHTS

Contractor does not waive any mechanic's lien, materialman's lien, payment, bond, collection, or other remedy provided by applicable law except through a valid written waiver executed in accordance with applicable law.

Nothing in the Agreement constitutes an advance waiver of rights that cannot lawfully be waived in advance.

18. ALLOWANCES

An allowance is a stated amount included in the Contract Price for a particular item or category whose final cost or selection has not been determined.

Unless otherwise stated, allowances cover only the component expressly identified.

If the actual cost of an allowance item exceeds the allowance, Owner shall pay the difference together with any applicable tax, delivery, handling, installation, labor, supervision, overhead, or other charges not included within the allowance.

If the actual cost is less than the allowance, Owner shall receive the applicable credit as provided in the Proposal.

19. OWNER SELECTION DEADLINES

Owner shall make selections and approvals within the time reasonably requested by Contractor.

Failure to make timely selections may result in procurement delays, resequencing, substitutions, schedule extensions, additional labor, storage, expedited shipping, remobilization, or other additional costs.

Contractor shall not be responsible for delays resulting from untimely Owner decisions.

20. MATERIAL AVAILABILITY AND SUBSTITUTIONS

Construction products are subject to manufacturer changes, discontinuation, backorders, allocation, supply-chain disruptions, and availability limitations.

If a specified product becomes unavailable, discontinued, materially delayed, incompatible, or commercially impracticable to obtain, Contractor may propose a reasonably comparable substitute.

If the substitute materially changes Owner's cost, an appropriate credit or additional charge may be made.

Minor manufacturer changes or substitutions that do not materially reduce functionality or quality shall not constitute defective Work.

21. COLOR, TEXTURE AND MATERIAL VARIATIONS

Owner acknowledges that natural and manufactured construction materials may exhibit variations in color, grain, texture, pattern, sheen, dimensions, dye lot, batch, finish, and appearance.

Exact matches between materials installed at different times, products from different manufacturers, existing aged materials and new materials, or different product lines cannot be guaranteed.

Reasonable variations inherent in construction products are not defects.

22. MATERIAL PRICE ESCALATION

The Contract Price is based upon material, equipment, transportation, fuel, tariff, and supplier pricing reasonably available when the Proposal is prepared.

Extraordinary price increases, new tariffs, governmental charges, shortages, market disruptions, or supplier increases occurring after execution and beyond Contractor's reasonable control may constitute grounds for an equitable adjustment when the increase materially affects Contractor's cost of performance.

Contractor shall provide reasonable documentation of a material adjustment upon request.

23. OWNER-FURNISHED MATERIALS

When Owner furnishes materials, fixtures, appliances, equipment, or products, Owner is responsible for timely procurement, delivery, completeness, suitability, compatibility, condition, quantity, manufacturer's instructions, and warranty.

Contractor is not responsible for defects, missing components, shipping damage, delays, dimensional discrepancies, incompatibility, product failure, or warranty issues involving Owner furnished products.

Additional labor resulting from such conditions may be charged as additional Work.

24. CONSTRUCTION SCHEDULE

Any commencement date, duration, completion date, milestone, or schedule provided by Contractor is a good-faith estimate unless the Agreement expressly states that a specific date is guaranteed.

Construction schedules depend upon weather, inspections, material availability, subcontractor sequencing, governmental approvals, Owner decisions, site conditions, utility providers, and other factors.

Time shall be extended for delays beyond Contractor's reasonable control and for delays caused by Owner or Owner's representatives.

25. OWNER-CAUSED DELAYS

Owner-caused delays include, without limitation, delayed selections, financing problems, lender delays, failure to make payment, failure to provide access, interference with Work, design revisions, changes, delayed approvals, work by Owner or Owner's separate contractors, and failure to satisfy Owner obligations.

Contractor shall receive a reasonable extension of time for Owner-caused delay and may recover reasonable additional costs resulting therefrom.

26. FORCE MAJEURE AND EXCUSABLE DELAYS

Contractor shall not be liable for delay, interruption, increased cost, or inability to perform caused by circumstances beyond Contractor's reasonable control, including severe or unsuitable weather, hurricanes, tropical storms, flooding, lightning, fire, acts of God, epidemics, pandemics, labor disputes, labor shortages, transportation disruption, supplier failure, material shortages, utility interruption, governmental action, permit or inspection delay, civil disturbance, war, terrorism, casualty, theft, vandalism, or similar events.

The Project schedule shall be extended for the period reasonably affected by such event and resulting resequencing or remobilization.

27. PERMITS, INSPECTIONS AND GOVERNMENTAL AUTHORITIES

Responsibility for permits shall be as stated in the Proposal.

Contractor cannot guarantee permit issuance, inspection timing, governmental processing times, utility approvals, or interpretations by an authority having jurisdiction.

Requirements imposed by a governmental authority that were not reasonably ascertainable from the Contract Documents or requirements in effect when the Proposal was prepared may constitute additional Work.

HOA, Architectural Review and Private Restrictions

Unless expressly included in the Proposal, Owner is responsible for obtaining all approvals required by homeowners associations, architectural review committees, restrictive covenants, easements, subdivision restrictions, or other private requirements affecting the Property. Contractor shall not be responsible for delays, redesign, additional costs, fines, rejection, or other consequences arising from private restrictions or approvals not expressly assumed by Contractor in writing.

28. CODE AND REGULATORY CHANGES

The Contract Price is based upon applicable requirements reasonably known at the time of pricing.

Changes in codes, governmental interpretations, ordinances, permit requirements, utility requirements, or regulatory requirements occurring or first imposed after execution may result in additional cost and schedule extensions.

29. EXISTING AND CONCEALED CONDITIONS

Contractor's Proposal is based upon conditions reasonably visible or disclosed before construction.

Contractor is not responsible for concealed or unforeseen conditions including rot, termite or insect damage, mold, water intrusion, unsuitable soils, groundwater, rock, buried debris, undocumented utilities, hidden structural deficiencies, defective prior construction, code violations, unpermitted work, concealed plumbing or electrical conditions, hazardous materials, or other conditions that could not reasonably be determined without destructive investigation.

Work required because of such conditions is outside the original Scope unless expressly included.

Owner Disclosure of Known Conditions

Owner shall disclose to Contractor any known conditions reasonably relevant to the Work, including leaks, water intrusion, mold, structural deficiencies, termite or pest damage, underground utilities, septic components, drainage issues, prior repairs, unpermitted work, code violations, hazardous materials, foundation problems, electrical deficiencies, plumbing deficiencies, or other material conditions affecting the Property. Contractor may rely upon Owner's disclosures. Additional Work resulting from undisclosed or inaccurately disclosed conditions may result in additional cost and schedule extensions.

| 30. HAZARDOUS MATERIALS

Unless expressly included, Contractor has not undertaken environmental testing, identification, remediation, abatement, handling, or disposal of asbestos, lead, mold, contaminated soil, underground tanks, chemicals, biological contaminants, or other hazardous substances.

Upon suspected discovery, Contractor may stop affected Work until the condition is evaluated and made safe.

Testing, consultants, remediation, abatement, delays, protection, disposal, and related Work shall be Owner's responsibility unless caused by Contractor's wrongful conduct.

| 31. SOIL AND SUBSURFACE CONDITIONS

Unless specifically included, Contractor does not warrant soil bearing capacity, groundwater elevation, subsurface stability, suitability of imported or existing fill, or other concealed subsurface conditions.

Rock excavation, unsuitable soil removal, dewatering, engineered stabilization, undercutting, additional fill, environmental remediation, or other extraordinary site Work is additional unless expressly included.

| 32. SURVEYS, BOUNDARIES, EASEMENTS AND SITE INFORMATION

Unless expressly included, Owner is responsible for providing accurate surveys, boundaries, easements, setbacks, covenants, restrictions, and other property information necessary for construction.

Contractor may rely upon information furnished by Owner or licensed professionals.

Contractor shall not be responsible for inaccuracies in third-party surveys, staking, engineering, title information, or other professional services not prepared by Contractor.

33. UTILITIES AND UNDERGROUND FACILITIES

Owner shall disclose known private utilities and underground improvements not identifiable through ordinary public utility-location services.

Contractor is not responsible for damage to undisclosed or improperly located private irrigation, septic components, drainage lines, electrical lines, communication lines, gas lines, water lines, invisible fencing, landscape lighting, or similar facilities except to the extent caused by Contractor's failure to exercise reasonable care after their location is known.

34. EXISTING PROPERTY AND MATCHING

Construction involving an existing structure may require demolition, cutting, patching, tie-ins, and modification of existing materials.

Contractor will exercise reasonable care but cannot guarantee exact matching of aged or discontinued materials or that concealed existing conditions will accommodate new Work without modification.

Existing defects unrelated to Contractor's Work remain Owner's responsibility.

35. WORK BY OWNER OR SEPARATE CONTRACTORS

Owner shall coordinate any Owner-performed or separately contracted work through Contractor.

Contractor is not responsible for the acts, omissions, workmanship, scheduling, safety, defects, delays, or damage caused by Owner or Owner's separate contractors.

If their work delays, damages, obstructs, or requires modification of Contractor's Work, Contractor shall be entitled to additional time and compensation.

36. SUBCONTRACTORS AND MEANS AND METHODS

Contractor may perform Work through employees, subcontractors, suppliers, and independent trade contractors selected by Contractor.

Contractor retains control over construction means, methods, sequences, scheduling, coordination, and assignment of subcontractors, subject to the Contract Documents and applicable law.

Specialty work requiring separate licensure shall be performed by appropriately licensed persons where required by law.

37. OWNER COMMUNICATION WITH SUBCONTRACTORS

Owner shall not direct, supervise, instruct, schedule, hire, terminate, negotiate with, or request additional Work directly from Contractor's subcontractors, employees, or suppliers.

Questions and requests shall be directed to Contractor or Contractor's designated Project Manager.

Instructions from Owner to a subcontractor do not modify the Agreement or authorize additional Work.

38. PROJECT COMMUNICATION

During active construction, Contractor intends to provide a scheduled Project update approximately once each week.

Updates may address progress, upcoming Work, material deliveries, inspections, selections, and significant scheduling matters.

Routine non-emergency questions should be consolidated for the scheduled update or meeting when reasonably practical.

This communication procedure is intended to preserve efficient field operations and does not prevent Owner from promptly reporting an actual emergency, safety concern, suspected property damage, or other matter reasonably requiring immediate attention.

39. JOBSITE ACCESS

The Project is an active construction site.

Owner and Owner's guests shall not enter active construction areas without Contractor's authorization or reasonable coordination.

Contractor may restrict access when necessary for safety, security, insurance, inspection, sequencing, or protection of Work.

Unauthorized entry or interference may result in delay or suspension.

Construction Records and Documentation

Contractor may document existing conditions, concealed work, field conditions, inspections, material installation, construction progress, deficiencies, repairs, and other Project conditions through photographs, video, measurements, notes, reports, and other records. Contractor may retain such records as part of its permanent Project file and may use them for Project administration, warranty evaluation, insurance, collection, dispute resolution, legal proceedings, training, or other legitimate business purposes.

40. JOBSITE SAFETY

Contractor is responsible for safety measures applicable to Contractor's operations and personnel as required by law.

Owner shall keep children, guests, pets, and unauthorized persons away from construction operations, materials, equipment, temporary barriers, excavations, and incomplete portions of the Project.

Owner assumes responsibility for persons entering the site at Owner's invitation contrary to Contractor's instructions, subject to applicable law.

| 41. TEMPORARY SERVICES AND SITE CONDITIONS

Owner shall provide those utilities, access, parking, staging areas, and other Owner-provided facilities identified in the Proposal.

Unusual requirements, restrictions, inaccessible conditions, utility interruption, or limitations unknown at pricing may result in additional cost.

| 42. HOUSEKEEPING AND CLEANING

Contractor shall maintain the Project in a reasonably orderly construction condition and remove construction debris generated by Contractor's Work at reasonable intervals.

Construction cleaning does not mean continuous residential housekeeping or professional deep cleaning unless expressly included.

Final cleaning shall be limited to the level expressly described in the Scope.

| 43. INSURANCE

Contractor shall maintain insurance required by applicable law and Contractor's licensing requirements.

Owner shall maintain appropriate property and liability insurance applicable to the Property throughout construction and shall disclose the construction project to Owner's insurer when required.

Builder's risk coverage shall be furnished by the party expressly identified in the Proposal.

Nothing in the Agreement expands Contractor's insurance coverage beyond the actual terms, exclusions, deductibles, and limits of Contractor's policies.

| 44. CASUALTY, THEFT AND VANDALISM

Loss or damage caused by fire, storm, flood, theft, vandalism, casualty, or other causes not attributable to Contractor's breach or negligence shall not automatically constitute Contractor responsibility.

Repair or replacement following such events may constitute additional Work to the extent not covered by applicable insurance or Contractor's legal responsibility.

45. DAMAGE BY OTHERS

Contractor is not responsible for damage to completed or partially completed Work caused by Owner, occupants, guests, movers, delivery personnel, separate contractors, pets, vandals, or other third parties.

Repair of such damage is additional Work unless Contractor agrees otherwise.

46. CONSTRUCTION TOLERANCES

Construction is performed using materials that expand, contract, settle, shrink, cure, weather, and otherwise change over time.

Minor drywall cracking, nail pops, caulk separation, wood movement, grout variation, minor concrete cracking, finish variation, and similar conditions may occur despite proper workmanship.

Work shall be evaluated using the standards identified in Contractor's written warranty and applicable construction standards. Conditions within applicable tolerances are not defects.

47. SUBSTANTIAL COMPLETION

"Substantial Completion" means the stage at which the Work, or a designated portion thereof, is sufficiently complete in accordance with the Contract Documents so that Owner can occupy or use the Project for its intended purpose, notwithstanding minor corrective or incomplete items that do not materially interfere with such use.

Issuance of a certificate of occupancy, temporary certificate of occupancy where applicable, or Owner's occupancy or use of the Project may constitute evidence of Substantial Completion.

48. OWNER OCCUPANCY

Owner shall not occupy or use portions of the Project before legally permitted and reasonably safe for occupancy.

If Owner occupies or uses the Project before completion with Contractor's consent, Owner accepts responsibility for conditions resulting from such occupancy, including interference, damage, cleaning, security, and scheduling effects.

Occupancy shall not waive Contractor's right to payment.

FINAL WALKTHROUGH, PUNCH LIST, AND OCCUPANCY

Prior to Owner occupancy, move-in, or placement of personal property within the Project, Contractor shall provide Owner a reasonable opportunity to participate in a final walkthrough of the Project for the purpose of identifying readily observable incomplete, damaged, or nonconforming Work. All such items identified by Owner and accepted by Contractor as legitimate completion items shall be documented on a single written final Punch List.

The final Punch List is intended to constitute the complete and final list of readily observable completion and corrective items to be addressed by Contractor before final closeout. Contractor shall be provided a reasonable opportunity to complete all legitimate Punch List items, taking into consideration material availability, subcontractor and trade scheduling, access, weather, and the nature of the corrective Work.

Upon completion of the legitimate final Punch List items, Owner shall inspect the completed items and acknowledge completion of the Punch List in writing. Owner shall not unreasonably withhold or delay such acknowledgment for matters that conform to the Contract Documents and applicable construction standards.

Owner shall not occupy, move into, place furniture or substantial personal property within, or otherwise take possession of the residence before completion of the foregoing final walkthrough and Punch List process unless Contractor agrees otherwise in writing.

If Owner elects to occupy, move into, place furniture or substantial personal property within, or otherwise take possession of the residence before the final walkthrough and Punch List process has been completed, despite Contractor having made a reasonable opportunity for the final walkthrough available, **Owner shall be deemed to have voluntarily waived Owner's opportunity to thereafter create, submit, reopen, supplement, or add to a Punch List for any incomplete, cosmetic, aesthetic, touch-up, cleaning, damage, or other condition that was reasonably observable before such occupancy or possession.**

In the event of such early occupancy, Contractor may prepare its own written list of known incomplete or corrective Work existing as of the date of occupancy. **Contractor's documented list, together with any Owner items previously submitted and accepted by Contractor in writing before occupancy, shall constitute the final Punch List.** Contractor shall remain responsible for completing legitimate items appearing on that final Punch List within a reasonable time, subject to the Contract Documents.

After occupancy or possession, Owner shall not be entitled to conduct a delayed "blue-tape" walkthrough or other inspection for the purpose of establishing additional Punch List items that were reasonably observable before occupancy. Owner's decision to occupy before completing the offered Punch List procedure shall not extend or restart the Punch List period.

Following occupancy, Contractor shall not be responsible for scratches, dents, chips, staining, scuffing, damage, cleaning, touch-up work, or other conditions caused by or that cannot reasonably be distinguished from conditions caused by Owner, occupants, children, pets, movers, furniture, appliances, vendors, guests, separate contractors, or other persons entering or using the residence after occupancy.

Nothing in this provision waives a legitimate latent defect that was not reasonably discoverable before occupancy, a valid defect covered by Contractor's Written Workmanship Warranty, or any right that cannot lawfully be waived. Such matters shall be handled exclusively through the applicable warranty and statutory procedures and shall not reopen or supplement the final Punch List.

Any work requested after occupancy that is not contained on the final Punch List and is not determined by Contractor to constitute covered warranty work shall be considered additional or

post-completion service work and shall be subject to the applicable service charges, scheduling requirements, and written authorization provisions of the Contract Documents.

49. PUNCH LIST

At or near Substantial Completion, Contractor and Owner shall conduct one final walkthrough at a mutually reasonable time to identify incomplete or corrective Work that does not conform to the Contract Documents.

The resulting written Punch List shall constitute the final list of completion items reasonably observable at that walkthrough.

Punch List items do not include preference changes, upgrades, new Work, aesthetic dissatisfaction with conforming Owner-selected materials, conditions within accepted construction tolerances, or damage caused by others.

Items that could not reasonably have been discovered during the walkthrough remain subject to the applicable written warranty rather than being automatically excluded solely because they were not on the Punch List.

50. PUNCH LIST AND FINAL PAYMENT

Minor Punch List or warranty items shall not justify withholding payment materially disproportionate to the reasonable value of the incomplete or disputed Work.

Unless otherwise stated in the payment schedule, amounts due at Substantial Completion remain payable notwithstanding minor Punch List work.

Contractor shall complete legitimate Punch List items within a reasonable time considering material availability, trade scheduling, weather, access, and the nature of the corrective Work.

51. FINAL COMPLETION

Final Completion occurs when Contractor has substantially completed legitimate Punch List obligations and other material contractual completion obligations.

Owner's request for new, upgraded, modified, or additional Work after Final Completion shall be treated as post-completion service or additional Work unless covered by the written warranty.

52. POST-COMPLETION SERVICE

Non-warranty service requested after completion may be charged at Contractor's then-current service rates.

Unless a different rate is stated in the Proposal, Contractor's current policy is a minimum service charge of \$225 per visit and labor billed at \$150 per hour with a two-hour minimum.

Contractor shall advise Owner when a requested service is determined to be non-warranty work before performing material billable corrective work, except for diagnostic work authorized by Owner.

53. WRITTEN WORKMANSHIP WARRANTY

For covered residential contracts, Contractor shall provide Owner with Contractor's written workmanship warranty as a separate attachment incorporated into this Agreement.

The written warranty, rather than generalized statements elsewhere in the Agreement, controls the duration, standards, procedures, coverage, exclusions, and remedies applicable to workmanship warranty claims.

54. MANUFACTURER WARRANTIES

Manufacturer warranties applicable to installed products shall be passed through or assigned to Owner to the extent assignable.

Contractor does not independently warrant a manufacturer's product against manufacturing defects beyond Contractor's responsibility for proper installation.

Contractor may reasonably assist Owner with manufacturer warranty information but is not responsible for a manufacturer's denial, delay, insolvency, discontinuation, or failure to perform.

55. MAINTENANCE

Owner is responsible for normal property maintenance following completion, including caulking, painting maintenance, moisture control, drainage, HVAC filter changes, plumbing maintenance, pest control, landscaping, sealants, and other routine maintenance appropriate to the Project.

Damage caused or worsened by failure to perform reasonable maintenance is not Contractor responsibility except as otherwise required by law.

56. WARRANTY CLAIM PROCEDURE

All warranty claims shall be submitted to Contractor in writing and shall reasonably describe the condition and location.

Owner shall provide Contractor reasonable access to inspect and, when appropriate, correct a covered condition.

Owner shall take reasonable steps to prevent additional damage while a claim is being evaluated.

Except in a genuine emergency requiring immediate protective action, Owner shall provide Contractor a reasonable opportunity to inspect and address an alleged Contractor defect before hiring another contractor to alter or repair the condition.

57. CONTRACTOR WARRANTY REMEDIES

For a valid covered workmanship claim, Contractor may, as appropriate and subject to applicable law and the written warranty, repair the condition, replace the affected Work, arrange for corrective work, or provide another remedy agreed upon by the parties.

Contractor shall have a reasonable opportunity to determine the appropriate corrective method.

58. OWNER DEFAULT

Owner is in default if Owner materially breaches the Agreement, including failure to make payment, failure to provide required access, failure to make required decisions, interference with Work, improper direction of trades, failure to maintain required insurance, repudiation of the Agreement, or other material failure to perform Owner obligations.

Following any notice and cure opportunity required by the Agreement or applicable law, Contractor may suspend Work, terminate the Agreement, pursue payment, preserve lien rights, or exercise other available remedies.

59. CONTRACTOR DEFAULT

If Contractor materially breaches the Agreement, Owner shall provide written notice reasonably describing the alleged breach and, except in an emergency or where legally excused, provide Contractor a reasonable opportunity to cure before terminating Contractor for cause.

60. OWNER TERMINATION

Owner may terminate Contractor for material uncured breach as provided above.

If Owner terminates or cancels the Project without Contractor default, and such termination is not pursuant to a statutory cancellation right, Owner shall pay Contractor for Work performed; materials and equipment purchased, ordered, fabricated, committed, or nonreturnable; subcontractor commitments and cancellation charges; permits and professional services; reasonable demobilization and closeout expenses; and other amounts properly earned or incurred under the Agreement.

Any additional termination damages shall be limited to amounts permitted by applicable law.

61. CONTRACTOR TERMINATION

Contractor may terminate the Agreement following material Owner default that remains uncured after any required notice period, or when continued performance becomes unlawful or permanently impracticable through no fault of Contractor.

Upon permitted termination, Contractor shall be entitled to amounts properly due for Work performed and costs reasonably incurred or committed through termination, together with other remedies permitted by the Agreement and law.

62. INDEMNIFICATION

To the fullest extent permitted by law, Owner shall indemnify and hold harmless Contractor and Contractor's officers and employees from third-party claims, damages, losses, and expenses to the extent caused by Owner's negligent or wrongful acts or omissions, Owner's separate contractors, or persons for whom Owner is legally responsible.

Nothing in this provision requires Owner to indemnify Contractor for liability that applicable law prohibits Contractor from transferring or for Contractor's sole negligence where such indemnification is prohibited.

63. LIMITATION OF CONSEQUENTIAL DAMAGES

To the fullest extent permitted by law, neither party shall be liable to the other for speculative, special, incidental, punitive, or consequential damages arising from a breach of the Agreement, including lost profits, lost business opportunities, or loss of use, except to the extent such limitation is prohibited by law or the damages arise from obligations expressly surviving this limitation.

This provision does not limit payment obligations for Work properly performed.

64. LIMITATION OF CONTRACTOR LIABILITY

To the fullest extent permitted by applicable law, Contractor's aggregate contractual liability arising from Contractor's performance of the Project shall not exceed the amount actually paid to Contractor under the Agreement, except to the extent such limitation is prohibited by law or unenforceable with respect to a particular claim.

Nothing in this provision waives rights or remedies that cannot lawfully be waived.

65. NO RESPONSIBILITY FOR PROFESSIONAL SERVICES BY OTHERS

Architects, engineers, surveyors, designers, testing agencies, geotechnical consultants, and other independent professionals engaged directly by Owner are not Contractor's agents.

Contractor is not responsible for their professional negligence, errors, omissions, delays, or services unless Contractor expressly assumed that responsibility in writing.

66. DISPUTE NOTICE AND DIRECT RESOLUTION

Before commencing formal dispute proceedings, the complaining party shall provide written notice describing the dispute and requested resolution.

The parties shall first make a good-faith effort to resolve the matter through direct discussion.

Nothing in this section prevents emergency injunctive relief, preservation of lien rights, compliance with statutory deadlines, or other action necessary to avoid loss of a legal right.

67. GEORGIA RIGHT TO REPAIR

For claims subject to Georgia's Right to Repair Act, the parties shall comply with applicable pre suit notice, inspection, offer, and opportunity-to-repair requirements before initiating an action to the extent required by law.

Nothing in this Agreement is intended to waive a mandatory statutory procedure.

68. MEDIATION

If direct negotiations do not resolve a dispute, the parties shall participate in good-faith mediation before commencing arbitration or litigation, except where immediate action is reasonably necessary to preserve a lien, limitations period, statutory deadline, property, evidence, or other legal right.

Unless otherwise agreed, mediation costs charged by the mediator shall be divided equally, with each party bearing its own attorney's fees and other costs subject to any later award.

69. ARBITRATION

Except for matters that applicable law prohibits from being arbitrated and proceedings reasonably necessary to preserve lien rights, obtain temporary equitable relief, or enforce an arbitration award, any dispute arising out of or relating to the Agreement that remains unresolved after required pre suit procedures and mediation shall be resolved by binding arbitration.

Arbitration shall occur in the Georgia county in which the Project is located unless the parties agree otherwise.

The arbitrator may award remedies available under the Agreement and applicable law.

Judgment upon the award may be entered in a court having jurisdiction.

70. ATTORNEY'S FEES AND COSTS

Attorney's fees, litigation expenses, arbitration expenses, collection costs, and other legal expenses may be recovered only to the extent authorized by the Agreement and applicable Georgia law.

Where applicable law permits an award to the prevailing or successful party, the court or arbitrator may make such an award.

71. GOVERNING LAW

For Projects located in Georgia, the Agreement shall be governed by the laws of the State of Georgia without regard to conflict-of-law principles, except where federal law controls.

72. VENUE

Court proceedings permitted notwithstanding the arbitration provision shall be brought in a court of competent jurisdiction in the county in which the Project is located, unless applicable law requires otherwise.

73. NOTICES

Formal notices required under the Agreement shall be in writing and delivered personally, by nationally recognized delivery service, certified or registered mail, or email to the contact information stated in the Proposal, unless applicable law requires a particular method.

A party shall promptly notify the other of changes in contact information.

Statutory notices shall be delivered in the manner required by the applicable statute.

74. ELECTRONIC COMMUNICATIONS AND SIGNATURES

The parties consent to the use of electronic records, electronic signatures, electronic approvals, and electronic delivery of Contract Documents to the extent permitted by law.

An electronic signature or acceptance shall have the same effect as an original signature.

75. PHOTOGRAPHS AND PROJECT DOCUMENTATION

Contractor may photograph or record the Work for Project documentation, quality control, insurance, warranty, training, and recordkeeping purposes.

Contractor may use non-identifying photographs of the completed Work for portfolio or marketing purposes unless Owner provides Contractor written notice before completion requesting that identifiable photographs of the Property not be used for marketing.

Contractor shall not intentionally disclose Owner's private personal information through such use.

76. NO WAIVER

Failure or delay by either party to enforce a provision of the Agreement does not waive that provision or the right to enforce it later.

A waiver concerning one event does not constitute a continuing waiver.

77. SEVERABILITY

If any provision of the Agreement is determined to be invalid, illegal, or unenforceable, that provision shall be enforced to the maximum extent permitted by law or severed as necessary, and the remaining provisions shall remain in effect.

78. HEADINGS

Section titles and headings are provided for convenience and do not limit the meaning of the provisions.

79. NO THIRD-PARTY BENEFICIARIES

Except as expressly provided, the Agreement is for the benefit of Contractor and Owner and does not create contractual rights in neighbors, occupants, lenders, real estate agents, insurers, subcontractors, subsequent purchasers, or other third parties.

80. ASSIGNMENT

Owner may not assign the Agreement or transfer Owner's obligations without Contractor's prior written consent, except as otherwise required by law.

Contractor may assign payment rights or administrative rights under the Agreement and may engage subcontractors to perform portions of the Work.

81. SURVIVAL

Payment obligations, warranty procedures, indemnification obligations, dispute-resolution provisions, limitations of liability, confidentiality obligations if any, and other provisions that by their nature are intended to survive completion or termination shall survive.

82. STATUTORY RIGHTS

Nothing in these Terms is intended to waive, restrict, or eliminate a right, remedy, disclosure, notice, warranty, lien procedure, cancellation right, or other protection that applicable law prohibits the parties from waiving.

If a provision conflicts with a mandatory requirement of applicable law, the mandatory requirement controls and the remainder of the Agreement remains effective.

83. OWNER ACKNOWLEDGMENT

By signing or electronically accepting the Proposal, Owner acknowledges that:

1. Owner has reviewed the Scope of Work, Contract Price, allowances, exclusions, plans, and selections applicable to the Project;
2. Owner has received or has been provided an opportunity to review these Terms & Conditions before execution;
3. for a covered residential contract, Owner has received or has been provided the applicable written warranty before execution;
4. Owner understands that items not expressly included in the Contract Documents are excluded;

5. Owner understands that changes after construction begins may be rejected by Contractor;
6. Owner agrees not to direct Contractor's subcontractors or employees;
7. Owner understands that construction schedules are subject to excusable delays;
8. Owner understands that natural and manufactured materials may contain reasonable variations;
9. Owner understands the payment obligations established by the Proposal; and
10. Owner agrees to be bound by the Contract Documents.

EXHIBIT A

ONE-YEAR LIMITED WORKMANSHIP WARRANTY

This Written Workmanship Warranty ("Warranty") is incorporated into the Agreement between Coastal Construction & Design LLC ("Contractor") and Owner for the Project.

A.1 WARRANTY TERM

Unless applicable law or the Proposal requires a longer period, Contractor warrants covered workmanship for one (1) year commencing on the earlier of:

1. Substantial Completion;
2. issuance of the certificate of occupancy where applicable; or
3. Owner's occupancy or use of the substantially completed Project.

A manufacturer's warranty may have a different commencement date and duration.

A.2 COVERED WORK

Subject to the exclusions below, Contractor warrants that Work performed by Contractor and its subcontractors will be performed in a workmanlike manner consistent with the Contract Documents and applicable standards identified below.

This Warranty covers qualifying defects resulting from Contractor's workmanship or installation during the Warranty Term.

A.3 PERFORMANCE STANDARD

Warranty claims shall be evaluated using the current edition applicable to the Project of the Residential Construction Performance Guidelines published by the National Association of Home Builders, together with applicable building-code requirements and manufacturer installation requirements where relevant.

Where no specific published standard applies, Work shall be evaluated according to generally accepted residential construction practices.

A.4 EXCLUSIONS

Unless caused by covered defective workmanship, this Warranty does not cover:

1. normal wear and tear;

2. normal maintenance;
3. damage caused by abuse, misuse, neglect, accident, improper operation, or failure to maintain;
4. damage caused by Owner, occupants, guests, pets, movers, separate contractors, or other third parties;
5. alterations or repairs performed by others;
6. manufacturer or product defects unrelated to Contractor's installation;
7. casualty, storms, flooding, lightning, fire, wind, theft, vandalism, acts of God, or other external causes;
8. pests, insects, rodents, termites, or wildlife except where separately warranted;
9. normal settlement, shrinkage, expansion, contraction, curing, weathering, or movement of construction materials within applicable tolerances;
10. minor concrete cracking or movement within applicable standards;
11. minor drywall cracks, nail pops, caulk separation, grout variation, paint variation, wood movement, and similar conditions within applicable construction tolerances;
12. cosmetic preferences or dissatisfaction with conforming Owner-approved selections;
13. normal variations in color, texture, grain, pattern, sheen, dye lot, manufacturing batch, or natural materials;
14. defects in Owner-furnished products;
15. defects resulting from plans, engineering, surveys, design, or specifications furnished by others;
16. concealed or unforeseen conditions not caused by Contractor;
17. landscaping establishment, plant survival, irrigation conditions, or sod performance except to the extent specifically warranted in writing;
18. failure to control humidity, temperature, drainage, moisture, or other environmental conditions reasonably within Owner's control; or
19. conditions otherwise excluded by the Contract Documents or applicable manufacturer's warranty, to the extent permitted by law.

A.5 WARRANTY CLAIMS

Owner shall submit a warranty claim in writing during the applicable Warranty Term and provide:

1. Owner's name and Project address;
2. a reasonable description of the condition;
3. the location of the condition;
4. photographs or other information reasonably requested by Contractor when available; and
5. reasonable access for inspection.

Notice given after expiration of the Warranty Term does not extend the Warranty Term unless applicable law requires otherwise.

A.6 DUTY TO MITIGATE

Owner shall take reasonable measures to prevent avoidable additional damage after discovering a condition.

Emergency protective measures may be taken when reasonably necessary to prevent imminent property damage or personal injury.

When reasonably possible, Owner shall notify Contractor before permanent repair or alteration of an alleged covered condition.

A.7 CONTRACTOR INSPECTION AND RESPONSE

Contractor shall have a reasonable opportunity to inspect a reported condition.

After evaluation, Contractor may determine that the condition:

1. is covered by this Warranty;
2. is a manufacturer warranty issue;
3. is maintenance;
4. is within applicable construction tolerances;
5. was caused by an excluded condition; or
6. otherwise is not covered.

For a valid covered claim, Contractor may elect, as appropriate, to repair, replace, arrange corrective work, or provide another reasonable remedy permitted by law.

A.8 OPPORTUNITY TO CURE

Except for reasonable emergency protective measures, Owner shall provide Contractor a reasonable opportunity to inspect and correct a claimed workmanship defect before permanent corrective work is performed by another contractor.

Unauthorized repair by others may prevent Contractor from determining the cause of the condition and may affect coverage to the extent permitted by law.

A.9 MANUFACTURER WARRANTIES

Contractor shall provide or assign to Owner manufacturer warranties in Contractor's possession that are assignable and applicable to the Project.

Manufacturer warranties are administered according to the manufacturer's terms.

Contractor's workmanship Warranty does not enlarge a manufacturer's product warranty.

A.10 NO EXTENSION FROM REPAIR

Correction of a covered item does not restart or extend the original Warranty Term unless Contractor expressly agrees in writing or applicable law requires otherwise.

A.11 OTHER LEGAL RIGHTS

This Warranty is intended to satisfy applicable Georgia residential-contractor written-warranty requirements and does not eliminate any non-waivable rights Owner possesses under applicable law.

EXHIBIT B

CONSTRUCTION PROCESS & COMMUNICATION POLICY

B.1 FINALIZATION BEFORE CONSTRUCTION

Owner shall make reasonable efforts to finalize plans, layouts, finishes, fixtures, appliances, colors, hardware, and other selections before the applicable Work begins.

Once construction has commenced, Contractor is not obligated to accept design changes or modifications.

B.2 WEEKLY PROJECT UPDATES

During active construction, Contractor or Contractor's Project Manager will ordinarily provide one scheduled Project update each week.

Updates may include progress, upcoming Work, inspections, material deliveries, scheduling matters, selections, and significant Project issues.

B.3 OWNER QUESTIONS

Routine questions, requests, and concerns should be consolidated for the scheduled Project update when reasonably practical.

Emergency conditions, safety issues, suspected active leaks, significant property damage, or similar matters requiring immediate attention should be reported promptly.

B.4 TRADE COMMUNICATION

Owner shall not directly instruct or supervise subcontractors, suppliers, employees, or trades.

All instructions concerning the Work shall be communicated through Contractor or the designated Project Manager.

B.5 JOBSITE VISITS

Owner shall coordinate jobsite visits with the Project Manager.

Contractor may restrict access during hazardous operations, inspections, material placement, active equipment operation, or other conditions where entry may interfere with safety or construction.

| B.6 CONSTRUCTION EFFICIENCY

Owner acknowledges that residential construction requires coordination of multiple trades, inspections, material deliveries, and sequencing.

Owner requests, changes, delayed selections, repeated unscheduled site visits, or interference with trades may cause delay and additional cost.

EXHIBIT C

GEORGIA RIGHT TO REPAIR NOTICE

IMPORTANT NOTICE CONCERNING CONSTRUCTION DEFECT CLAIMS.

O.C.G.A. 8-2-41 (2010)

8-2-41. Notice to consumer prior to beginning initial construction work

(a) Upon entering into a contract for sale, construction, or improvement of a dwelling, the contractor shall provide notice to the owner of the dwelling of the contractor's right to resolve alleged construction defects before a claimant may commence litigation against the contractor. Such notice shall be conspicuous and may be included as part of the contract.

(b) The notice required by subsection (a) of this Code section shall be in substantially the following form:

GEORGIA LAW CONTAINS IMPORTANT REQUIREMENTS YOU MUST FOLLOW BEFORE YOU MAY FILE A LAWSUIT OR OTHER ACTION FOR DEFECTIVE CONSTRUCTION AGAINST THE CONTRACTOR WHO CONSTRUCTED, IMPROVED, OR REPAIRED YOUR HOME. NINETY DAYS BEFORE YOU FILE YOUR LAWSUIT OR OTHER ACTION, YOU MUST SERVE ON THE CONTRACTOR A WRITTEN NOTICE OF ANY CONSTRUCTION CONDITIONS YOU ALLEGE ARE DEFECTIVE. UNDER THE LAW, A CONTRACTOR HAS THE OPPORTUNITY TO MAKE AN OFFER TO REPAIR OR PAY FOR THE DEFECTS OR BOTH. YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER MADE BY A CONTRACTOR. THERE ARE STRICT DEADLINES AND PROCEDURES UNDER STATE LAW, AND FAILURE TO FOLLOW THEM MAY AFFECT YOUR ABILITY TO FILE A LAWSUIT OR OTHER ACTION.

PROPOSAL ACCEPTANCE LANGUAGE

IMPORTANT — ACCEPTANCE OF CONTRACT DOCUMENTS

By signing or electronically accepting this Proposal, Owner acknowledges and agrees that the Proposal, detailed Scope of Work, plans and specifications expressly incorporated therein, payment/draw schedule, allowances and exclusions, Coastal Construction & Design LLC Terms & Conditions of Construction, Construction Process & Communication Policy, applicable Written Workmanship Warranty, and all other documents expressly incorporated into the Proposal collectively constitute the Contract Documents and are binding upon the parties.

Owner acknowledges that the Terms & Conditions and applicable Written Workmanship Warranty were made available to Owner for review before acceptance of this Proposal.

Owner further acknowledges that Owner has reviewed the Project scope and exclusions and understands that any labor, material, service, fixture, feature, improvement, or other item not expressly included in the Contract Documents is excluded from the Contract Price. **Owner's signature or electronic acceptance of this Proposal constitutes Owner's acceptance of and agreement to be legally bound by all Contract Documents incorporated herein.**

Contact Us - 912-580-7495

Ccd.team@yahoo.com or Coastalcd@yahoo.com