

Emily Lupu

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433 Nw 23rd St

Gainesville, FL 32607-2618



**PREMIUM
PAINTING**
We Believe in Color!

Proposal #

1467785

Proposal Date

3/21/2025

Proposal Amount

\$16,800.00

Job Address

433 Nw 23rd St

Gainesville, FL 32607-2618

Premium Painting

3101 SW 34TH AVE #905-201

Ocala, Florida 34474

Phone: (352) 888-4989

General Project Expectations & Notes

Thank you for considering us for your interior painting project.

We are committed to delivering a seamless and exceptional painting experience that transforms your living spaces into elegant, comfortable, and personalized environments. Below, you will find the detailed scope of work outlining our approach to your project.

Why Choose Us:

1. Premium Quality Materials:

We use only top-grade paints and materials designed to deliver excellent coverage, a flawless finish, and long-lasting durability.

2. Skilled and Professional Team:

Our team consists of professional, full-time employees who are thoroughly trained and background-checked for your peace of mind. We pride ourselves on maintaining a clean and professional presence in your home.

3. Dedicated Focus on Your Project:

Once we begin your project, we stay committed to its completion without interruptions to start other jobs. While we don't work weekends, our team operates Monday through Friday from 8:00 AM to 4:00 PM. In case of rain or unforeseen delays, we will promptly reschedule to stay on track.

4. Post-Job Checklist and Walkthrough:

Upon completion, we will conduct a detailed walkthrough and checklist review to ensure every aspect of the project meets our high standards and your expectations. Payment, aside from the deposit, is only accepted upon project completion unless otherwise stated in the proposal.

When We Arrive:

1. Project Overview:

A project manager or crew leader will review the work order with you and finalize any remaining details before starting.

2. Color Confirmation:

We will confirm your chosen colors and tailor our painting process to accommodate your schedule and specific in-home needs.

3. Protective Measures:

Flooring, furniture, and belongings will be thoroughly protected to ensure your home remains clean and undisturbed.

4. Professional Excellence:

Our team promises to remain professional, courteous, and dedicated to delivering a superior result that exceeds your expectations.

Our mission is to bring your vision to life by creating a stunning interior that reflects your unique style and elevates your home's ambiance. We aim to deliver more than just a fresh coat of paint – we promise a transformation.

Thank you for entrusting us with your home. We look forward to making your vision a reality!

Best regards,

Tanner Mullen

Line Items

Product / Service	Total
Interior Painting (Walls)	\$6,400.00
This Line Item Includes All Necessary Paint & Materials For Project Completion:	
Project Preparation:	
<ul style="list-style-type: none">• Caulk All Cracks• Mask Floors (Where necessary)• Cover Furniture (Where necessary)• Refill All Nail Holes• Sand Down Inconsistencies• Remove Electrical Plates• Re-Install Electrical Plates• Remove Window Treatments• Re-Install Window Treatments (If applicable)• Apply (2) Coats of Paint (Brush & Rolled)	
Application Areas:	
<ul style="list-style-type: none">• Foyer: 6' x 11' x 9'H• Living Room: 24' x 15' + 5' x 9' x 9'H• Piano Room: 14' x 14' x 8'H• Kitchen: 14' x 13' x 8'H• Dining Room: 16' x 15' x 9'H• Hallway: 15' x 4' x 8'H• Bedroom 1: 10' x 12' x 8'H• Bedroom 2: 18' x 7' + 7' x 13' x 8'H• Bedroom 3: 13' x 14' x 8'H• Bedroom 3 Bathroom: 5' x 5' x 8'H• Playroom: 14' x 12' x 8'H• Office Area: 6' x 5' x 8'H• Hall 2: 22' x 5' x 8'H• Laundry Room: 9' x 8' + 6' x 4' x 8'H• Master Bedroom: 10' x 3' + 23' x 18' + 7' x 3' x 8'H• Master Bath: 7' x 8' + 5' x 5' x 8'H and 12' x 14' x 9'H	
Line Item Does Not Include:	
<ul style="list-style-type: none">• Closets• Garage• Trim• Doors• Ceilings• Areas Not Listed Above	
Brand of Paint: Sherwin-Williams	
Product Line: SuperPaint	
Sheen of Paint: Satin	
Color(s): TBD	
<i>Need help choosing colors? We offer a free 1-hour color consultation with a local decorator. Please inquire.</i>	
Interior Painting (Trim)	\$3,450.00
This Line Item Includes All Necessary Paint & Materials For Project Completion:	
Preparation:	
<ul style="list-style-type: none">• Dust and/or Wipe down surface to prepare for painting• Lightly sand where needed	

- Fill any nail holes
- Caulk any separating joints

Areas of Application:

- Baseboard Moldings
- Door Frame Moldings
- Built Ins
- Crown
- Window Frames

Brand of Paint: Sherwin Williams

Product: Pro-Classic Acrylic Enamel

Sheen: Semi-Gloss

Color: White

Note: This line-item does not include the door slabs, these can be added upon request.

Areas Work Will Be Performed:

- **Foyer:** 6' x 11' x 9'H
- **Living Room:** 24' x 15' + 5' x 9' x 9'H
- **Piano Room:** 14' x 14' x 8'H
- **Kitchen:** 14' x 13' x 8'H
- **Dining Room:** 16' x 15' x 9'H
- **Hallway:** 15' x 4' x 8'H
- **Bedroom 1:** 10' x 12' x 8'H
- **Bedroom 2:** 18' x 7' + 7' x 13' x 8'H
- **Bedroom 3:** 13' x 14' x 8'H
- **Bedroom 3 Bathroom:** 5' x 5' x 8'H
- **Playroom:** 14' x 12' x 8'H
- **Office Area:** 6' x 5' x 8'H
- **Hall 2:** 22' x 5' x 8'H
- **Laundry Room:** 9' x 8' + 6' x 4' x 8'H
- **Master Bedroom:** 10' x 3' + 23' x 18' + 7' x 3' x 8'H
- **Master Bath:** 7' x 8' + 5' x 5' x 8'H and 12' x 14' x 9'H

This Line Item Does Not Include:

- Closets
- Garage
- Areas Not Listed Above

Interior Painting (Doors)

\$2,950.00

This Line Item Includes All Necessary Paint & Materials For Project Completion:

Preparation:

- Remove Door Hinges
- Remove Door Handles
- Create a "Air-Bubble" Spray Booth
- Sand Doors To Allow For Proper Paint Adhesion
- Spray Doors With Fine-Finish Airless Paint Sprayer
- Allow Dry Time
- Check Doors for Drips & Inconsistencies
- Sand if Necessary
- Re-Spray/ Touchup If Necessary
- Re-Install Doors
- Re-Install Hinges
- Re-Install Handles
- Quality Control Door(s) Open & Close Properly

Product: Sherwin Williams

Grade: Pro-Classic Acrylic Enamel

Sheen: Semi-Gloss **Color:** White

Note: Racking & Spraying is dependent on varying factors relating to spray area. If no spray area is available, we will brush & roll the doors. We will also brush & roll doors leading out to the exterior, and pocket doors. **Pricing includes interior portion of exterior entry doors only.**

Interior Painting (Ceiling)

\$2,750.00

This Line Item Includes All Necessary Paint & Materials For Project Completion:**Preparation:**

- Remove & Replace Ceiling Vents
- Protect Flooring
- Cover Furniture
- Mask Fans
- Mask Light Fixtures

Product: Sherwin Williams**Grade:** Painter's Edge / Eminence / Equivelent**Sheen:** Flat**Color:** White**Areas Work Will Be Performed:**

- **Foyer:** $6' \times 11' = 66$ sq ft
- **Living Room:** $(24' \times 15') + (5' \times 9') = 360 + 45 = 405$ sq ft
- **Piano Room:** $14' \times 14' = 196$ sq ft
- **Kitchen:** $14' \times 13' = 182$ sq ft
- **Dining Room:** $16' \times 15' = 240$ sq ft
- **Hallway:** $15' \times 4' = 60$ sq ft
- **Bedroom 1:** $10' \times 12' = 120$ sq ft
- **Bedroom 2:** $(18' \times 7') + (7' \times 13') = 126 + 91 = 217$ sq ft
- **Bedroom 3:** $13' \times 14' = 182$ sq ft
- **Bedroom 3 Bathroom:** $5' \times 5' = 25$ sq ft
- **Playroom:** $14' \times 12' = 168$ sq ft
- **Office Area:** $6' \times 5' = 30$ sq ft
- **Hall 2:** $22' \times 5' = 110$ sq ft
- **Laundry Room:** $(9' \times 8') + (6' \times 4') = 72 + 24 = 96$ sq ft
- **Master Bedroom:** $(10' \times 3') + (23' \times 18') + (7' \times 3') = 30 + 414 + 21 = 465$ sq ft
- **Master Bath:** $(7' \times 8') + (5' \times 5') + \text{portion of } (12' \times 14')$

Does Not Include:

- Closets
- Garage
- Areas not included above

Wallpaper Removal & Drywall Repair

\$1,250.00

Remove wallpaper in master bathroom, properly prep walls, repair drywall seems

Total**\$16,800.00**

Proposal Summary

Areas Total \$0.00

Line Item Total \$16,800.00

Proposal Total

\$16,800.00

Deposit Required

\$500.00

Note

Hey, it's Tanner, owner of Premium Painting - Thanks for letting us have an opportunity to quote your project. We have availability to get started within 3-4 weeks. If you place your deposit, we can get you scheduled in for a free color consultation with our Decorator Donna (She's outstanding!) If you have any questions, please reach out, always happy to discuss! We will do an excellent job on your beautiful home!

Terms and Conditions

PREMIUM PAINTING INC. SERVICE CONTRACT

TERMS AND CONDITIONS

We propose hereby to furnish material and labor - complete in accordance with above specifications. All material is guaranteed to be as specified. All work to be completed in accordance with industry standards in the local area. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. If either party commences legal action to enforce its rights pursuant to this agreement, the prevailing party in said legal action shall be entitled to recover its reasonable attorney's fees and costs of litigation relating to said legal action, as determined by a court of competent jurisdiction. Contractor proposes to provide all labor, material and equipment (unless otherwise specified in this proposal) to complete the work described within this proposal.

ADDITIONAL PROVISIONS

Unless otherwise specified herein, the following additional provisions are expressly incorporated into this contract:

1. Contract, Plans, Specifications, Permits and Fees

The work described in this contract shall be done according to the scope of work and the scope of work specifications except in the case of conflict when the provisions of this contract shall have control over both the plans and the plan specifications.

2. Change Orders

Should Owner, construction lender, or any government body or inspector require any modification to the work covered under this contract, any cost incurred by Contractor shall be added to the contract price as extra work and Owner agrees to pay Contractor his normal selling price for such extra work. All extra work as well as any other modifications to the original contract shall be specified and approved by both parties in a written change order. All change orders shall become a part of this contract and shall be incorporated herein.

3. Payment Terms

Full Payment is due upon completion of project. Completion is defined as all items listed on agreement are completed and delivered in accordance with industry standards and the specifications of this agreement.

Deposit: We will waive the 2.9% processing fee for any deposit payment of \$500 or less made by credit card. Any credit card payment exceeding \$500 (whether deposit or final payment) will incur a 2.9% credit card processing fee on the amount over \$500.

Final Payment: Customer has a right to choose payment method for the final balance. We do not accept cash. We request payment by check made payable to Premium Painting Inc. Client has five (5) days to remit full balance after project completion. There will be a 1.5% monthly interest charge (18% APR) on any overdue amounts after the 5-day grace period. Contractor reserves the right to file a mechanic's lien for unpaid amounts. Non-payment constitutes breach permitting Contractor to pursue all legal remedies.

Progress Payments: Contractor reserves the right to invoice for progress payments when project duration exceeds 5 days. Progress payment schedule will be: 30% immediately after the 5 days, 40% of the balance after 10 days, 30% upon completion. Progress payments are due within three (3) business days of invoice. Touchups, furniture replacement, and small accessory items non-painting related are not valid reasons to withhold more than \$500 of the final payment.

4. Owner's Responsibilities

Owner is responsible for the following:

1. To provide all necessary water, electrical power and access to the premises during hours of 8AM to 5PM
2. To provide a storage area on the premises for equipment and materials (if necessary)
3. To relocate and protect any items that prevent Contractor from having free access to work areas including but not limited to: clothing, automobiles, draperies, window treatments, appliances, fixtures, plants, or any other personal effects and properties
4. Contractor will move furniture where necessary but assumes no responsibility for scratched floors or damage during moving
5. Contractor is not responsible for correcting any existing defects discovered during work, including but not limited to: rotting wood, dry rot, structural defects, or code violations
6. Owner warrants that no hazardous conditions exist and will immediately notify Contractor if any are discovered
7. Owner is responsible for obtaining all HOA approvals and ensuring color/finish selections comply with all regulations
8. Owner assumes all risk for damage to landscaping, sprinkler systems, and underground utilities not clearly marked
9. When spray application is used, Owner is responsible for moving vehicles and covering sensitive items at least 100 feet from work area

5. LIMITED WARRANTY

Contractor warrants all labor and materials against **peeling, blistering, or paint failure** due to defective workmanship or materials for a period of **seven (7) years** from the project completion date.

This warranty is **non-transferrable** and applies only to the original property owner.

Exclusions:

This warranty does **not** cover:

- Normal wear and tear
- Fading or damage due to sun exposure or weather conditions
- Damage resulting from abuse, neglect, or improper maintenance
- Failure of underlying substrate or pre-existing conditions
- Mildew, mold, or moisture damage
- Peeling or failure caused by water intrusion or leaks
- Damage caused by plants, animals, or irrigation systems
- **Flooring, stained surfaces, concrete coatings, or metal surfaces**

Paint Products:

The paint products used are backed by a **manufacturer's warranty of up to 25 years** (Sherwin-Williams). In the event of a product defect, **we will support the claim process and have our Sherwin-Williams representative facilitate the warranty on your behalf.**

This warranty is exclusive and supersedes all other warranties, expressed or implied, including any implied warranties of merchantability or fitness for a particular purpose.

6. LIMITATION OF LIABILITY

IN NO EVENT SHALL CONTRACTOR'S TOTAL LIABILITY EXCEED THE CONTRACT PRICE. CONTRACTOR SHALL NOT BE LIABLE FOR ANY INDIRECT, INCIDENTAL, CONSEQUENTIAL, SPECIAL, OR PUNITIVE DAMAGES, INCLUDING BUT NOT LIMITED TO LOSS OF USE, LOSS OF PROFITS, OR DAMAGE TO PERSONAL PROPERTY NOT DIRECTLY CAUSED BY CONTRACTOR'S GROSS NEGLIGENCE.

7. HAZARDOUS MATERIALS

CONTRACTOR DOES NOT TEST FOR, HANDLE, OR REMOVE ASBESTOS, LEAD PAINT, MOLD, OR OTHER HAZARDOUS MATERIALS. If such materials are suspected or discovered, work will stop immediately. Owner is responsible for professional testing and remediation at Owner's expense before work can resume. Contractor assumes no liability for hazardous materials. Additional charges may apply for remobilization.

8. Insurance and Indemnification

Contractor maintains general liability insurance. Owner agrees to maintain homeowner's/property insurance covering the premises during the work period. Owner shall indemnify and hold harmless Contractor from any claims arising from:

- Pre-existing conditions or defects
- Owner's failure to disclose known hazards
- Injuries to third parties not caused by Contractor's negligence
- Owner's breach of this agreement
- Claims related to hazardous materials

9. Delays and Force Majeure

Contractor shall not be held responsible for any damage or costs occasioned by delays resulting from: work done by Owner's subcontractors, extra work, acts of Owner or Owner's agent, failure to provide access, shortages of material and/or labor, weather conditions (including but not limited to rain, temperatures below 50°F or above 90°F, high winds), fire, strike, war, governmental regulations, pandemic, or any other contingencies unforeseen by Contractor or beyond Contractor's reasonable control. Completion dates are estimates only. Time is not of the essence.

10. Subcontractors

Contractor may subcontract pressure washing and surface preparation services only. All painting work will be performed by Premium Painting Inc. employees. Contractor maintains control over and responsibility for subcontracted washing services but is not liable for subcontractor's independent negligent actions beyond scope of work.

11. Color and Finish Approval

Owner must approve all colors, finishes, and sheen levels in writing before application. Paint will be applied to a test area for Owner approval when requested. Contractor is not liable for dissatisfaction with approved color selections or for variations in color matching due to substrate, lighting, or manufacturing differences.

12. Spray Application and Overspray

When using spray equipment, Contractor will use reasonable care including masking and shielding to prevent overspray. Owner acknowledges that some overspray may occur despite precautions, especially in windy conditions. Contractor is not liable for wind-carried overspray beyond Contractor's reasonable control.

13. Documentation

Contractor may photograph and video work areas before, during, and after work for documentation and marketing purposes. Owner's address will not be disclosed without permission.

14. Cleanup

Upon completion, Contractor will remove all debris and surplus materials and leave premises in a broom clean condition. Contractor is not responsible for paint dust that may settle after completion.

15. Right to Stop Work

If any payment is not made as per this contract, Contractor shall have the right to stop work and keep the job idle until all past due payments are received, without liability for delay. Any costs incurred by failure to access the work area will incur a charge of \$100 per hour.

16. Dispute Resolution

All disputes shall first be submitted to mediation through a mutually agreed mediator. If mediation fails, disputes shall be resolved through binding arbitration under AAA Construction Industry Rules. Each party bears own attorney fees regardless of outcome, except for collection actions where prevailing party recovers fees.

17. Collection

Owner agrees to pay all collection fees and charges including but not limited to all legal and attorney fees that result should Owner default in payment of this contract. Overdue accounts are subject to interest as specified in Section 3.

18. Integration and Acceptance

This contract constitutes the entire agreement between the parties and supersedes all prior negotiations, representations, and agreements. No oral agreements or understandings exist between the parties. Changes to this agreement must be in writing, signed by both parties. Changes may incur additional charges.

19. Cancellation Rights

BUYER'S RIGHT TO CANCEL: You, the buyer, have the right to cancel this contract within three (3) business days. You may cancel by e-mailing, mailing, texting or delivering written notice to the contractor at the contractor's place of business by midnight of the third (3rd) business day after you sign and date this contract.

20. Severability

If any provision of this contract is deemed invalid or unenforceable, the remaining provisions shall continue in full force and effect.

Sign And Date To Accept Proposal:

Customer Signature:

Date:

Photo Appendix:

FinePrint

Terms: We propose hereby to furnish material and labor - complete in accordance with above specifications.

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to the specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. If either party commences legal action to enforce its rights pursuant to this agreement, the prevailing party in said legal action shall be entitled to recover its reasonable attorney's fees and costs of litigation relating to said legal action, as determined by a court of competent jurisdiction. Client has a (3) day right to cancel without loss of deposit. We will waive the 3% processing fee for all \$500 deposits paid online, however, we will add a 3% Credit Processing Fee to any credit card payment paid on the balance of a project in excess of the initial \$500. **We request that our clients pay the balance with a check made to: Premium Painting Inc upon project completion.** Client has 5 days to remit full balance to Premium Painting after project completion. There will be a \$50 late fee for each day in excess of the 5 days added to the balance.