

**746 Harvard 10-year Improvement Plan**

Roof	\$27,450.00
Plumbing & Sewer	\$19,925.00
Exterior Painting	\$17,775.00
Restore Backdoor	\$1,900.00
Refinish Hardwood Floors	\$8,400.00
Attic Bracing	\$2,800.00
Foundation	\$4,400.00
Chimney & Brick	\$2,200.00
Front Porch Stone Work	\$2,200.00
Grading & Drainage	\$1,950.00
Structure Repairs for Rodent Damage	\$1,420.00
Interior Paint	\$12,550
Replace Wood Privacy Fence	\$17,800
Tree Trimming (to keep trees off house)	TBD
	\$120,770.00 Total

Sent by Joey Rasich on May 14, 2025

Sent



**Gold Coast Solutions Lic #1052473**

1164 Monte Vista Ave Ste 9 • Upland, CA 91786-8202 • Phone: (909) 686-1361

Megan Clark

Phone: [REDACTED]

Cell: [REDACTED]

Job Address:

746 Harvard ave

Claremont, Ca 91711

**Print Date:** 5-19-2025

## Proposal for Construction Services

**Thank you for considering Gold Coast Solutions for your home improvement project!** My name is **Joey Rasich**, and I will be your main point of contact throughout this process. This proposal provides an overview of the scope of work, estimated pricing, and tentative scheduling. Please note that these details may be refined in the final **Home Improvement Contract**, which will include all required disclosures and finalize our mutual obligations. Feel free to reach out to me directly at [joey@goldcoastsolutions.com](mailto:joey@goldcoastsolutions.com) if you have any questions.

Items	Description	Price
CH-05-RF 2401 Roofing	<p>Gold Coast will perform tear off and haul away of old roofing material. We will haul away the debris to the dump.</p> <p>We will inspect the existing roof sheeting.</p> <p>We will install new double layer 60 lb felt paper for water proofing.</p> <p>We will install new drip edge metal, flashing metal, and valley metal throughout the entire roof.</p> <p>We will install new Wwens coming tru definition duration cool roof shingles in a customer approved color throughout the entire roof.</p> <p>We will perform a nail sweep around the property and clean up our construction debris</p> <p>** We will install new roof sheeting as needed. The sheeting replacement portion of this project will be billed separately at \$120/ 8x4 plywood sheet. This cost will be in addition to this line item**</p>	\$27,450.00
CH-06-PC 2401 Plumbing Connections	<p>Gold Coast will dig up the old main sewer line and remove from the crawl space of the house.</p> <p>We will trench and dig in preparation for new main sewer line installation</p> <p>We will run and install a new 3" ABS main drain line under the house and through the yard in order to connect to the main sewer line at the street.</p> <p>We will make all new drainage connections from underneath the house to the new main line.</p> <p>We will backfill the trench</p> <p>—</p> <p>We will install a new tankless water heater (Noritz 1200) in place of the old water heater. We will test the new water heater and haul the old one away</p> <p>—</p>	\$19,925.00

Items	Description	Price
CH-16-EP 2401 Exterior Painting	<p>Scope includes preparation and painting of all accessible exterior wood surfaces, including:</p> <p>All wood siding</p> <p>Wood trim, fascia, eaves, corbels, and soffits</p> <p>Exterior wood-framed windows and doors</p> <p>Front porch woodwork and entry areas</p> <p>Garage exterior wood doors and frames</p> <p>Preparation Includes:</p> <p>Pressure washing all exterior wood surfaces to remove dirt, peeling paint, and debris</p> <p>Scraping, sanding, and priming all bare or weathered wood</p> <p>Caulking gaps, joints, and seams around trim, doors, and windows to seal against moisture</p> <p>Spot repair of minor surface imperfections (cosmetic only)</p> <p>Masking and protecting all landscaping, hardscapes, and non-painted elements (fixtures, windows, etc.)</p> <p>Painting Includes:</p> <p>Application of two coats of premium exterior paint (Sherwin-Williams SuperPaint or equivalent) in customer-approved colors</p> <p>Paint all wood siding, trim, fascia, eaves, corbels, windows, doors, and porch woodwork</p> <p>Includes labor, paint, caulking, and standard materials</p>	\$17,775.00
OD - FC 2301 - Finish Carpentry	Gold Coast will re-hang and repair the existing french door existing into the backyard. We will install new hinges and strike plate and customer provided lockset/ hardware on the door	\$1,900.00
GC-FR 2301 attic bracing	Gold Coast will Install collar ties, purlin bracing, and structural brackets where needed and where visable to reinforce the existing conventional framing.	\$2,800.00
CH-03-FD 2401 Foundation	<p>Gold Coast will Install foundation anchor bolts or earthquake retrofit steel plates at the sill plate where visible and accesible to properly secure the structure to the foundation.</p> <p>Work will include proper drilling, epoxy anchoring (if applicable), and re-securing of sill plates and cripple walls where necessary.</p>	\$4,400.00
FP-FBT 2301 chimney / brick repair	<p>Gold Coast will repair visible Cracks on exterior aide of bricks and mortar joints of the chimney / fireplace</p> <p>We will also seal or replace damaged mortar and apply weatherproof sealant on the exterior of the chimney</p> <p>We will also replace the chimney flashing to roof to maintain a watertight connection.</p>	\$2,200.00

Items	Description	Price
GB- CR 2401 - Hardwood flooring refinishing	<p>Gold Coast will perform hardwood flooring refinishing throughtout the entire house. The following scope of work is included:</p> <p>1. Prep Work Remove all furniture and personal items from work areas (by homeowner or as agreed).</p> <p>Protect all surrounding areas, including wall baseboards, cabinets, vents, and adjacent flooring with plastic sheeting and painter's tape.</p> <p>Seal off doorways and vents with plastic to minimize dust migration.</p> <p>Inspect flooring for damaged boards, gaps, or nail pops. Repair or replace any loose or damaged boards as needed.</p> <p>Remove any existing finishes, adhesives, or surface contaminants.</p> <p>2. Sanding Sand entire wood floor surface using professional-grade floor sanders.</p> <p>Use a 3-stage sanding process: coarse, medium, and fine grits to remove old finish and smooth the surface.</p> <p>Hand-sand edges, corners, and hard-to-reach areas.</p> <p>Vacuum thoroughly and tack cloth all flooring to remove dust and debris.</p> <p>3. Staining (Optional) If staining is requested, apply approved stain color evenly with appropriate drying time.</p> <p>Conduct a sample color test if necessary and get client approval before full application.</p> <p>4. Finishing Apply first coat of polyurethane or water-based finish (satin, semi-gloss, or gloss, per client selection).</p> <p>Allow full dry time as recommended by manufacturer.</p> <p>Screen (lightly sand) the floor to remove raised grain or bubbles.</p> <p>Vacuum and tack cloth between coats.</p> <p>Apply second and third coats of finish with proper dry and cure time between each.</p> <p>5. Cleanup Remove all plastic sheeting and painter's tape.</p> <p>Dispose of all dust and debris from sanding.</p> <p>Final sweep, vacuum, and wipe-down of all work areas.</p> <p>Clean all flooring with microfiber mop and approved finish-safe cleaner.</p> <p>Provide care and maintenance instructions to the homeowner.</p> <p>Notes:</p> <p>Floors must remain undisturbed during drying/curing period (typically 24–48 hours for walking, 72+ hours for furniture, 7 days for rugs).</p> <p>All work to be completed in accordance with NWFA (National Wood Flooring Association) standards.</p>	\$8,400.00
CH-07-ELM 2401 Electrical Material & Labor	<p>Gold Coast will perform electrical work in the living room as described below:</p> <p>Replace existing electrical switches in the living room with updated switches</p> <p>Add new TV outlet (includes electrical box, wiring, and cover plate)</p> <p>Remove and replace existing light fixtures in the living room (customer to provide new fixtures).</p> <p>Rough and finish electrical work is included.</p>	\$1,800.00

Items	Description	Price
CH-12-RC 2401 RTA Cabinetry	<p>Gold Coast will Remove existing pedestal sink</p> <p>We will Install customer-provided vanity with integrated sink or countertop and separate sink</p> <p>Reconnect existing plumbing (supply lines and drain) to new vanity setup</p> <p>Apply caulking and secure vanity to wall</p>	\$950.00
CH-08-HVAC 2401 HVAC	<p>Laundry Dryer Vent Cleaning and Safety Upgrade Scope includes the following:</p> <p>Inspect and clean existing dryer vent to remove lint buildup and improve airflow</p> <p>Verify proper vent routing and termination</p> <p>Install new dryer vent duct or connectors if needed to ensure secure and fire-safe configuration</p>	\$800.00
CH-02-GF 2401 Grading, demo & drainage	<p>Scope includes the following:</p> <p>Add backfill and grading around crawl space access area to prevent moisture entry during heavy rains</p> <p>Compact soil to promote proper drainage away from the access point</p> <p>Install rain cover or barrier over access hatch TO REDUCE WATER INTRUSION</p>	\$1,950.00
OD-14-TW 2401 front porch Stone work	<p>Porch Stone Tuckpointing</p> <p>Scope includes the following:</p> <p>Clean and prep affected stone joints on front porch</p> <p>Remove deteriorated or loose mortar between stones</p> <p>Apply new mortar to match existing as closely as possible</p> <p>Tool and finish joints for a uniform appearance</p>	\$2,200.00
CH-17-IP 2401 Interior Painting	<p>Scope includes preparation and painting of all interior surfaces throughout the home, including:</p> <p>Walls in all rooms (bedrooms, bathrooms, kitchen, living areas, hallways, and laundry)</p> <p>Ceilings throughout the house</p> <p>All baseboards, crown molding, window and door trim</p> <p>All interior doors and door casings</p> <p>Preparation Includes:</p> <ul style="list-style-type: none"> <li>- Light sanding of surfaces</li> <li>- Patching of minor nail holes, dents, and cosmetic imperfections</li> <li>- Caulking gaps at trim, baseboards, and moldings where needed</li> <li>- Masking and covering of flooring, fixtures, cabinetry, and furnishings (if present) to protect during painting</li> </ul> <p>Painting Includes:</p> <ul style="list-style-type: none"> <li>- Two coats of paint on walls and ceilings in customer-selected colors and finishes</li> <li>- Semi-gloss or satin finish on all trim, baseboards, and doors</li> <li>- Flat or matte finish on ceilings</li> <li>- Includes labor and high-quality paint (Sherwin-Williams super paint or equivalent)</li> </ul> <p>Notes:</p> <p>Home must be accessible and reasonably cleared to allow painting crews to work efficiently</p> <p>Includes standard prep only—major wall repairs, drywall replacement, or stain blocking not included</p> <p>Final walkthrough included to identify and touch up any missed areas</p>	\$12,550.00

**Total Price: \$105,100.00**

**We appreciate the opportunity to collaborate on your project.** Once you approve this proposal, we will prepare the official Home Improvement Contract, which will include confirmed start and completion dates, a detailed payment schedule, and all other required provisions. We look forward to working with you!

**General Contractor:** Gold Coast Solutions

**Address:** 1164 Monte Vista Ave #9, Upland, CA 91786

**Phone:** (909) 686-1361

**License Number:** #1052473

**Website:** [www.goldcoastsolutions.com](http://www.goldcoastsolutions.com)

**Email:** [admin@goldcoastsolutions.com](mailto:admin@goldcoastsolutions.com)

**Proposal Price:** [\$92,550.00]

By signing below, you indicate your approval of the scope and pricing outlined in this Proposal. However, this Proposal does not constitute a legally binding Home Improvement Contract. No work will begin, and no payment will be collected, until both parties sign the final Home Improvement Contract containing all finalized terms.

**Signature:**

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**Date:**

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**Print Name:**

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