



Ability Plumbing
PO Box 710457
Santee, CA 92072
(619) 631-7065

BILL TO

Avalon Management Inc.
31608 Railroad Canyon Road
Canyon Lake, CA 92587 USA

INVOICE 11858336	INVOICE DATE Jan 26, 2023
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Home Improvement Contract
License #983421

JOB ADDRESS

La Florentine HOA 5135
5135 Renaissance Avenue
San Diego, CA 92122 USA

Completed Date: 1/26/2023

Technician: Joel Gallardo

Technician: Jordan Bodnar

Customer PO: Work Order # XN2907483

Payment Term: Net 30

Due Date: 2/25/2023

DESCRIPTION OF THE PROJECT & DESCRIPTION OF THE SIGNIFICANT MATERIALS TO BE USED & EQUIPMENT TO BE INSTALLED

Tested pressure at each unit as well as each backflow to each building

5135 Building PSI 130 PSI Needs PRV

5135-A 60 PSI

5135-B 120 PSI Needs PRV

5135-C 55 PSI

5135-D 120 PSI Needs PRV

5135-E 65

5145 BUILDING 130 PSI Needs PRV

5145-A 50 PSI

5145-B COULD NOT TEST DUE TO VACUUM BREAKER ON HOSE BIB

5145-C 55 PSI

5145-D 55 PSI

5143 BUILDING

5143-A 65 PSI

5143-B 55 PSI

5143-C 60 PSI

5141 MAIN BACKFLOW PSI 130 Needs PRV

5141-A 100 PSI Needs PRV

5141-B 55 PSI

5141-C 83 PSI Needs PRV

5141-D 70 PSI Needs PRV

BUILDING 5137

5137-A 50 PSI
5137-B 55 PSI
5137-C 55 PSI
5137-D 120 PSI Needs PRV

Building 5139 Building 130 PSI Needs PRV

5139-A 125 PS Needs PRV
5139-B 120 PSI Needs PRV
5139-C 50 PSI
5139-D 65 PSI

Building 5165 125 PSI Needs PRV

5165-A 60 PSI
5165-B 65 PSI
5165-C 55 PSI
5165-D 55 PSI
5165-E 70 PSI

Building 5167 125 PSI Needs PRV

5167-A 50 PSI
5167-B 115 PSI Needs PRV
5167-C 50 PSI
5167-D 60 PSI
5167-E 55 PSI

Building 5163

5163-A 50 PSI
5163-B 55 PSI
5163-C 85 PSI Needs PRV
5163-D 95 PSI Needs PRV
5163-E 100 PSI Needs PRV & 1" ball valve

Building 5157 125 PSI Needs PRV

5157-A 65 PSI
5157-B 75 PSI Needs PRV
5157-C 75 PSI Needs PRV

Building 5159

5159-A 65 PSI
5159-B 60 PSI
5159-C 50 PSI

Building 5155 125 PSI Needs PRV

5155-A Bad vacuum - could not test
5155-B 55 PSI
5155-C Bad vacuum - could not test
5155-D 55 PSI

Building 5161

5161-A Bad vacuum could not test
5161-B 75 PSI Needs PRV
5161-C 50 PSI
5161-D 55 PSI
5161-E 60 PSI

Building 5127 125 PSI Needs PRV

5127-A 45 PSI
5127-B 50 PSI
5127-C 60 PSI

5127-D 50 PSI

Building 5129

5129-A 65 PSI

5129-B 60 PSI

5129-C 50 PSI

Building 5125 125 PSI Needs PRV

5125-A 125 PSI Needs PRV & 1" ball valve

5125-B Bad vacuum Could not test

5125-C 55 PSI

5125-D 50 PSI

Building 5123

5123-A 50 PSI

5123-B 65 PSI

5123-C 65 PSI

5123-D 75 PSI Needs PRV

Building 5133

5133-A 125 PSI Needs PRV

5133-B 75 PSI Needs PRV

5133-C 50 PSI

5133-D 70 PSI Needs PRV

Building 5131 125 PSI Needs PRV

5131-A 75 PSI Needs PRV

5131-B 50 PSI

5131-C 55 PSI

Building 5105

5105-A 65 PSI

5105-B 60 PSI

5105-C 50 PSI

Building 5107 125 PSI Needs PRV

5107-A 115 PSI Needs PRV

5107-B 115 PSI Needs PRV

5107-C 55 PSI

5107-D 50 PSI

Building 5109

5109-A 55 PSI

5109-B 60 PSI

Building 5117 125 PSI Needs PRV

5117-A 65 PSI

5117-B 60 PSI

5117-C 125 PSI Needs PRV

5117-D 50 PSI

5117-E 60 PSI

Building 5115

5115-A 55 PSI

5115-B 95 PSI Needs PRV

5515-D 55 PSI

5115-D 50 PSI

Building 5111 125 PSI Needs PRV

5111-A 55 PSI Leaking Hose Bib

5111-B 65 PSI

5111-C 60 PSI
5111-D 65 PSI Leaking Hose Bib

TASK	DESCRIPTION OF MATERIALS AND EQUIPMENTS	QTY
DIAGL3	L3 DIAGNOSTIC INCLUDES BUT NOT LIMITED TO LEAK INVESTIGATION AND DIAGNOSING PLUMBING ISSUES.	1.00

SUB-TOTAL \$1,770.00

TAX 0% \$0.00

CONTRACT PRICE \$1,770.00

BALANCE DUE **\$1,770.00**

We appreciate your business. Thank You!

CONTRACT PRICE: \$1,770.00
APPROXIMATE START DATE: 1/30/2023
APPROXIMATE COMPLETE DATE: 1/26/2023

ANY CHANGES IN THE SCOPE OF WORK OR EXTRA WORK MUST BE CONFIRMED IN WRITING BY BOTH THE CONTRACTOR AND HOMEOWNER IN ADVANCE OF THE WORK COMMENCING. EXTRA WORK OR A CHANGE ORDER IS NOT ENFORCEABLE AGAINST YOU UNLESS THE CHANGE ORDER ALSO IDENTIFIES ALL OF THE FOLLOWING IN WRITING PRIOR TO THE COMMENCEMENT OF ANY WORK COVERED BY THE NEW CHANGE ORDER: (I) THE SCOPE OF WORK ENCOMPASSED BY THE ORDER; (II) THE AMOUNT TO BE ADDED OR SUBTRACTED FROM THE CONTRACT; AND (III) THE EFFECT THE ORDER WILL MAKE IN THE PROGRESS PAYMENTS OR THE COMPLETION DATE. HOWEVER, FAILURE TO COMPLY WITH THE REQUIREMENTS OF THIS PARAGRAPH DOES NOT PRECLUDE THE RECOVERY OF COMPENSATION FOR WORK PERFORMED BASED UPON LEGAL OR EQUITABLE REMEDIES DESIGNED TO PREVENT UNJUST ENRICHMENT.

DOWNPAYMENT

THE DOWN PAYMENT MAY NOT EXCEED \$1,000 OR 10 PERCENT OF THE CONTRACT PRICE, WHICHEVER IS LESS.

THE SCHEDULE OF PROGRESS PAYMENTS MUST SPECIFICALLY DESCRIBE EACH PHASE OF WORK, INCLUDING THE TYPE AND AMOUNT OF WORK OR SERVICES SCHEDULED TO BE SUPPLIED IN EACH PHASE, ALONG WITH THE AMOUNT OF EACH PROPOSED PROGRESS PAYMENT. IT IS AGAINST THE LAW FOR A CONTRACTOR TO COLLECT PAYMENT FOR WORK NOT YET COMPLETED, OR FOR MATERIALS NOT YET DELIVERED. HOWEVER, A CONTRACTOR MAY REQUIRE A DOWN PAYMENT.

YOU, THE HOMEOWNER (BUYER) OR TENANT HAVE THE RIGHT TO REQUIRE THE CONTRACTOR TO FURNISH YOU WITH A PERFORMANCE AND PAYMENT BOND, HOWEVER THE CONTRACTOR CAN REQUIRE YOU TO PAY FOR THAT BOND.

INFORMATION ABOUT THE CONTRACTORS STATE LICENSE BOARD (CSLB)

CSLB is the state consumer protection agency that licenses and regulates construction contractors. Contact CSLB for information about the licensed contractor you are considering, including information about disclosable complaints, disciplinary actions and civil judgments that are reported to CSLB. Use only licensed contractors. If you file a complaint against a licensed contractor within the legal deadline (usually four years), CSLB has authority to investigate the complaint. If you use an unlicensed contractor, CSLB may not be able to help you resolve your complaint. Your only remedy may be in civil court, and you may be liable for damages arising out of any injuries to the unlicensed contractor or the unlicensed contractor's employees.

For more information:

VISIT CSLB's website at www.cslb.ca.gov
CALL CSLB at 1-800-321-CSLB (2752)
WRITE CSLB at P.O. Box 26000, Sacramento, CA 95826

You are entitled to a completely filled in copy of this agreement, signed by both you and the contractor, before any work may be started.

THREE DAY RIGHT TO CANCEL

WAVIER OF RIGHT TO CANCEL: Having initiated a contract in connection with emergency repairs or service for the immediate protection of person or real and personal property, I hereby state that the following emergency situation exists requiring immediate action.

Sign here

Date

The "Notice of Cancellation" may be sent to:

Ability Plumbing
PO Box 710457
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