

MIBE GROUP INC  
16300 SW 137th AVE MIAMI FL 33177  
(786)808-6212

**Project Address:**

110 NW 87 AVE MIAMI FL 33177

**Client :** Park East Condo

**Project: Beams & Columns Repair**

**Project Overview:**

This proposal includes the necessary labor and materials to repair, reinforce, and finish the columns and associated structural areas as outlined below:

1. Prepare and clean all impacted surfaces prior to installation
2. Apply red oxide coating to designated areas for added protection
3. Build new framing around columns to achieve a 12" finished dimension
4. Install heavy-duty metal framing around beams using 16-14 gauge materials
5. Install 3-1/4" durock cement boards securely fastened to all framing
6. Install plastic corner beads to ensure smooth, clean edges.
7. Apply two (2) coats of stucco to provide a durable, finished surface.
8. Leave all areas properly prepared and ready for paint by others
9. Remove all construction debris and leave the work area clean upon completion.

Labor and material included in this estimate.

**Payment Schedule**

50% to start

50% when completed

**Total Contract Price \$8,000.00**

Acceptance of Contract:

---

Oscar Ramirez (President)

---

Park East Condo ( Property Owner )

ESTIMATE



**Prepared For**

PARK EAST  
110 NW 87 AVE  
MIAMI, FL 33172  
(305) 551-4870

**JJ QUALITY BUILDERS INC.**

12216 SW 132 CT  
MIAMI, FL 33186  
Phone: (850) 714-4196  
Email: [jesus@jjqualitybuilders.com](mailto:jesus@jjqualitybuilders.com)  
Web: [WWW.JJQUALITYROOFINGWP.COM](http://WWW.JJQUALITYROOFINGWP.COM)

Estimate #	1571
Date	10/13/2025
Business / Tax #	CCC 1329998 / CGC1520532

**Description**

**Total**

---

Columns & Flooring	\$6,750.00
--------------------	------------

Project  
Columns & Flooring  
project: Columns & Flooring  
Plans and Specification Reference: Design Job.

Scope of Work: Labor and Materials included

1. Clean surface of affected area
2. Apply red oxide to affected area
3. Install framing around columns 12" finish
4. Install framing around beams with 16-14 Ga metal
5. Install 3 1/4" durock boards to framing
6. Install corner plastic beads
7. Apply 2 hands of stucco to durock
8. Leave ready for paint by other
9. Clean up trash generated by repairs.

This estimated includes Columns & Flooring

Labor and material included in this estimated.

Payment Schedule

Contract Signing 50%

When completed 50%

Client can pay by cash, Check or money order.

If pay by Credit Card please add a 3% increase

- Payments delayed beyond 10 days of when due , will be subject to daily late fees of \$50.00 per day.

\*\*Variances may occur as a result of specifics presented in contractor scope of work not detailed on plans and Specifications. This is not a final contract.

I HEREBY ACCEPT THE ABOVE SERVICE CHARGES AND THE TERMS AND CONDITIONS OF AGREEMENT OF THIS CONTRACT AS BEING SATISFACTORY. I UNDERSTAND THAT JJ QUALITY BUILDERS MAKES NO REPRESENTATION AS TO MY ELIGIBILITY FOR INSURANCE BENEFITS OR COVERAGES. I ACKNOWLEDGE MY RECEIPT OF MERCHANDISE OR SERVICES AS DESCRIBED ABOVE, AND A COPY OF THIS DOCUMENT AND AGREE THAT EQUIPMENT AND PREMISES HAVE

---

Jesus Jimenez / President

---

Owner or Authorized Agent

JJ QUALITY BUILDERS – TERMS & CONDITIONS OF AGREEMENT

CUSTOMER RESPONSIBILITY: The Owner or authorizing agent is responsible for being present at; allowing access to; and providing free, secured parking at the job site for employees and agents of JJ QUALITY BUILDERS (hereinafter, "JJQB"). The Owner agrees that it will not directly or indirectly hinder, delay or obstruct ME from performing under this Contract. UNLESS SPECIFICALLY STATED

ON THE FACE OF THIS AGREEMENT THE OWNER AGREES AND WARRANTS THAT IT HAS SECURED ANY AND ALL NECESSARY PLANS AND GOVERNMENTAL PERMITS PRIOR TO ME PERFORMANCE AND THAT THE OWENR IS FULLY

RESPONSIBLE FOR THE PROMPT PAYMENT OF ALL FEES, FINES AND PENALTIES THERETO. Owner agrees to indemnify

JJQB and its qualifier(s) for any and all expenses and attorney time, at all levels, in defending any administrative, department, state, city or county proceeding, action, appeal, hearing, or investigations, which JJQB or its qualifier(s) are the prevailing party on a majority of issues, or which is denied, dismissed, or results in a no action or finding of no probable cause. As an absolute condition precedent to Owner canceling this Contract, or instituting or asserting any civil or administrative action, claim, or counterclaim, arbitration, proceeding, or defense whatsoever, Owner must notify JJQB by certified mail or fax for each and every particular complaint,

dispute, or dissatisfaction, and shall specifically provide JJQB with a reasonable opportunity to cure; failure shall result in a waiver and dismissal of Owner's claims and defense with prejudice.

**CHARGES:** This Contract reflects charges for the work described on the face of this document only. No inference should be made as to the inclusion of any work not specifically listed. Unless otherwise indicated, payment arrangements are due upon ME' demand. If at any time and or any reason whatsoever, JJQB deems itself insecure, then JJQB shall be entitled to demand adequate assurances of payment from Owner, and Owner shall be required to promptly pay any and all interim payments, final payments or unpaid balances; failure to do so shall be deemed a breach and will excuse JJQB from further performing. The Owner, which includes its authorized agent by his/her signature, accepts and absolutely guarantees payment and assumes full responsibility for complying with the terms and conditions herein. Owner agrees to pay JJQB for any and all services, labor, materials, and equipment charges, which are used, rendered, performed, or purchased in reliance on performing at the job site. Unless otherwise itemized or specified in this agreement, all fixtures, supplies, materials, software and parts shall be provided by Owner at job site. Materials, fixtures, software or parts furnished other than by JJQB which are deficient, defective, or improper, will result in additional charges. Additional work required or requested will be charged for separately whether or not authorized in writing by the Owner. Should any governmental authority assess any charge, fee, penalty, or reinspection, regardless of reason, Owner shall be responsible. These charges are in excess of the Contract amount, and payment shall be issued immediately upon request by JJQB. Should Owner or agent request work other than that specifically listed on the face of this Contract, inclusive of any modifications, upgrades, or changes, additional charges will be charged and considered extras to the Contract.

Owner shall be responsible for payment of any and all permits related to the job site together with any associated fees, fines or penalties.

Failure to provide access to premises will result in additional charges to the Owner for any and all fines, fees, penalties and delays. JJQB Retains a security interest in, and ownership of, all property, and any property on which services were listed or performed, or indirectly referenced on the face of this Contract until all payments are received in full. JJQB may also require Owner to assemble the property and make it available to JJQB at any place designated by JJQB.

**DISCLAIMER AND EXCLUSIONS:** Owner releases, indemnifies, and agrees that JJQB will not be held liable for any damages to the premises, nor for loss or damage consequential or direct, including but not limited to any; failure of the repairs; malfunctions after the repair; undetectable, concealed and/or unforeseen incompatibilities with new or existing hardware, software, parts, materials, or other property on which work was performed; abuse of its employees, officers, directors; or Owners own negligence or otherwise, harm to injury to persons on the job premises; theft; vandalism; wind storm; fire; flood; lightning strikes; force majeure; defunct hardware removal; removal or relocation of equipment; glass damage or replacement; landscape or sprinkler system damage; repair or replacement; art wall; drywall; mirror; ceiling; floor; ground; carpet; tile; paint; concrete or asphalt repair or replacement; circuit breakers or any electrical wiring or services; ancillary or direct damage caused to any pre-existing wiring, cabling or equipment of any kind provided by other than JJQB. ALL WORK AND PARTS ARE PERFORMED AND INSTALLED AS IS. ME SHALL NOT BE LIABLE FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES. ME'S LIABILITY SHALL NOT EXCEED THE TOTAL AMOUNT RECEIVED ON THIS CONTRACT.

**CONFIDENTIALITY:** JJQB, as a consultant recognizes that Owner may have business affairs, future plans, client lists, privileged attorney client communications, confidential files and other

proprietary information (collectively, "Information") which are valuable, special and unique assets of the Owner. JJQB agrees that they will not at any time or in any manner, either directly or indirectly use any information for the Consultant's own benefit, or divulge, disclose or communicate in any manner any information to any third party without the prior written consent of Owner. JJQB will protect the information and treat it as strictly confidential.

DEFAULT: Owner's failure to perform any promise or condition herein shall be material and deemed a breach of entire Contract. Owner shall pay JJQB, as the prevailing party, for any and all collection costs; all costs and reasonable attorneys' fees at all levels of proceedings, including pre-judgment, post-judgment, and appeals; pre-and post judgment interest at 18% per year, lost profits, delay damages, and any other relief allowable by law, equity, or stated herein. In the event of a credit card chargeback, Owner grants JJQB the right to place a lien on the job site property and waives any defect regarding timeliness whatsoever. To the extent any fee or obligation remains unpaid to JJQB, JJQB shall have the right to file a statutory or consensual lien against the job site, regardless of homestead which is expressly waived by Owner, to secure payment thereof either as a contract pursuant to

CUSTOMER RESPONSIBILITY: The Owner or authorizing agent is responsible for being present at; allowing access to; and providing free, secured parking at the job site for employees and agents of JJ QUALITY BUILDERS (hereinafter, "JJQB"). The Owner agrees that it will not directly or indirectly hinder, delay or obstruct ME from performing under this Contract. UNLESS

SPECIFICALLY STATED ON THE FACE OF THIS AGREEMENT THE OWNER AGREES AND WARRANTS THAT IT HAS SECURED ANY AND ALL NECESSARY PLANS AND GOVERNMENTAL PERMITS PRIOR TO ME PERFORMANCE AND

THAT THE OWENR IS FULLY RESPONSIBLE FOR THE PROMPT PAYMENT OF ALL FEES, FINES AND PENALTIES THERETO. Owner agrees to indemnify JJQB and its qualifier(s) for any and all expenses and attorney time, at all levels, in defending any administrative, department, state, city or county proceeding, action, appeal, hearing, or investigations, which JJQB or its qualifier(s) are the prevailing party on a majority of issues, or which is denied, dismissed, or results in a no action or finding of no probable cause. As an absolute condition precedent to Owner canceling this Contract, or instituting or asserting any civil or administrative action, claim, or counterclaim, arbitration, proceeding, or defense whatsoever, Owner must notify JJQB by certified mail or fax for each and every particular complaint, dispute, or dissatisfaction, and shall specifically provide JJQB with a reasonable opportunity to cure; failure shall result in a waiver and dismissal of Owner's claims and defense with prejudice.

**Subtotal** \$6,750.00

---

**Total** **\$6,750.00**

---

QUALITY IS PRICELESS

---

PARK EAST



## Columns & Beams

1. Prepare and clean all affected surfaces to ensure proper adhesion.
2. Apply a red oxide treatment to protect treated areas
3. Construct new framing around columns with a 12" finished appearance
4. Install metal framing around beams
5. Secure 3-1/4" Treated Wood boards to all framed areas
6. Install plastic corner beads to achieve clean , straight edges , install metal wire to plywood.
7. Apply two (2) coats of stucco for a durable and smooth finish
8. Leave all surfaces ready for final paint application ( painting by others)
9. Perform a full clean up and remove all debris generated by this scope of work.

### Exclusions and Clarifications :

1. Varmo Construction will exercise reasonable care when performing the work but cannot be held responsible in any means for damage to sidewalks, driveways, landscaping, screening , septic tank, pipes, gutters, cables, any types of writing above or below the ground, nor be responsible for any ceiling damage during the process of the roofing work. We cannot be held responsible for water damage to the exterior and/or interior of the premises unless such damage is caused by the negligence of Varmo Construction .
2. Vehicles should not be left in the garage or driveways while work is in progress. Varmo Construction and its SUBCONTRACTORS WILL NOT BE RESPONSIBLE FOR DAMAGE TO SUCH.
3. Varmo Construction ARE NOT RESPONSIBLE FOR DAMAGES INSIDE AND OUTSIDE PROPERTY WHILE ROOF ITS UNDER REPAIR
4. PRICES ARE SUBJECT TO CHANGE IF CONTRACT ITS NOT SIGNED WITHIN 30 DAYS PERIOD. DEPENDING ON MARKET VALUE.

**\*NOTE:**

- NO ELECTRICAL , PLUMBING OR DRAINAGE CALCULATION WORK INCLUDED.
- No electrical , plumbing or drainage calculation work Included . ANY WORK THAT DOES NOT PERTAIN TO ELECTRICAL, PLUMBING OR DRAINS IS INCLUDED IN CONTRACT PRICE.
- Interior Ceiling work not included . Tenants or Owners are responsible for protecting their ceiling.
- Must assign location for work equipment.
- We are NOT responsible for the AC foots , the AC mechanic is responsible for all AC work.

**Payment Schedule**

Payment Schedule

50% contract signing

50% job completed

Clients can pay by cash, Check or money order.

If pay by Credit Card please add a 3% increase

**Total Contract Price \$10,500.00**

Proposal Acceptance :

\_\_\_\_\_  
Owner or Authorized Agent

\_\_\_\_\_  
William Vargas / President