

s2.99.2 - GC work quoted but lesser work or no work done

From documents received 20 days into escrow, the General Contractor was actively engaged in the work at the property from 9/7/2020 through 11/18/2020. Most of the work we believe he did to the home has been have generally documented within that time frame.

Those documents indicate in some instances he quoted work and then did lesser work or no work and invoiced for the work.

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List of Quotes and Invoices: 9/7/2020 - 11/18/2020

There was only one quote/invoice provided for work dated after 11/18/2020. It was from the General Contractor and it was for minor repairs initiated as a result of the Pre-Sale Home Inspection performed in the End of January 2021.

Date	Invoice/ Quote	Amount	Description	Facts	
20200724	invoice				C
20200907	quote	5500	Interior painting - upstairs ceilings		V
20200907	quote	1700	Paint 11 doors and casings		V
20200928	invoice1	9662	Laundry room - 1987 Downstairs Bath - 3375 New Shutoff on water main - 525 Interior hand rail - 320 Haul panelling and debris from garage GFIs in bathrooms - 150 LED in garage - 230 Self Closing hinge on garage - 75 New Tile Floor in Kitchen - 1900 New underlayment for tile - 900	Not done... not done .Installed over cat urine and deteriorate	C
20200928	Invoice2	7480	Window Casing in Living room and Baseboards in laundry and adjoining New smoke /carbons - 250 Hole in Master Closet Ceiling - 95 Reverse swing downstairs bath door Remove shed attached to pool house New Kitchen Counter tops - 3900 Paint inside of front door -275		C
20201012	Quote/Email		Upstairs bath comments, close to 7 Garage paint is done by David, look Fence quote at 4600 South wall - Remove Deck, install c Rear wall - remove deck and build i combine decks for 6100 NOTE: Sellers response confirming		C
20201019	Quote/Email	3200	P		C
20201101	Quote	2800	Powerwash entire pool house and c Prime entire pool house Spray and back roll 2 coats	Not done.	V
20201118	Invoice	2336	Wokr Adders Upstairs hall bath floor - 785 Pump house glass - 235 Plywood veneer and trim at edge of Paint Poolhouse door - 60 Fill driveway potholl -30 Provide new bulbs/switch covers - 1 Diagnose non functioning lights and Repair damaged sheetrock under s Provide threshold trans stone to wo Repair raised wood floor by fridge a		C
20201118	Invoice	6375	Carry over plus some... New items include Deck 6100 New toilet in master - 275	Not done (new course of siding)	C

List of Work known to have been done with no corresponding Invoices

The follow work is known to have been done. It's believed to have been done by the Painter, with either the GC's direct oversight or the Seller's Agent's oversight and the Seller's Agent's final approval for payment.

NOTE: The Exterior of the home was painted with interior paint.

EST.

20211231	Invoice	1200	Garage paint		Missing
20211231	Invoice	4800	Paint - Exterior main home		Missing
20211231	Invoice	1500	Paint - Exterior main home - Fascia		Missing

Work Promised but not completed

New Course of Siding was Promised - Luan with spray foam was provided

As part of the deck removal the contractor provided a quote to repair the south wall where the deck once connected to the home with a new course of siding. Instead of the new course of siding, the Contractor covered the aged, existing siding and holes from the cantilever joists with a thin sheet of luan and painted it. What would have been a \$1500 repair became a \$200 repair. He billed the Seller for the new course of siding not the lesser luan. The Seller paid the invoice based on his trust that the Seller's Agent was assuring he was getting what he paid for. This lesser repair is in fact what drew our attention to this wall area and this repair to start with.

-----Original Message-----

From: [redacted]
Sent: Monday, October 12, 2020 1:07 PM
To: Nancy Verstein <nancyverstein@bryancanary.com>
Subject: Bayview, Castroville

Hi [redacted],

My apologies for being quiet too long: last week we had major septic/sewer issues at our home and I lost a couple days work, got a bit overwhelmed, but I'm back on track as of today, all good at home now. I have the entire week to devote to your property with my goal being to get as much done as I can by Saturday; caught up with current work orders. Here are some updates and new estimates.

The upstairs bath floor was wet only on the top underpayment layer (removed) and the structural subfloor is OK- good news. I'll be installing new plywood underlayment today and new vinyl will be installed before the week is over. We will be very close to estimated cost.

I [redacted] probably let you know all the painting is done including the inside of the garage and it really looks great, big difference all around.

The fence quote came in at \$4600 for 6' fence with redwood boards. Includes two gates. If you think we have enough time, I'd like to get you two more quotes so I can get the best price here. I have to check but I have a feeling we can do better than the \$4600. However, redwood has gotten rather expensive so that's something we have to live with unless we go with chain-link. What are your thoughts on chain-link? I'm still going to recommend 6' high because the research I did it came up some insurance companies require 6' high even if local code is only 4' for a pool fence.

Remove deck on South facing wall, install one course siding, and remove debris from site: \$2600.

Remove deck off of master bedroom and build new deck 5' x 14' (approx) built to current code, \$3900.

If you decide to do both I'll do both for \$6100 instead of combined cost @ \$6500, since staging is already taking place in that area.

Kitchen counter tops have started with basic frame work but I need approval from you to pick the look/color of the Formica. I have many samples and I'm going to pick a few that look good with the tile, send images to you and you can let me know your choice. Images will come within the hour.

Sincerely,

[redacted]

Hi [redacted],

Thank you for letting me know what is going on, and really I am not worried at this point. I am fine with 6' redwood, it gets pretty windy so a good strong fence is worthwhile. If you want to get another quote that's fine. Let's do both deck's, for \$6100. I'll look forward to the counter top choices.

BTW did you replace the lights in the garage yet?, Also, There is a light in the pool house that was only partially put it, and never worked right. If you can please add it to the list.

I really appreciate your continued efforts, as I want the house to be nice and saleable.

I am glad the house is starting to take shape. I wanted to do all of this when I bought the house but ran out of money, so at least these things won't bother the new owners!



JOHN MATTERS, GENERAL CONTRACTOR #554705
 SINCE 1980
 165 CANNON DRIVE
 CASTROVILLE, CA 95006
 831-241-8000
 INVOICE

11.18.20

165 Cannon Dr.
 Castroville, CA

Completed as per quote:

Remove deck on South wall, build new deck off of master bedroom	\$6100.00
Remove shed behind pool house, remove debris from site	2500.00
Provide and install new counter top in kitchen	3900.00
Paint inside front entry doors	275.00
Window casings installed living and 1-bedroom	150.00
Baseboards installed in laundry and bath	170.00
Provide and install smoke detectors and carbon monoxide	250.00
Repair hole in master closet ceiling	95.00
Reverse swing downstairs bath door	140.00
Provide and install new, 1.28 toilet in master bath	<u>275.00</u>
Total	\$13,855.00
ROA, thank you	-2000.00
ROA, thank you	<u>-3500.00</u>
Total Due	\$8355.00

Self closing door hinge - Quoted and Billed For...

The contractor quoted a Self closing door hinge on the door from garage to home. That is a health and safety issue. He then billed for that work without doing the work.

Quote

From [REDACTED]

'Some of the minor repairs: Haul away paneling and doors in garage, remove to dump, \$200.00. Install 2- GFI outlets in bathrooms \$150.00. Provide and install two new LED lights for garage ceiling \$230.00. New, 1.28 toilet for master bath in "almond" or "bone" \$475 installed. (I can install a white one for \$275 but it wont match the sink) The faucets in the upstairs hall bath need rebuilding with new seats. I wont know what's needed until I remove the existing seats. Labor @ \$70.00 p.h. plus parts. Garage door (from home into garage) requires a self-closing hinge: New hinge, installed \$75.00.'

Invoice

[REDACTED] SINCE 1980 [REDACTED] PI [REDACTED] [REDACTED] INVOICE	
9.28.20	
[REDACTED] Castroville, CA	
Completed as per quotes:	
Laundryroom improvements	\$1987.00
Downstairs bath improvements	3375.00
Install new shut-off valve on water main	525.00
Clean, paint and install handrail for second story stairs	320.00
Remove old paneling and debris from garage	200.00
Install GFI recepticles in bathrooms	150.00
Provide and install LED light in garage	230.00
<u>Install self-closing hinge on door into garage</u>	<u>75.00</u>
Provide and install new tile floor in kitchen	1900.00
Provide and install new underlayment for tile floor	<u>900.00</u>
Total	\$9662.00
ROA to commence, thank you	-1000.00
ROA, thank you	<u>-3400.00</u>
Total Due	\$5262.00

From the seller's pre-sale inspection report ..**10. Attached Garage - Door(s), Garage - Building****Attention**

-The auto-closing door hinges on the door leading into the house are not functioning properly. Appropriate repairs are recommended so the door completely shuts after being opened. It is suggested the hinges be installed and functioning to help prevent fumes from a vehicle or flames in the garage from entering the home. Appropriate repairs are recommended for proper use.

**From our home inspection report...**

Canary**12 Bayview Road, Castroville, CA**

Garage/Shop

1. Fire Door

Observations:

- **Damaged self-closing device on the door from the house leading to the garage.**

Recommended that one be installed in order to protect the residence against garage originated fires.

Damaged self-closure noted.

Water Main Valve

The contractor quoted replacement of the water main valve. That work was not done.

Item 1 of the same: \$100.00.

3. Exterior water main into home: At the side of the home, remove damaged water line, replace with new pipe as necessary and a new shut-off valve.

For the sum: \$525.00. Labor will require removing some of the berry vines, cleaning the area out and localized trenching the flower bed area.

Pool House Paint Job -

It seems a pool house paint job was quoted for \$2800. That work was not done. If it was paid for as if it was done that's a large fraud related matter. That may or may not have been related to the GC's oversight work. Photos and documentation available if needed.

Exterior Paint - Entire home - (this is NOT contained in the painting quote)(Woodbury)

Exterior Paint - Pool House - (that's all we have a quote for...)(Woodbury) De [REDACTED]

Exterior)