



B&L Binsr and Home Services • lic: ROC 343062

blbinsrservices.com

5341 E burns
Tucson, Arizona 85711

+1 (520) 283-9191 info@blbinsrservices.com

Estimate Sent

Estimate No.
EST- 0765000278

Billed To:

JOHN GIAMMARCO

John@JohnGSellsHomes.com

Issued on.
May. 12th, 2026

Billing Address:

4873 East 17th Street
Tucson, Arizona, 85711

Service Address:

4873 East 17th Street
Tucson, Arizona, 85711

Expiration
May. 19th, 2026

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Estimate details



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Line Items

Scope of Work

Bathroom East

Replace lower damaged portions of vanity cabinet due to water damage — \$185

Treat microbial growth at ceiling above shower and repaint affected area — \$125

Repair grout separation at shower curb — \$85

Kitchen

Repair corroded drain line plumbing — \$100

Repair and paint water-damaged ceiling area above north side counter — \$215

Hall

Replace smoke detector dated 2012 — \$45

Hall Bathroom

Repair corroded drain line plumbing — \$100

Replace lower damaged portions of vanity cabinet due to water damage — \$185

Replace non-functioning/open-ground GFCI receptacle — \$110

Repair cracked grout at shower wall — \$85

Guest Bedroom

Install missing smoke detector — \$45

\$3,810.00 each **\$3,810.00**
1.00 Unit

Attic

Repair open electrical splice/wiring — \$155

Roof — \$1,100

Repair improper roof patching.

Perform patio roof reroll/coating maintenance.

Seal vent caps as needed.

Trim vegetation away from roof surfaces.

Secure east-side whirlybird.

Exterior

Repair wood rot at fascia near entrance — \$175

Repair corrosion around hot and cold supply elbows — \$225

Patio — \$250

Repair water-stained area above west patio.

Repair damaged fascia at northeast patio area.

Shop Exterior — \$625

Repair wood rot at east fascia.

Repair damaged east siding.

Install missing trim at west end.

Secure loose siding at west end.

Materials

\$522.81

Items Total **\$3,810.00**

Material Total **\$522.81**

Sub Total **\$4,332.81**

Total (USD) \$4,332.81

Client Notes

Any job over \$2,000 will require a 50% deposit prior to commencement of work with draws Full payment is due within seven days of completion of work.

If payment is to be made via ESCROW above notation does not apply

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**CARD PAYMENT WILL BE ASSESSED AN ADDITIONAL 3.7% TRANSACTION FEE, TOTAL GIVEN IS CASH PRICE

Make all checks payable to B & L BINSR Services, if you have any questions concerning this estimate, please call our office at 520-283-9191 or send us an e-mail at info@blbinsrservices.com. Payment due upon completion unless stated otherwise. All estimates must be accepted within 15 days or total is subject to change. By accepting this estimate, you are entering a binding contract with B & L Services a DBA of 1221 Construction and remodeling LLC you will be held responsible for any material ordered and/or labor provided.
Thanks for your business!

License Details

Number	Locale	Authority	Expiration
ROC 343062	AZ	Arizona Registrar of Contractors	2025-02-28

Insurance Details

Insurance Provider	Type	Action
Sirius Point Specialty Insurance Corporation	General Liability	

Independent Contractor Agreement

This AGREEMENT is made this **12th** day of **May** between **John Giammarco** (hereinafter called the Client), and **Joseph Destito** of B & L BINSR Services a DBA of **1221 construction and remodeling I.I.c.** (hereinafter called the Contractor).

WHEREAS the client is desirous of having certain works (as described in the Schedule hereto), carried out on the premises located at **4873 East 17th Street, Tucson, Arizona, 85711.**

IT IS HEREBY AGREED that:

1. TERMS AND CONDITIONS

- a. The Contractor shall carry out and complete all works indicated in the schedule to this contract in good substantial and workmanlike manner.
- b. The Contractor shall complete the works within the time specified under the Contract Period, or any such extension of time as may be agreed upon by the Client thereafter.
- c. Any works not included in the schedule of works shall be deemed to be VARIATIONS TO CONTRACT and all terms and conditions of the original contact shall apply.
- d. The Client agrees to pay to the Contractor the Total sum of \$4,332.81 per the terms of invoices sent (each invoice will have it's own respective due date).

2. The Client shall extend the Contract period by a fair and reasonable amount of time if the Contractor:

- a. Has to spend extra time on the work as a result of variations in the schedule of work.
- b. Cannot finish on time for reasons beyond their control, including, but not limited to any delays caused by the Client.

3. VARIATIONS TO THE CONTRACT

- a. The Client reserves the right to vary the contract, during the period of this Contract and it is only the Client that can change the work details of this Contract.
- b. The Contractor is bound to carry out any such variations as directed by the Client. The Client agrees to reasonably compensate the Contractor for any additional labor required of the Contractor as a result of variations made by the Client.

4. SUB-CONTRACTING

Sub-contracting of the works is not permitted without the consent of the Client, unless this was agreed upon prior to the commencement of such work.

5. MATERIALS

- a. All materials supplied by the Client shall remain the property of the Client.
- b. Where the Contractor supplies materials and the Contract does not include the supply of the same, the Contractor shall provide invoices to show the extent of supply and the Client is bound by this contract to reimburse the Contractor in the sum stated on the invoices submitted.

6. TERMINATION OF THE CONTRACT

- a. The Client may terminate this Contract if the Contractor:
 - i. is absent regularly in the performance of his contractual obligations; or
 - ii. does not meet the agreed date of completion; or
 - iii. is incompetent or negligent in the execution of his contractual obligations; or
 - iv. if the works executed are of an unacceptable quality and standard and the Contractor does not correct the matter upon notice of the same.
- b. The Contractor may terminate this Contract if the Client:
 - i. fails to pay any amount due, without giving a reasonable explanation;
 - ii. Prevents or obstructs the Contractor from the performance of his contractual obligations

7. EFFECT OF TERMINATION ON COMPENSATION

- a. In the event that the Client terminates the Contract, he will be obligated to pay the sums due to the Contractor for any work that's been completed.

- b. In the event that the Contractor terminates this Contract, the Client will be obligated to pay for the works properly executed.
- c. Both the Client and Contractor may terminate this Agreement, and any obligations stated hereunder, with reasonable cause, by providing written notice of a material breach of the other party; or any act exposing the other party to liability to others for personal injury or property damage.

8. BUSINESS LICENSES, PERMITS, AND CERTIFICATES

The Contractor represents and warrants that all employees and personnel associated shall comply with federal, state, and local laws requiring any required licenses, permits, and certificates necessary to perform the Services under this Agreement.

9. FEDERAL AND STATE TAXES

Under this Agreement, the Client shall not be responsible for withholding FICA, Medicare, Social Security, or any other federal or state withholding taxes from the Contractor's payments to employees or personnel or make payments on behalf of the Contractor; Make federal or state unemployment compensation contributions on the Contractor's behalf; and the payment of all taxes incurred related to or while performing the Services under this Agreement, including all applicable income taxes and, if the Contractor is not a corporation, all applicable self-employment taxes. Upon demand, the Contractor shall provide the Client with proof that such payments have been made.

10. INDEMNIFICATION

The Contractor shall indemnify and hold the Client harmless from any loss or liability from performing the Services under this Agreement.

11. CONFIDENTIALITY

The Contractor acknowledges that it will be necessary for the Client to disclose certain confidential and proprietary information to the Contractor in order for the Contractor to perform their duties under this Agreement. The Contractor acknowledges that disclosure to a third party or misuse of this proprietary or confidential information would irreparably harm the Client. Accordingly, the Contractor will not disclose or use, either during or after the term of this Agreement, any proprietary or confidential information of the Client without the Client's prior written permission except to the extent necessary to perform services on the Client's behalf.

Proprietary or confidential information includes, but is not limited to: The written, printed, graphic, or electronically recorded materials furnished by Client for Contractor to use; Any written or tangible information stamped "confidential," "proprietary," or with a similar legend, or any information that Client makes reasonable efforts to maintain the secrecy of business or marketing plans or strategies, customer lists, operating procedures, trade secrets, design formulas, know-how and processes, computer programs and inventories, discoveries, and improvements of any kind, sales projections, and pricing information; and information belonging

12. NO PARTNERSHIP

This Agreement does not create a partnership relationship between the Client and the Contractor. Unless otherwise directed, the Contractor shall have no authority to enter into contracts on the Client's behalf or represent the Client in any manner.

13. SEVERABILITY

This Agreement shall remain in effect in the event a section or provision is unenforceable or invalid. All remaining sections and provisions shall be deemed legally binding unless a court rules that any such provision or section is invalid or unenforceable, thus, limiting the effect of another provision or section. In such case, the affected provision or section shall be enforced as so limited.

14. ASSIGNMENT AND DELEGATION

The Contractor may assign rights and may delegate duties under this Agreement to other individuals or entities acting as a subcontractor ("Subcontractor"). The Contractor recognizes that they shall be liable for all work performed by the Subcontractor and shall hold the Client harmless of any liability in connection with their performed work.

The Contractor shall be responsible for any confidential or proprietary information that is shared with the Subcontractor in accordance with Sections XVI & XVII of this Agreement. If any such information is shared by the Subcontractor to third (3rd) parties, the Contractor shall be made liable.

15. GOVERNING LAW

This Agreement shall be governed under the laws in the State of **Arizona**.

16. BREACH WAIVER

Any waiver by the Client of a breach of any section of this Agreement by the Contractor shall not operate or be construed as a waiver of any subsequent breach by the Contractor.

17. INDEPENDENT CONTRACTOR STATUS

The Contractor, under the code of the Internal Revenue Service (IRS), is an independent contractor, and neither the Contractor's employees or contract personnel are, or shall be deemed, the Client's employees.

In its capacity as an independent contractor, Contractor agrees and represents: Contractor has the right to perform services for others during the term of this Agreement; Contractor has the sole right to control and direct the means, manner, and method by which the Services required by this Agreement will be performed.

Contractor shall select the routes taken, starting and ending times, days of work, and order the work is performed; Contractor has the right to hire assistant(s) as subcontractors or to use employees to provide the services required under this Agreement. Neither Contractor, nor the Contractor's employees or personnel, shall be required to wear any uniforms provided by the Client; The Services required by this Agreement shall be performed by the Contractor, Contractor's employees or personnel, and the Client will not hire, supervise, or pay assistants to help the Contractor; Neither Contractor nor Contractor's employees or personnel shall receive any training from the Client in the professional skills necessary to perform the services required by this Agreement; and Neither the Contractor nor Contractor's employees or personnel shall be required by the Client to devote full-time to the performance of the Services required by this agreement.

18. LIABILITY INSURANCE

The Contractor agrees to bear all responsibility for the actions related to themselves and their employees or personnel under this Agreement. In addition, the Contractor agrees to obtain comprehensive liability insurance coverage in case of bodily or personal injury, property damage, contractual liability, and cross-liability ("Liability Insurance").



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Tucson, Arizona 85711

 [Phone: +1 \(520\) 283-9191](tel:+15202839191)

 [Email: info@blbinsrservices.com](mailto:info@blbinsrservices.com)

 [Website: blbinsrservices.com](http://blbinsrservices.com)

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