

Directors Report 2025



November 12, 2025

**Florida West Coast Operating Engineers
Apprenticeship Trust Fund
Authored by: Adrian Lacey**



Apprentices

We have added a total of 8 new apprentices, completed 3, dropped 1 and elevated 11. This brings our total to 56 apprentices. Sims Crane has a total of 34 apprentices. Pre-Con Construction has a total of 1 apprentice. Kelley Equipment has a total of 5 apprentices. A-Crane has a total of 4 apprentices. Maxim Crane Works has a total of 5 apprentices. Liberty has a total of 2 apprentices. North American has a total of 0 apprentice. Keller has 2 apprentices. Apollo Construction has 1 apprentice. Unemployed total of 2 apprentices. We currently have (7) prospective apprentices on our waiting list.

Upgrading Program

- Wednesday August 27th I attended the NCCCO Foundation Board of Directors meeting.
- Friday August 29th we completed our block training classes for block 1.
- Thursday September 11th American Fire Systems was here to update and inspect all fire extinguishers and smoke detectors.
- On Tuesday September 16th I attended the NCCCO Foundation Board of Directors meeting.
- Sunday September 21st through Friday September 26th I was in Crosby Texas teaching the Rigger Level 1 and Signaller class.
- Friday September 26th Johnson Mechanical was here to install a new A/C compressor for the house.
- Wednesday October 1st I went to Miami to give NCCCO Practical exams at South Florida Apprenticeship training center.
- On Friday October 3rd we had a site visit from Stephanie Vazquez a candidate for Pasco County Commissioner District 2.
- On Thursday October 16th I attended the development workshop local educational partnership in apprenticeship webinar hosted by Florida Department of Education.

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- On Friday October 17th I was involved in an accident. I was stopped at the red light when a Cruise America RV was attempting to go into the left turn lane and hit my driver's side mirror. I called the police, and we exchanged information. I then called their insurance company and was advised to just take the truck to where I wanted and then send them the receipt. The truck was taken to the dealership, and the total repair was \$871.95. I then sent it to the insurance company, and they are cutting us a check. Once I receive the check I will send it to Lana.
 - On Tuesday October 28th through Friday October 31st, I was in Dallas Texas attending the NCCCO Fall exam management and commissioners meetings.

Classes for This Quarter

- Classes are all in person during block training.
- All tests and quizzes are online using Test Moz.

Certifications

- There was a total of (23) NCCCO Practical Exams Given. (8) Mobile Crane Exams, (9) Signal Person Exams, (6) Rigging Level 1 Exams and (0) Tower Crane Exams completed on multiple dates.
- There was a total of (44) candidates who took their NCCCO Written OPT Exams.
- There was a total of (3) candidates who received their Forklift Certification.
- There was a total of (0) candidates who received their American Red Cross Adult and Pediatric First Aid/CPR/AED Certification.
- There was a total of (3) candidates who took their CPT (Crane Proficiency Test) Exams.

School Board

- All apprentice applications and action forms are up to date.

Florida State

- RAPIDS currently up to date.
- All new apprentice applications have been filed with the state.
- Standards for the Apprentices are up to date.

Equipment Program

Liebherr LTM 1060-2 – Serial #LWE057489

- Routine maintenance completed.

Grove RT530E-2 – Serial #228473

- Routine maintenance completed.
- Repaired cable for boom length sensor.
- Repaired side window that fell off crane.

Genie GTH-636 – Serial # GTH0608A-11991

- Routine maintenance completed.

Link-Belt Crawler LS138H-II – Serial #H7J1-5919

- Routine maintenance completed.

Neck Breaker Lorain LRT110 – Serial #98499

- Routine maintenance completed.

Case Backhoe 580L – Serial # JJG0247087

- Routine maintenance completed.

Kubota Lawn Mower – Serial #: 23696

- Routine maintenance completed.
- Replaced battery.

John Deere Gator (SxS) Model 590ES4 – Serial #: 1M0590EBLKM020162

- Routine maintenance completed.

John Deere Tractor Model 4052R – Serial #: 1LV4052RVKK403068

- Routine maintenance completed.

John Deere MX6 Lift-Type Rotary Cutter – Serial #: 1P00MX6CCJP074653

- Routine maintenance completed.

Potain MTD139 Tower Crane

- Routine maintenance completed.

New Business

- I had 3 foundation repair companies come out and look at the flooring inside the house. Only 2 companies would provide an estimate. Please see attached for Level Foundation Repair and LRE Foundation Repair LLC. Both of these companies will only repair the leveling issues. Neither one will replace the flooring. We would have to have another company come in and put down new flooring.
- Just for FYI, January 2026 block training will be 5 weeks. We have to split 1st year into 2 weeks and also 3rd & 4th year into 2 weeks. All 2nd years will be going to Crosby TX for their block week.

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- **Just for FYI, I still need to get the fence company to come out and give us a quote to repair the fence in 2 different spots where trees have fallen. I still have to get a chain saw to cut up trees. We are currently working on that.**



ESTIMATE	#2581
ESTIMATE DATE	Oct 15, 2025
TOTAL	\$39,500.00

Alfredo Lacy
208 E Terrace Dr
Plant City, FL 33563

(813) 856-5602
alacey@iuoe487.org

CONTACT US

301 W Platt St, Ste A311
Tampa, FL 33606

(813) 787-5600
Brandon@LVLFoundations.com

Service completed by: Brandon Smith

ESTIMATE

Services	qty	amount
Foundation - Adjustable Shoring Supports Galvanized steel adjustable jack with 12"x12" foot resting on a footer of compacted #5 stone	28.0	\$18,200.00
Foundation - Dirt Removal Tunneling/ Dirt Removal (1 Day)	3.0	\$4,500.00
Materials	qty	amount
Structural - Galvanized Beam 4"x4" galvanized beam (Per LF)	160.0	\$15,200.00
Disclosures - Structural Exclusions & Warranties All structural work excludes any work pertaining to electrical, plumbing, HVAC, landscaping and siding. If any siding is to be removed to gain access for the work, Level Foundation Repair is not responsible to provide and install new siding. Level Foundation Repair offers 25 year warranty on the piers that we install along with 5 years for any framing in the crawlspace. This warranty will be voided if any additional work is done by others or if piers have been sitting in water. Warranty is transferable.	1.0	\$0.00
Structural - Engineered Plans Draft and stamp architectural drawing.	1.0	\$1,600.00

Subtotal \$39,500.00

Total \$39,500.00

Certified General Contractor #CGC1535620

General Liability Insurance Policy#BGFL0026336800



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Prepared for:
Florida West Coast Junior Apprenticeship
alacey@iuoe487.org
P (813) 856-5602
PR66583

Job location:
208 E Terrace Dr
Plant City, FL 33563

Prepared on:
10-17-25

Project Summary

Permanently Stabilize Floors
Sub Floor Replacement

Total Investment	\$55,146.00
Total Contract Price	\$55,146.00
Deposit Required - 25%	\$13,786.50
Deposit Paid	\$0.00
Amount Due Upon Installation	\$55,146.00

Customer Consent

Any alteration from the above specifications and corresponding price adjustment (if necessary) will be made only at the Customer's request or approval. Completing the work in this Proposal at the time scheduled is contingent upon accidents or delays beyond our control. This proposal reflects the professional opinion of LRE, based on the experience of the design specialist, information provided by the Customer, and observations made during the site visit. This Proposal may be withdrawn if not accepted by the Customer within 30 days.

Authorized Signature _____ **Date** _____

Customer understands that after the three day rescind period from the date the contract is signed, a 25% non-refundable deposit will apply. If additional post-repair settling or damage occurs that is the result of sinkhole activity, any warranties offered, expressed or implied would be null and void. If final payment is not received, any warranties offered, expressed or implied would be null and void. My signature indicates that I have reviewed and accepted the terms within this contract including the Limited Warranty and Rescind Contract page(s). The prices proposed, specifications, and conditions are satisfactory and are hereby accepted. Deposit due prior to mobilization, remaining balance due upon completion of project, not subject to waiting on completion reports, inspections, or permits. Remaining balances will be charged 5% monthly interest. LRE reserves the right to cancel the contract at any time. *THIS PROPOSAL, INCLUDING PRICING, IS GOOD FOR ONLY THIRTY (30) DAYS FROM THE DATE OF PREPARATION. By signing any forms or agreements provided to you by LRE, you understand, agree and acknowledge that your electronic signature is the legally binding equivalent to your handwritten signature. You agree, by providing your electronic signature, that you will not repudiate, deny or challenge the validity of your electronic signature and their binding effect.

Customer Signature _____ **Date** _____

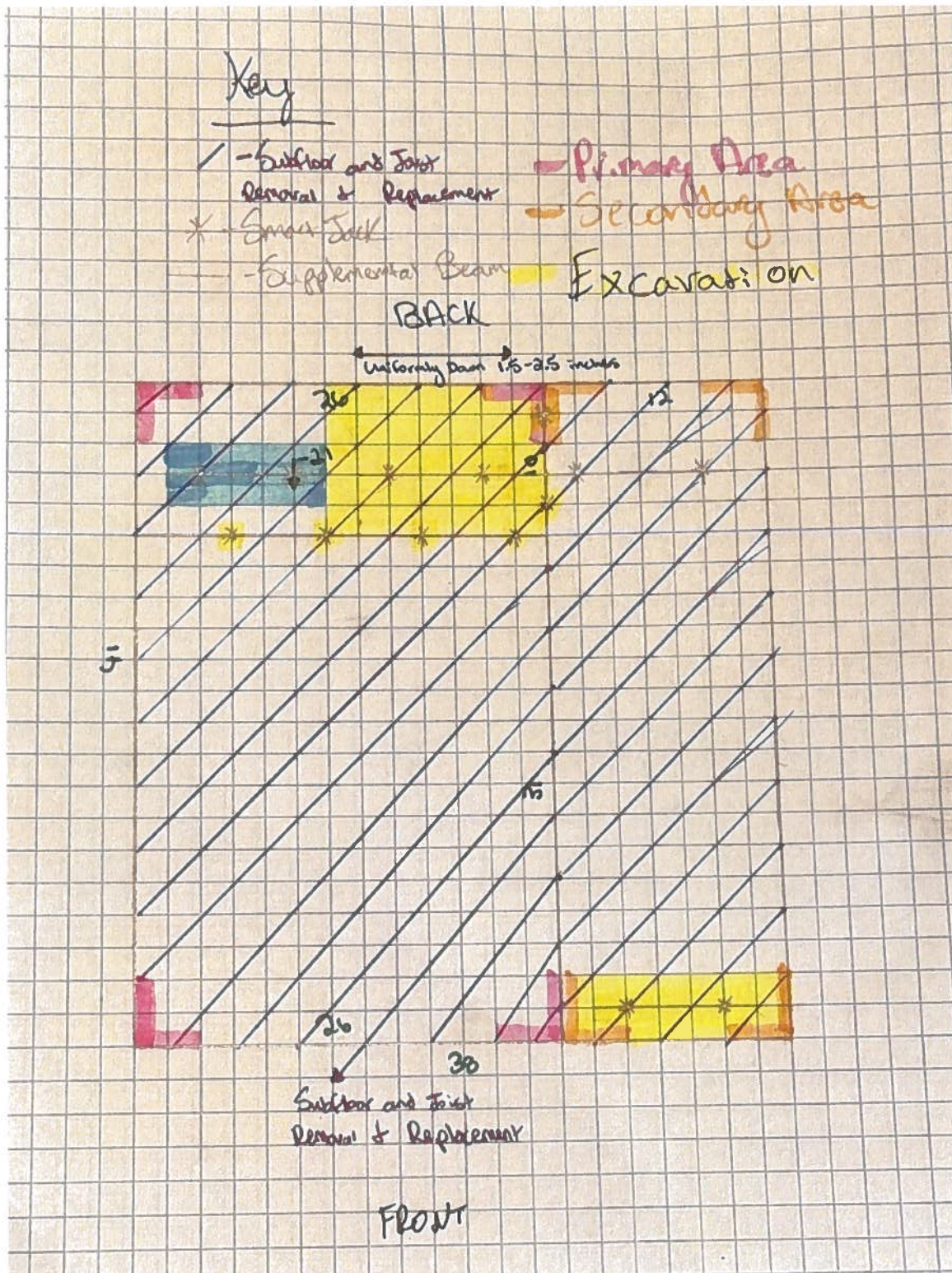
Customer acknowledges that lift will be attempted to the maximum practical extent, but is not guaranteed.

I have reviewed and accepted all pages within this contract.

Initial _____

Initial _____

Job Details



Job Details (Continued)

Specifications

Install SmartJack supports as indicated on job drawing to support the floor joist system above.

Install a supplemental beam as indicated on job drawing.

5 year LRE Care Club Annual Maintenance. This item is excluded from any percentage discounts applied to this proposal. This item is excluded from any percentage discounts applied to this proposal.

Permit & FDN Engineering. This item is excluded from any percentage discounts applied to this proposal.

Tunneling 7-8 inches

UTILITIES INSURANCE Contractor will coordinate or perform the repair of any damage occurring to a private utility line as a direct result of installation of our foundation repair methods. This may include sprinkler lines, pool equipment lines, and landscaping lighting. This item is excluded from any percentage discounts applied to this proposal.

Remove and Replace Subfloor in areas indicated in drawing. Price includes sistering or replacement of joists as necessary.

Contractor Will

- 1.) Remove and haul away any landscaping in the work area. Not responsible for replacement.
- 2.) Attempt to achieve maximum practical lift of the foundation, but is not responsible for cosmetic damage that may result. (Achieving lift is not guaranteed)
- 3.) Repair sprinkler lines that may be damaged during the installation only if the offered utility insurance is purchased. If third-party repair is required, LRE will select and coordinate with a licensed irrigation company to perform the repair.
- 4.) LRE is licensed and insured for all work performed.
- 5.) Attempt to lift, but is not guaranteed. Grinding may be needed, but authorization will be requested to grind if lift is not achieved.
- 6.) Contact and have the proper, necessary local and state authorities locate all public underground utilities prior to start of work.
- 7.) LRE will install base footings for SmartJacks or Block Piers per the engineer's recommendations with the allowance of slight variation either more or less than the standard 2x2 footings with Engineer's approval. Footing types will also vary based on soil conditions and will be determined onsite by the foreman's discretion.
- 8.) Provide coordination with engineering company in regards to their report(s) and material used in drafting said report(s).

Customer Will

- 1.) Provide site access to the work area.
- 2.) Move items at least 10 feet away from the work area.
- 3.) Mark any private utilities that may be hidden underground.
- 4.) Pay balance upon completion of each individual project on the final day of installation, not subject to waiting on completion reports, inspections, or permits.
- 5.) Be responsible for removal and replacement of any landscaping and/or sod that is in the work area.
- 6.) Hire a landscaper to remove and replace any landscaping that they would like to keep.
- 7.) Water supply within 100 feet of the work area.
- 8.) Be responsible to replace any pavers removed during installation, customer understands that pavers may break during removal and is the responsibility of the customer to replace.
- 9.) Customer acknowledges that foundation piers were proposed and are the recommended solution for settlement.

Additional Notes

LRE Foundation Repair, LLC. will provide customer with a "Contractor's or Supplier's Final Waiver of Lien" after final invoice payment, upon request.

Due to engineering tests/reports and permitting processes, it can take up to a total of 12 weeks for LRE to complete projects. We cannot guarantee a specific installation date or timeframe unless otherwise noted. Any installation date given is not guaranteed and can change at any time, although we will do our best to avoid these changes.

Product List

Permanently Stabilize Floors

SmartJack, 1-3'	10
Supplemental Beam	20 ft
5 Year Annual Maintenance	1
Permits & Engineering	1
Tunneling 7-8 inches	24 LF
Utilities Insurance	1

Sub Floor Replacement

Subfloor and Joist Removal & Replacement	984 sqft
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Recommendations to Your Project

	☒ <u>Option 1</u> Total ... \$55,146.00	Option 2 Total ... \$83,574.20	Option 3 Total ... \$119,894.20
Wood Repair			
Sub Floor Replacement		☒ All Areas	☒ All Areas
Wood Repair - Primary Area	☒	☒	☒
Wood Repair - Secondary Area		☒	☒
Rim Joist Replacement			☒
Wood Repair - Complete Foundation Repair			☒
Replace Beams			☒
Wood Repair - Complete Foundation Repair			☒
Floor			
Permanently Stabilize Floors		☒ All Areas	☒ All Areas
Structural Integrity - Primary Area	☒	☒	☒
Structural Integrity - Full Stabilization		☒	☒

Limited Warranty

Limited Warranty

This Limited Warranty ("Warranty") is made in lieu of and excludes all other warranties, express or implied, and all other obligations on the part of LRE Foundation Repair, LLC ("Contractor") to the customer ("Customer"). There are no other verbal or written warranties and no warranties that extend beyond the description on the face hereof, including NO WARRANTIES OF EXPRESS OR IMPLIED MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

General Terms

For the applicable time periods indicated below, this Warranty is transferable at no charge to future owners of the structure on which the work specified in this Contract is completed. This Warranty is in effect if the job specified in this Contract is completed and paid in full and, alternatively, is null and void if full payment is not received. Contractor does not warrant products not mentioned below, but some of such products may be covered by a manufacturer's warranty. All material used is warranted to be as specified in this Contract. All work will be completed in a workmanlike manner according to the standard practices of the industry.

Change Orders

This Agreement may be amended by mutual agreement of the parties hereto and a writing to be attached to and incorporated into this Agreement. Contractor reserves the right to request change orders for extra work required as a result of conditions unforeseen based on the original information obtained during the proposal stage. Customer will be responsible for any additional costs associated with such written change orders.

Opportunity to Cure

In the event that the Customer believes there is any alleged deficiencies or material defect(s) in the workmanship of the work performed, the Customer shall promptly notify the Contractor in writing of alleged deficiencies or material defect and give the Contractor the first and reasonable opportunity to cure any alleged defect in performance. The Customer must retain, at their own expense, an independent engineer professional to submit a written report for the Contractor's review and subsequent submission by the Contractor to the original engineer of record or an engineer of the Contractor's choosing, in order to determine the cause of the alleged material defect in the workmanship of the work. For this Warranty to apply, the original engineer of record or the engineer chosen by the Contractor must find that a material defect in workmanship of the work performed by the Contractor exists and that such defect was a result of the material defect in the workmanship of the work provided by the Contractor. The Customer's exclusive remedy pursuant to this Warranty and Contractor's only liability shall be for the Contractor to repair the material defect in the workmanship of the work at no cost to the Customer; provided, however, in no event shall the value of the services, labor and materials provided pursuant to this Warranty exceed the original contract price for the work provided by the Contractor. If the Contractor is denied the first opportunity to cure, expenses incurred will be the sole responsibility of the Customer.

Governing Law

This Agreement shall be construed under and in accord with the laws of the State of Florida. Unless otherwise stated, any legal proceedings against the customer related to this agreement, including but not limited to collection and lien foreclosure actions, venue shall be in Hernando County, Florida, if possible.

Severability

In any case where one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

Exclusions

THIS WARRANTY DOES NOT COVER, CONTRACTOR SPECIFICALLY DISCLAIMS LIABILITY FOR, AND CUSTOMER HOLDS CONTRACTOR HARMLESS FROM: 1) exterior waterproofing; 2) plumbing damage; 3) Customer-caused damage; 4) dust from installation; 5) damage to real or personal property such as walls, wall covering, countertop, finished/unfinished flooring, door and/or window framing, sheetrock, drywall, concrete, exterior veneers, cabinets, appliances, or including any damage alleged to have been done by the Contractor's use of heavy equipment necessary to complete the job; 6) any injury or damage caused by mold to property or person; 7) failure or delay in performance or damage caused by acts of God (flood, fire, storm, methane gas, etc.), acts of civil or military authority, or any cause outside Contractor's control; 8) damage from a lifting operation; 9) basement water seepage; and 10) damage from heave, lateral movements/forces of hillside creep, land sliding, or slumping of fill soils. 11) While Contractor assumes responsibility for utility damage that occurs as a result of Contractor's installation, such protection is limited to replacing/repair the area Contractor damaged and does not include any upgrades to utilities for code compliance or other reasons. 12) System clogging or malfunctioning from mineral accumulations, iron ochre, iron gel or bacteria from the soil, tree roots, mud, or sand, etc. 13) Drainage Systems can be overwhelmed during Tropical Storms, Hurricanes, Excess Rain, or "Acts of God" storms. Pooling water will exist in the areas of installation, but your system will operate to remove the water over time if the surrounding areas or where exit lines are, are not flooded. In order for the System to operate properly, street irrigation or where the exit lines are cannot be flooded, or the system will not drain. The surrounding flooding must subside before the water has a place to dissipate.

Sinkhole Exclusions

LRE is not responsible for any manmade condition including any subsidence or sinkhole that was not repaired by LRE. As well as any subsidence or sinkholes on any adjacent property.

Clay Shrink/Swell Limitations

The project does not address the problem of shrink/swell materials (clay). This material is highly subjected to volume changes due to climatic conditions such as drought and heavy rainfall. These types of conditions are beyond the scope of this project.

Limited Warranty (Continued)

Termination for Cause by Contractor

Contractor may, without prejudice to any other right or remedy available to Contractor, and upon written notice to Customer, terminate this Agreement, in whole or part, if any of the following occur:

- 1) Customer is named as a debtor in any bankruptcy proceeding, or a foreclosure action is initiated against the real property that is subject of this Agreement;
- 2) If the subject real property or any interest therein is sold to any person who is not a party to this Agreement, whether before or after work has commenced;
- 3) A receiver is appointed for Customer for any real property that is subject of this Agreement;
- 4) Customer refuses, fails, or is unable to make timely payment(s) for the work, services or labor provided;
- 5) Customer fails to timely perform any of its obligations under or is in violation of or in default under any provision of this Agreement.
- 6) Customer delays the project over 120 days from contract signing. If Customer delays project more than 120 days, Contractor will keep any deposits paid.

The rights or remedies provided to Contractor in this paragraph are in addition to, and not in place of, any other rights or remedies available to Contractor under this Agreement or at law or in equity. In the event of a breach of this Agreement by the Customer, and whether or not this Agreement is terminated by Contractor, Customer will be liable for all damages, losses, costs, and expenses incurred by the Contractor as a result of the Customer's breach. The termination or expiration of this Agreement for whatever reason, in accordance with the provisions hereunder, shall not prejudice or affect any accrued rights or claims of Contractor as provided for in this Agreement.

Indemnification Clause

Client assumes all responsibility for damages due to breakage of any hidden fuel lines, utility lines, irrigation lines, pool plumbing and/or exterior or interior cosmetic or structural damage due to the stabilization process, though we will do our best to avoid such damage.

Additional Coverage – Utility Insurance

If Utility Insurance is included, Contractor will coordinate or perform the repair of any damage occurring to a private utility line as a direct result of installation of our foundation repair methods. This may include sprinkler lines, pool equipment lines, and landscape lighting.

Liability

THIS WARRANTY DOES NOT COVER, AND THE CONTRACTOR SPECIFICALLY DISCLAIMS LIABILITY FOR WATER DAMAGE TO FLOOR COVERINGS, FURNITURE, STORED ITEMS, FINISHED WALLS AND OTHER OBJECTS INSIDE THE FOUNDATION. Contractor will not be responsible for any damages caused by mold, to include but not be limited to property damage, personal injury, loss of income, emotional distress, death, loss of use, loss of value, and adverse health effects, or any other effects. Homeowner agrees to keep area dry and report all other obligations on contractor's part. There are no other warranties verbal or written.

Engineering

If applicable, Contractor will provide coordination with the engineering company in regards to their report(s) and material used in drafting said report(s). Contractor will perform the repair program based on the outline above in coordination and cooperation with the Engineer of Record and/or their representative will monitor, if one is required for the completion of the project. Customer agrees that a representative from the Engineer of Record will be present and/or monitor Contractor's performance at all times and Contractor will not be held responsible if said representative is not present and/or monitoring Contractor's performance at any time during Contractor's work being completed.

Project Reschedules

Should Contractor mobilize to the property after notifying the Customer of the scheduled date and on the day of installation the Customer requests to cancel or change the installation date, Contractor reserves the right to charge a remobilization fee. Should the customer delay the given installation date by more than 60 days, the project is subject to price increases or cancellation of the contract, withholding any deposits paid.

Items For Which Customer Is Responsible

Customer shall: 1) make full payment to the crew leader upon completion of work; 2) prepare the work area for installation; 3) be responsible for any finish carpentry, painting, paneling, landscaping, etc. that may be necessary after Contractor's work is finished; 4) mark private lines (satellite, propane, sprinkler, etc.) 5) maintain positive drainage away from the repaired wall(s); 6) keep gutters clean and in good working order; 7) direct downspouts a sufficient distance away from the repaired wall(s); 8) maintain proper expansion joints in concrete slabs that are adjacent to the repaired wall(s); and 9) any items mentioned in this Contract under "Customer Will" or "Additional Notes."

SmartJacks®

Contractor warrants that the SmartJacks® will stabilize the affected area(s) against further settlement for 5 years from the date of installation, or else Contractor will provide the labor and materials, at no cost to Customer, to make any necessary adjustments to the SmartJacks®. Additionally, the manufacturer of SmartJacks® warrants that SmartJacks® will, under normal use and service, be free from defects in material and workmanship for 25 years from the date of installation (see manufacturer's warranty for more details). EXCLUSION: Contractor does not warrant to lift, close cracks, render doors and windows operational, or move floors back to their original position, but will attempt to achieve positive results in this regard. If changes occur due to excess moisture in the area(s) where SmartJacks® are installed, an encapsulation system, drainage, and dehumidification may be necessary in such area(s) at an additional cost to Customer.

Wood Work

Wood Work installed by the Contractor includes Rim Joist, Joist, girder, and Subfloor repair. The Contractor warrants that all material, labor, and workmanship associated with the System are free from defects for a period of 1 year from the date of installation. In the event that the Customer believes there is a material defect in the workmanship of the work performed, the Customer shall promptly notify the Contractor in writing of alleged material defect and give the Contractor the first opportunity to cure. Upon receipt of a warranty claim, the Contractor will inspect the affected work. If it is determined that the defect is attributable to defective materials or workmanship, the Contractor will, at its discretion, repair or replace the defective work at no cost to the Customer; provided, however, in no event shall the value of the services, labor and materials provided pursuant to this Warranty exceed the original contract price for the work provided by the Contractor.

Annual Maintenance Recommended/Service Calls

Contractor recommends that Customer maintain the System annually. The cost of maintenance is not included in this proposal or in this Warranty unless specified. Annual maintenance can prevent most problems with the System. Customer agrees to keep gutters clean, downspouts extended, the area dry, the grade outside pitched away from house, and report any leaks that may be related to Contractor's work. There will be NO charge for service calls made to address leaks in the System.

Construction Lien Law and Rescind Contract Terms

CONSTRUCTION LIEN LAW INFORMATION

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

RESCIND CONTRACT TERMS

The 1968 Truth in Lending Act and the 1969 Federal Reserve Board Regulation Z Rules under the Consumer Credit Protection Act gives property OWNERS a three day cancellation / rescission right. By signing and dating the contract below, you, the Homeowner(s), understand that you may cancel this transaction without any penalty or obligation, within three business days from the date signed below. Your written cancellation must be postmarked no later than midnight of the third business day after the contract date below. However, if this agreement should be breached or cancelled after the allotted timeframe aforementioned, we, the Contractor, are entitled to recovering any and all applicable fees, which include, but are not limited to, documenting fees, labor, travel, or equipment, to complete any portion of the contract, equaling 25% of the contract's value. Additionally, LRE will not be held liable for any cost, expense or compromise incurred by legal action associated with the breach of contract.