



Swedish Kitchen Installers LLC
920 N. Tyler Rd Ste 304, Wichita, KS 67212
info@ski-kitchens.com | (913) 229-4748

Prep and Demolition Agreement and Terms and Conditions

Terms version SKI-PREP-2026-10-17-v1

1 Parties and applicable scope

This agreement is between Swedish Kitchen Installers LLC (SKI), 920 N. Tyler Rd Ste 304, Wichita, KS 67212, and the customer identified in the accompanying personalized agreement and accepted quote. Contact SKI at info@ski-kitchens.com or (913) 229-4748. The customer confirms authority to authorize the work at the project property.

This agreement covers only prep, demolition, and related trade services that SKI has expressly included in the accepted quote or a mutually approved written change order. The accepted quote is Exhibit A. Descriptions, quantities, allowances, exclusions, and the responsible contracting party must be clear before work begins. Discussions, drawings, or a site visit do not authorize unquoted work.

For a prep/demo-only job, this agreement does not include cabinet assembly or installation. Cabinet installation purchased through IKEA remains governed by the customer's separate IKEA agreement. IKEA is not a party to SKI's prep/demo agreement. If SKI's cabinet-installation SKU is also included, the combined packet includes a separate SKI cabinet-installation agreement. Each agreement governs its own scope; the shared quote establishes the total price and payment schedule.

2 Price and payment schedule

The price, taxes, allowances, and payment schedule are those in the accepted quote. Unless the accepted quote expressly states a different schedule, a 50% deposit is required before work begins and the balance is due on completion. The deposit is credited toward the contract price. A combined quote has one stated payment schedule; attaching two sets of service terms does not double the price or deposit.

Materials, disposal charges, permit fees, rentals, protection, and subcontracted services are included only as expressly listed. Any allowance must identify what it covers and how actual costs will be reconciled. Additional charges require a mutually approved written change order. This agreement does not authorize automatic future charges or make the deposit automatically nonrefundable.



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Site readiness demolition and safety

3 Access preparation and protection

Before work starts, the customer must arrange safe access, reasonable parking/loading access, agreed working hours, utility availability where needed, and a clear work area. Disclose building rules, HOA requirements, elevator restrictions, restricted disposal access, and known site hazards. Provide an authorized adult decision maker who is reachable throughout the work.

Remove or protect personal property, valuables, food, and movable furnishings from the work area. Keep children, pets, and unauthorized persons away from active work. SKI and the customer will identify existing damage and the surfaces, appliances, fixtures, and materials to remain. The quote must state any special dust containment, floor protection, temporary barriers, or occupied-home arrangements. SKI will use reasonable care and ordinary work-area protection; construction can still create noise and dust.

4 Demolition removal and concealed conditions

Only the demolition, disconnections, removal, and disposal listed in the accepted scope are authorized. Before disturbing an item, SKI will confirm the intended removal area and identify items to remain, be salvaged, or be returned to the customer. The quote determines who supplies dumpsters, pays disposal fees, and removes debris; hazardous or regulated waste is excluded unless separately specified and lawfully handled.

Water, gas, and electrical isolation and disconnections must be performed safely by an appropriately qualified provider. Load-bearing demolition or structural changes require an approved design and any required permits before proceeding. No structural, utility, or code-compliance condition is assumed safe merely because it is concealed.

If demolition exposes unexpected wiring, plumbing, structural defects, rot, moisture, pests, unsuitable surfaces, or other conditions outside the agreed scope, SKI may stop the affected work, document the condition, and propose a written solution. Changes to the scope, price, and schedule require approval before additional work proceeds.

5 Hazardous materials and lead-safe requirements

The customer must disclose the property's approximate construction year and known lead, asbestos, mold, or other hazardous materials. Investigation, testing, abatement, encapsulation, and hazardous-material disposal are excluded unless specifically contracted with an appropriately qualified provider. Work may pause when conditions reasonably threaten health or safety.

Where lead-safe renovation rules apply, required education, certifications, safe work practices, and records must be addressed before affected work starts. Deposit payment is not a lead-safety certification or proof that the customer received a separate required pamphlet. Necessary disclosures, receipt forms, and testing arrangements remain separate project records.



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Trade work changes and completion

6 Permits licensed trades and subcontractors

The accepted scope must identify responsibility for permits, inspections, licensed trade work, and any design or engineering services. Work requiring a license, permit, or inspection must be performed and coordinated in compliance with applicable requirements. SKI does not claim a license or certification merely by issuing this agreement.

SKI may use qualified subcontractors for services within its accepted scope and remains responsible for its own contractual obligations for that work. If the customer separately contracts directly with a third party, that separate agreement governs the third party's work. SKI's coordination responsibilities, if any, must be expressly stated. The customer may not expand a subcontractor's SKI scope without SKI's written approval.

7 Changes scheduling and interruptions

Changes require a written description of the revised work, the added or credited price or agreed pricing method, and any effect on timing, approved by the customer and SKI before the changed work begins. A customer request or newly exposed condition does not automatically authorize an open-ended hourly charge.

Start and completion dates require SKI confirmation and depend on site readiness, materials, trade availability, inspections, and the approved scope. SKI will communicate material delays and revised plans. A party affected by an event beyond reasonable control must notify the other and take reasonable steps to reduce delay. Delays do not automatically authorize extra charges or waive statutory rights.

8 Workmanship responsibility and completion

SKI will perform its contracted prep/demo services in a workmanlike manner consistent with applicable requirements. Report suspected defective work or damage promptly to info@ski-kitchens.com with the project reference, description, and available photos, and allow reasonable inspection and access to address the concern. Any additional express warranty for prep/demo services must be stated separately in writing. SKI's five-year cabinet-installation warranty does not extend to prep/demo work merely because both scopes share a quote or PDF packet. Rights and remedies required by law remain available.

Completion means the contracted prep/demo services and approved changes have been performed, subject to specifically documented remaining items. At the final walkthrough, the parties will record outstanding items, required inspection status, and the agreed resolution plan. Customer absence does not by itself waive a claim or authorize an automatic charge. Permitted use of an area does not excuse defective work. Each party remains responsible as provided by law; this agreement does not release negligence or liability that cannot lawfully be excluded.



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Cancellation notices and acceptance

9 Cancellation and refunds

The customer may request cancellation in writing to info@ski-kitchens.com or Swedish Kitchen Installers LLC, 920 N. Tyler Rd Ste 304, Wichita, KS 67212, identifying the customer and quote/invoice reference. SKI will confirm receipt and provide a written accounting of payments, work performed, and authorized commitments. Outside a mandatory cancellation period, the customer is responsible only for amounts lawfully due for work performed and specifically authorized, documented, nonrecoverable costs, with unused deposit amounts refunded.

Any applicable federal, state, or local cancellation right controls its required notice, deadline, refund requirements, and permitted cancellation methods. SKI must supply transaction-specific notices and forms where required. Payment does not waive those rights or substitute for required notices. Contact SKI before paying if required cancellation information has not been supplied.

10 Notices disputes and contract documents

Routine notices and project communications may be sent to the SKI email or mailing address above and the customer contacts on the quote. Any legally required method or address controls over this general provision. The parties will first attempt to resolve concerns through written communication. The law of the project state governs, subject to federal law. Unresolved disputes may be brought before a court with jurisdiction, including small claims court where available. Arbitration requires a separate written agreement. Attorney fees and collection remedies are available only as provided by law or a separate valid agreement.

This agreement, the accepted quote, required project notices, and approved written changes are the agreement for SKI's prep/demo scope. Expressly agreed project-specific terms control over inconsistent general terms, subject to law. Later website updates do not change already accepted terms. Changes require mutual written approval. If a provision is unenforceable, remaining provisions continue to the extent allowed by law. No failure to enforce a term once creates a continuing waiver or third-party beneficiary.

11 Electronic acceptance and retained copies

Review the quote, the personalized prep/demo agreement, these terms, and required notices before paying. The deposit checkout requires affirmative acknowledgment of the supplied version. SKI records that acknowledgment and records payment acceptance only after the payment provider confirms a completed deposit. A balance payment does not restart the original agreement date.

Save, download, or print your agreement PDF. Contact SKI for a paper copy or an alternative signing method before paying if you cannot access or retain it. Any legally required consent for electronic delivery of mandatory disclosures must be obtained separately where required.

By clicking to pay and completing the deposit payment, you acknowledge that you have received, read, and agree to the SKI Prep and Demolition Agreement and Terms and Conditions supplied with your quote and invoice, together with the accepted quote and approved written changes. Opening a link alone does not constitute acceptance. Payment does not waive any cancellation right or other right protected by applicable law.