



Second Estimate

for Homeowner
Granary Foundation Repair
M22, Northport, MI 49670



appraised by *Thomas Cavendish* #2101190067
#2102195486

summation by *Thomas & Laura Cavendish*

Contact:

Phone (231)386-7668

Fax (231)386-5039

Laura Mobile (231)218-3612

Thomas Mobile (231)218-9715

Email:

Laura@LordandLadyConstruction.com

Thomas@LordandLadyConstruction.com

Mail:

701 S Plum Lane

Northport, Michigan 49670

Web Site:

www.LordandLadyConstruction.com



(231)218-3612 Laura Mobile
 (231)218-9715 Thomas Mobile
 (231)386-7668 Fax and Landline

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<i>Client</i>	Homeowner	October 9th, 2011	<i>Date</i>
<i>Project</i>	Granary Foundation	Thomas Cavendish	<i>Appraised By</i>
<i>Contact</i>		3 weeks ¹	<i>Timeframe</i>
		October 24th, 2011 ²	<i>Available Start</i>

Scope of Work

The scope of this project is to carefully demolish the portions of the old crumbling stone wall until it gets to solid undamaged stonework and rebuild the stone walls to structural strength. This includes installing a header in the new opening, removing the old window and door entry into the lower portion of the structure and re-frame with treated and board up the openings to prevent weather and animal entry and damage. Finally the areas of the foundation wall will be repointed and the area beside the window will be graded, so water runs away from the building.

The project will require a permit from Leelanau county which will then follow the construction code authority. The structure will need to have temporary walls built on all floor levels to support the load of the building. Once the walls have been built and carry the load the foundation wall can be carefully removed. This will be done by hand, so as not to cause any other damage to the structure and to allow for re-use of as much old stone as possible.

The wall will have six feet either side of where the new rough frame for the door will be; leaving an approximate eight foot opening. The portion to be rebuilt is about six feet and will be built with as much of the old stone from the building that can be salvaged. A type s masonry mortar will be used for construction, giving a stronger hold and life. The stones will need to be laid in stages of about one to two feet a day, so that the wall does not collapse under its own weight while wet, the wall also can not be built if it is raining. Thus, the wall will be built in this manner until the wall height is back under the sill plate where sixteen inch anchors will be installed to tie the new wall to the old sill plate. There will be a pocket in the masonry of about a foot on each side of the opening. There an eleven-and-seven-eighths inch header will be installed that's seven inches wide and then tied to the structure with metal straps embedded into the masonry.

There will be about 100 square feet of repointing work to be done inside and outside of the building. The mortar to be used is a type s mortar which is a stronger type; to tie the old stones back together and keep it water tight. The ground around the south side window will have the dirt dug out and pitched away from the building to stop anymore water damage to the building.

The window, existing door and new door will have a pressure treated frame built and will have a foam gasket installed all the way around the outside edge where it meets the masonry work. This will prevent dampness from the masonry damaging the framing. The frame will be attached to the masonry using three inch masonry anchors. Finally, the structure will be boarded up with OSB board or plywood to seal the structure in on all the openings to help prevent weather and animal damage.

Lord & Lady Construction will clean up and remove all debris from the site once the job is completed to be cleaner than before the job was started.



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Breakdown and Costs

Description	Equipment	Material ⁵	Labor	Total
Building permit fees	0.00	0.00	0.00	0.00
Install temporary walls and Removal of stone wall, 22" thick 20 Lf and stone cleanup for re-use	0.00	0.00	0.00	0.00
Rebuild corner of about 8 feet	0.00	0.00	0.00	0.00
re-point stone work approx 100 sq ft grade soil away from structure	0.00	0.00	0.00	0.00
install header for 8 ft door and install framing for doors and windows with treated	0.00	0.00	0.00	0.00
Totals	0.00	0.00	0.00	\$0.00
10.00% Contingency (any portion of contingency not used, is not charged at completion):				0.00
Grand Total for Lord & Lady ^{3,4,5}				\$0.00



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Terms and Conditions

Lord & Lady Construction stands behind their work - that is why we offer a two-year warranty on all work completed. This warranty begins when completion contracts are signed by both Lord & Lady and the client. The warranty will not be honored if payment in full has not been received from the client. If the client themselves or other contractors are brought in **by the client** to complete work designated under Lord & Lady's contract - Lord & Lady Construction's warranty will be void. Warranty is valid only if Lord & Lady Construction completes all aspects of the job - particularly a thorough cleaning of the structure to ensure that all finishes to be carried out - adhere correctly. The warranty covers fault or failure caused by the work or materials themselves, manufacturer default or failure - warranty does not cover destruction or damage caused by improper use or outside forces (*weather, fire, etc*).

¹ Time frame is based on time required for one contractor (*Thomas Cavendish*) on site cleaning, excavating, prepping, pouring, finishing and cleaning up. Depending on the weather and further inspections once started the time frame may change. The time span is listed as three weeks to account for the unknown factors that may be encountered when the area is worked on and more inspections are done. Each day of work during the time period will typically entail 8-12 hour days.

² Available start date reflects the earliest date that work could begin on this project - if contracts and deposits are set. This start date will be reserved, if contracts have not been signed by 10/19/11, than this start date may no longer be available. Please contact Laura, at Laura@LordandLadyConstruction.com or call (231)386-7668, for the most current start date information.

³ All Lord & Lady labor and material fees are based upon the square footage of demolition, construction, installation, managing and finishing for the project and is therefore guaranteed not to increase, however, the stone cost may vary depending on the type of stone selected by the client.

⁴ Additional costs may be incurred if Lord & Lady Construction finds any other problems with any aspect of the project while work is performed. If problems exceeding an additional \$200 or more are encountered, Lord & Lady will contact the clients and discuss potential solutions. Before any extra work exceeding an additional \$200 is completed Lord & Lady Construction must receive approval from the client and new contracts covering the new work will be drawn up by Lord & Lady Construction for those costs. Both parties (*i.e. Lord & Lady Construction and client*) will need to sign any new contracts - prior to completing additional work.

⁵ A materials deposit and quarter labor deposit is required to start project and would be due when contracts are signed. Payment for remaining balance is typically due on date of completion, payment plans may be arranged if necessary - please visit our web site or contact Laura at Laura@LordandLadyConstruction.com for more details.

Estimated fees valid for 30 days only.