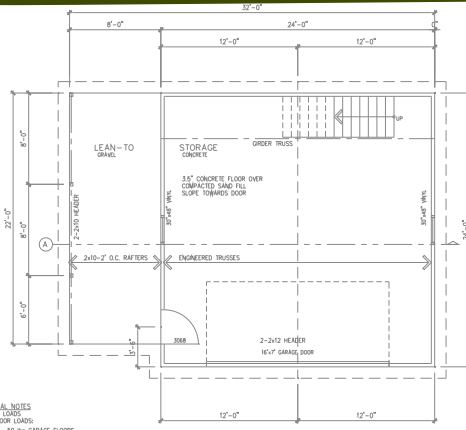


SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

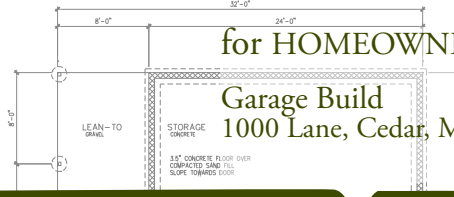


GENERAL NOTES
 1. FLOOR LOADS
 2. 50 PSF GARAGE FLOORS
 3. GROUND STOPS: 60 PSF
 4. DIMENSIONS TO FACE OF STUD AND CENTER OF DOORS AND WINDOWS

Initial Estimate

for HOMEOWNER

Garage Build
 1000 Lane, Cedar, MI



appraised by *Thomas Cavendish* #2101190067
 #2102195486

summation by *Thomas & Laura Cavendish*

Contact:

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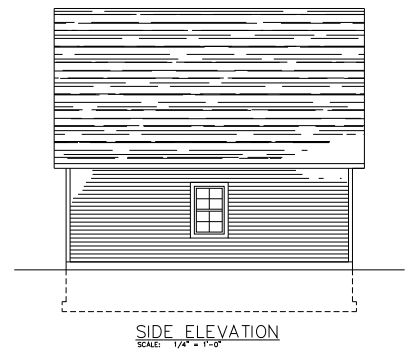
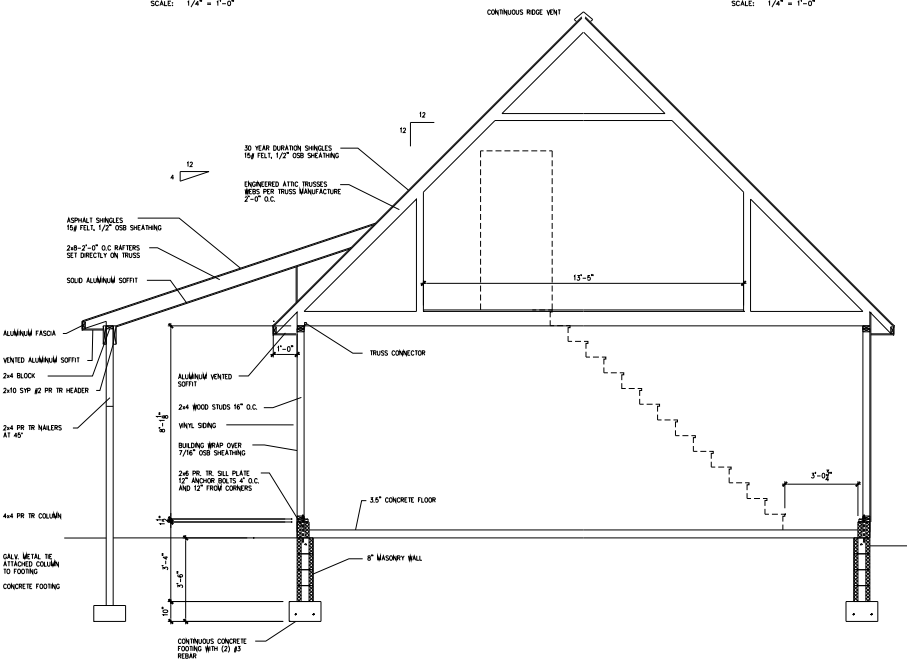
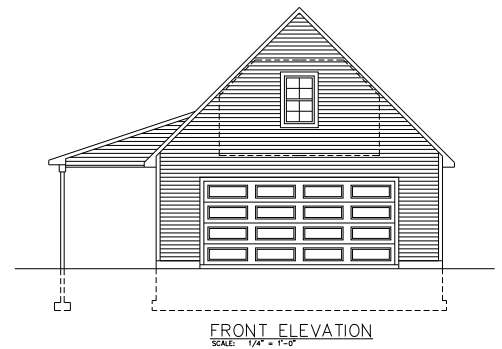
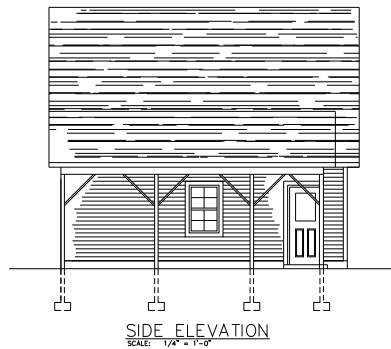
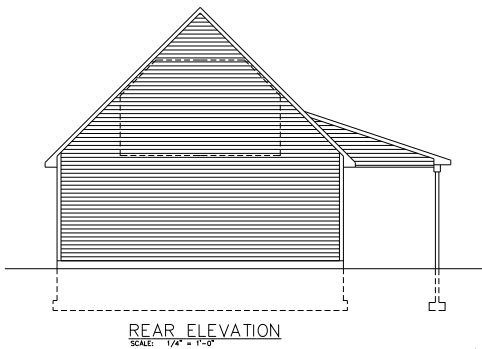
(231)218-3612 Laura Mobile
 (231)218-9715 Thomas Mobile
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<i>Client</i> HOMEOWNER	May 28th, 2014	<i>Date</i>
<i>Project</i> Garage	Thomas Cavendish	<i>Appraised By</i>
<i>Contact</i> you@gmail.com	4-6 weeks ^{1,2}	<i>Timeframe</i>
	May 31st, 2014 ²	<i>Available Start</i>

Scope of Work

The scope of this project is to build a 24' x 24' garage with an attic truss and a second floor with stairs up to the second level - built to the specifications in the plan drawn by Robert McKenzie. One garage door, a side entry door and an eight foot overhang with gravel underneath overhang. There will be one window installed on each side of the garage, the front and back of garage windows will be on the second level. This project will require a land use permit, building permit and an electrical permit. There will inspections for footing, foundation, final and the electrical will require just a final inspection.



THOMAS@lordandladyconstruction.com
 LAURA@lordandladyconstruction.com

Old World Skills. New World Ideas.

Scope of Work

The project will begin by excavating for the footings which will be three foot six inches down from the grade level. The forms can be built for the footing which will be ten inches deep and sixteen inches wide, and will have two pieces of 3/8" rebar installed. Once this is complete footing inspection can be done. This will allow for the concrete to be poured, once poured this will be left for two days before removing the forms and starting the building the block foundation wall. The wall will consist eight inch block until the final course which will be six inch concrete block. This will then allow for the installation of anchor bolts for the sill plate. This then allows for the foundation inspection.

Once the foundation inspection is passed, we will start with the building of the garage. This starts with installing sill gasket and then the treated plate that will be bolted to the wall. This will allow for the walls to be framed using 2"x4" lumber for the walls with double top plate and 2"x12" headers for the doors and windows, the sheathing will be 7/16" with the required bracing installed on the corners and besides any doors. The roof will be a 12/12 attic truss at 24" centers with 5/8" sheathing on the roof, there will be two courses of ice and watershield and then the rest will have 15lb tar paper then shingles that match the main house. The lean-to will be built using 4"x4" treated posts and beam that connects all the posts, the roof will tie to the beams using 2"x10" rafters to create a 4/12 pitch.

All doors and windows will be picked with homeowners upon time of ordering. As long as they are within the outlined budget, the costs will not vary from this estimate. Electrical work will be done by AA Electric, coordinated and managed by Lord & Lady. There will be electrical outlets installed throughout the garage and basic lighting. Any additional sockets or lights, over basic code, may increase the cost outlined in this estimate. Lighting and outlet locations will be discussed with homeowners, prior to installation.

The building will be wrapped with house wrap and then will be ready for siding. *Lord & Lady has only included a basic material siding cost in this estimate. Previous siding is left on-site that may be able to be reused, however, the existing color is no longer available. When the timing for siding approaches, we will discuss options and quantities necessary with the homeowners and calculate that more detailed cost at that time.* The garage will use the left over soffit vents. The fascia will use vinyl coil trim. Since specific windows and doors have not yet been chosen, the exterior trim cost has not yet been included. Once these selections are made and actual dimensions for the exterior trim have been selected, we will charge the material costs for trim separately. The garage door is a basic 16' x 7' garage door. It will also have stairs to the upper level and a basic unfinished OSB floor will be installed. All interior walls will be left unfinished, with no drywall or insulation installed in the walls.

After all work is finished, a final inspection will be scheduled. Upon passing inspection, Lord & Lady Construction will clean up and remove all debris from site once the job is completed to be as clean or cleaner than before the job was started.



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

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<i>Project</i> Garage	Thomas Cavendish	<i>Appraised By</i>
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	May 31st, 2014 ²	<i>Available Start</i>

Breakdown and Costs

Description	Qty	Equipment	Material ⁵	Labor	Other	Total
Permit	1	0.00	0.00	0.00	0.00	0.00
Plan Duplication	6	0.00	0.00	0.00	0.00	0.00
Excavation	1	0.00	0.00	0.00	0.00	0.00
Footing	1	0.00	0.00	0.00	0.00	0.00
Footing Pads	1	0.00	0.00	0.00	0.00	0.00
Blockwork	1	0.00	0.00	0.00	0.00	0.00
Anchor Bolts	28	0.00	0.00	0.00	0.00	0.00
Floor Slab	1	0.00	0.00	0.00	0.00	0.00
Framing	1	0.00	0.00	0.00	0.00	0.00
Siding Budget	1	0.00	0.00	0.00	0.00	0.00
Electrical	1	0.00	0.00	0.00	0.00	0.00
Totals		0.00	0.00	0.00	0.00	0.00
Grand Total^{3,4,5}						\$0.00

Approximately 325 Man hours



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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*) and at least one assistant (*Sean Casey or C. Howard Cavendish*) on site cleaning, prepping, installing, finishing and cleaning up. Depending on the weather and further inspections once started the time frame may change. The time span is listed as four to six weeks to account for 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 projected date that work could begin on this project - if contracts and deposits are set and all materials have been ordered immediately. Occasionally, earlier start dates may become available as our schedule changes. The listed start date will be reserved, if contracts have not been signed by 5/30/14, 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.

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.