



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

Fmail:

Laura@LordandLadyConstruction.com Thomas@LordandLadyConstruction.com

Mail: 701 S Plum Lane Northport, Michigan 49670

Web Site:

www.LordandLadyConstruction.com



| Client HOMEOWNER | February 25th, 2012 | Date |
|-------------------------------|-----------------------------|--------------|
| Project Wall & column install | Thomas Cavendish 🗸 | Appraised By |
| Contact you@hotmail.com | 3-4 days ¹ | Timeframe |
| | Feb 27th, 2012 ² | Available |

www.LordandLadyConstruction.com

Scope of Work

This project is to be completed while working and finishing the current painting job in progress at the home.

The scope of this project is to cut down the faux beam depth to twelve inches re-install the bottom plate on the beam. Build out the new wall to three on the wall neareast the bedroom and then continue with a knee wall at about 40 inches high. This wall will join to the columns and on the other side the wall will be two feet long and forty inches high adjoining to the column. The wall will be sound insulated, the wall will have standard drywall installed and finished. Painted to what the client desires, with paint provided by the client.

The job will start by installing a plastic wall on eitherside of the beam to minimize dust to the rest of the house and the floor will be protected with sheets of masonite and drop clothes to prevent damage. The beam will be marked with a chalk line and cut to the new depth using a reciprocating saw. Once the beam has be cut out then a new bottom plate can be installed to put back strength into the beam. Next Lord & Lady will build out the new wall to three feet on the wall neareast the bedroom and then continue with a knee wall at about 40 inches high. This wall will join to the new column and on the other side the wall will be two feet long and forty inches high adjoining to the column. The wall will be sound insulated, the wall will have standard drywall installed and finished. With the drywall installed the column can be installed. The columns will be built by Lord & Lady Construction and will be a 10"x10" square that will be primed and painted to match the trim color already used in the house. The walls and columns will use base board that has already been used at the house and that is left over. The top of the column will have crown moulding installed to finish off the top of the column.

Patch the walls with drywall where the beam was situated, Paint all walls to the colors chosen by the client and provided by the client.

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



| Client HOMEOWNER | February 25th, 2012 | Date |
|-------------------------------|-----------------------------|-------------|
| Project Wall & column install | Thomas Cavendish A | ppraised By |
| Contact you@hotmail.com | 3-4 days ¹ | Timeframe |
| | Feb 27th, 2012 ² | (Available |

www.LordandLadyConstruction.com

| Breakdown and Coots | | | | |
|--|-----------|-----------------------|-------|--------|
| Description | Equipment | Material ⁵ | Labor | Total |
| | | | | |
| Roxul | 0.00 | 0.00 | 0.00 | 0.00 |
| Studs | 0.00 | 0.00 | 0.00 | 0.00 |
| Drywall | 0.00 | 0.00 | 0.00 | 0.00 |
| Compound | 0.00 | 0.00 | 0.00 | 0.00 |
| Corner Bead | 0.00 | 0.00 | 0.00 | 0.00 |
| Poplar Board | 0.00 | 0.00 | 0.00 | 0.00 |
| Cove moulding | 0.00 | 0.00 | 0.00 | 0.00 |
| Misc items nails, adhesives, primers etc | 0.00 | 0.00 | 0.00 | 0.00 |
| labor | 0.00 | 0.00 | 0.00 | 0.00 |
| Columns | 0.00 | 0.00 | 0.00 | 0.00 |
| Totals | 0.00 | 0.00 | 0.00 | \$0.00 |

Grand Total 3,4,5 \$0.00

Approximately 22 Manhours

www.LordandLadyConstruction.com

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 to four additional days 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 2/27/12, 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.