



## Initial Estimate

for Homeowner

1000 Street, Torch Lake, MI  
Demolition & Repouring of Slab



appraised by *Thomas Cavendish* #2101190067  
#2102195486

summation by *Thomas & Laura Cavendish*

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(231)218-3612 Laura Mobile  
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<i>Client</i>	Homeowner	June 9th, 2010	<i>Date</i>
<i>Project</i>	Demo and Repour Slab	Thomas Cavendish	<i>Appraised By</i>
<i>Contact</i>	(517)555-5555	9 days	<i>Timeframe</i>
		June 17th, 2010 <sup>2</sup>	<i>Available Start</i>

*Scope of Work*

The scope of this project is to demo out 445 sq ft of concrete floor slab in the renovated building. The estimate is broken down into two separate estimates: first, for the demolition of the concrete slab and second, for the re-poring of the concrete slab.

The project will first require the careful demolition of the floor slab (*to avoid damage to the existing stonework walls*); with excavation down at least six inches. This will then allow the broken rubble to be placed back in as a sub-base for the new slab going in. Reusing the rubble removed will serve more purpose and therefore save money (*rather than removing it in multiple dumpsters, then bringing in new base materials*). This sub-base will give the new slab solid ground to pour the new concrete onto.

The second part of the project is to repour the slab. This will begin by putting two coats of the foundation coating on the interior perimeter wall for damp-proofing inside of the building that is at ground level. There will then be a sand blinding that goes over the broken concrete to level it out and to provide a good base for the next layer (*styrofoam*) to be laid upon. The perimeter will also have styrofoam for expansion, then the vapor barrier can be installed with the re-mesh reinforcement installed on cradles to be in the middle of the floor slab. The concrete can then be poured and screeded, floated and troweled to a smooth finish. The exterior slab will have a rougher texture.

The time period between completing part one and part two of this project is not important to the stability or soundness of the whole project and therefore can be determined by the client.

*floor area to be re-poured is approx 445 sq ft*



licensed and insured

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*Breakdown and Costs*

<b>Description</b>	<b>Equipment</b>	<b>Material <sup>5</sup></b>	<b>Labor</b>	<b>Total</b>
Concrete Demolition				
Slab on grade demolition, 4" thick 415.00 SF            0.00	0.00	0.00	0.00	0.00
excavate Up to 6' deep   6.00 CY	0.00	0.00	0.00	0.00
<b>Totals</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Grand Total <sup>3,4,5</sup></b>				<b>\$0.00</b>

*Approximately 40 Manhours*



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*Breakdown and Costs*

Description	Equipment	Material <sup>5</sup>	Labor	Total
Concrete Slab Pour and lintel install				
Asphalt-fiber foundation coating	0.00	0.00	0.00	0.00
Extruded polystyrene insulation 445.00 SF	0.00	0.00	0.00	0.00
Slab 4" thick 445.00 SF	0.00	0.00	0.00	0.00
Angle iron lintel 4" x 4" x 1/4"				
5.00 LF	0.00	0.00	0.00	0.00
<b>6% tax on Materials</b>				<b>0.00</b>
Totals	0.00	0.00	0.00	0.00

**10.00% Contingency:** **0.00**

**Grand Total <sup>3,4,5</sup>** **\$0.00**

*Approximately 44 Manhours*



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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*).

<sup>1</sup> 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 nine 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.

<sup>2</sup> 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 6/15/10, than this start date may no longer be available. Please contact Laura, at [Laura@LordandLadyConstruction.com](mailto:Laura@LordandLadyConstruction.com) or call (231)386-7668, for the most current start date information.

<sup>3</sup> All Lord & Lady 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. Labor fees are based upon estimated time frames and may increase if additional problems are encountered.

<sup>4</sup> 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.

<sup>5</sup> A full materials and half 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 contact Laura at [Laura@LordandLadyConstruction.com](mailto:Laura@LordandLadyConstruction.com) for more details.

*Estimated fees valid for 30 days only.*