



## Exterior Restoration Proposal

**Date:** 7/7/25

**For:**

Barbara Martin  
2209 E Kenilworth Place  
Milwaukee, WI 53202  
702 468 0990  
[Bgierke47@gmail.com](mailto:Bgierke47@gmail.com)



## **Company Mission:**

*Thoughtful Craftsmen's mission is to maintain the historic housing stock of Milwaukee and its older suburbs through comprehensive restoration that treats a home as a living organism composed of interconnected systems. Using the highest quality materials, applied and installed with a thoughtful eye to historical and architectural details, we endeavor to return homes to their original appearance in a way that will survive for decades to come.*

## **Work Proposed:**

**Restore the worst of the areas of wood damage around the house. (please see pictures below that highlight the highest priority areas)**

**This is not a proposal to paint the entire house.**

**We will work on the worst areas around the house and stop when you notify us.**

**All of this work will be performed on the basis of time and materials. (more information about time and materials is provided at the bottom of this proposal.)**

## **Job Description:**

### **Prep:**

Set up debris catches and cover landscaping, placing an emphasis on maintaining a tidy job site throughout the duration of the project. Set up for the safe and complete execution of work. All work to be performed in a lead safe manner.

On the wood trim elements where paint is in poor condition due to high build up, peeling, alligatoring or chipping, the paint will be removed taken to near bare wood and then cleaned.

In instances where paint is well-adhered with minimal build up, and at a lower risk of paint failure, paint will be *thoroughly* scuff sanded so that new paint can “tooth” into existing. Any localized areas of damaged paint will be blended into larger intact ones as necessary and then cleaned.

### **Work:**

Thoughtful Craftsmen will work their way around the house repairing all the wooden areas of the home that require restoration and painting. Pictures at the bottom of this proposal highlight some of the highest priority areas. I am sure during this process we will uncover more areas of concern. In consultation with the home owner, we will continue to work until we have no more areas of damage on the house, or the home owner notifies us to stop.

Areas for restoration and painting include the soffit, fascia, barge board, brackets, trim boards, storm windows, exterior window and door trim, and exposed window sills.

The scope of work in this proposal will be to address the worst spots around the home to satisfy an insurance requirement to address wood rot and failing paint on the home.

We will place a greater emphasis on the front of the home.

## **Carpentry and Restoration**

-Any damaged, rotting, missing, or mismatched wood.

### **Damaged wood will be addressed in one of two possible ways:**

1. By using Abatron Wood Restoration Epoxy, following a protocol employed by the US Parks Service on National Monuments (i.e. the Mount Vernon treatment). This process removes all deteriorated wood, consolidates the remaining stable material with a liquid epoxy and is then followed with a 2 part epoxy putty that is packed into place. Once the putty has set, we are able tool it to match the existing structure.

Abatron Epoxy may also be applied to address fissured or dried out wood. These areas can be very successfully consolidated with a “slurry” made from a combination of the liquid and the dough components of Abatron to fill cracked or checked wood. This will build up the surface and prevent further erosion of the wood, greatly expanding the adhesion of the new paint.

If you'd like more information on the epoxy product we use I have attached a link to a short video. [https://www.youtube.com/watch?time\\_continue=17&v=2yGQMnmNK1Y](https://www.youtube.com/watch?time_continue=17&v=2yGQMnmNK1Y)

2. Any wood missing or deemed too far deteriorated to be economically repaired with epoxy, will be removed and replaced from pieces of accoya <https://www.accoya.com/why-accoya/benefits/>, clear vertical grain cedar or similar highly rot resistant material as available to match what was existing, or what would have been historically appropriate. All replacement wood will be primed on all sides prior to installation with stainless fasteners.

**All areas of repair will receive primer and paint according to our finish protocol.**

### **Finish Protocol:**

**Caulking:** We assess all caulking/sealant of wood work to home transitions. Any missing or failing will be replaced appropriately for connecting materials ( stucco/brick and wood).

**Cleaning:** All elements will be cleaned thoroughly of dust and debris prior to any necessary primer or finish paint.

**Primer:** All bare wood will receive one coat of primer. Any areas that will be aided by its use will be primed with premium Sherwin Williams primer.

**Paint:** 2 coats of finish paint will be applied by high quality brush or paint sprayer where applicable per paint manufacture specifications. We use premium exterior finishes from Sherwin Williams.

Confirmation of colors and sheen will be discussed upon acceptance.

If color is known please describe here:

### **Totals: Time and Materials work**

**All work including set up, removal, restoration, reinstallation, clean up, and travel to be performed at \$85/hr. The cost of any necessary materials or expendable supplies will be marked up 20%. Much of this work is on the second and third floor of the house. This may require ladders, scaffolding and or a lift. The time for set up of the ladders, scaffolding and or a lift will be marked up 20% and the time it takes to set up will be billed at \$85 per hour.**

**To track our time and keep you informed, we complete and share with you *daily* time and materials logs and are happy to discuss the process, progress, and any options that arise as frequently as you would like.**

A Note On Time and Materials Work:

This process has proved to be very successful for going-on 20 years, but requires that we each do our part. Our part is to keep you informed about the job progress and the time spent and materials used. We do this through daily Time and Material Logs, which are made available to you. We provide the information and can answer questions about it, but we cannot know if it is meeting your expectations or staying within your budget.

That's where your part comes in. We encourage you to read the logs as you receive them, ask any and all questions that occur to you. If you want to expand or contract the scope of work, let's talk so we can find a good stopping point. If you want us to pursue a lower degree of perfection in order to speed things up, please let us know. We can make adjustments while the work is in progress. If you wait until you receive the invoice to tally hours and consider your budget, it is too late for us to make changes. While we don't bill for any mistakes or gross inefficiencies, we do invoice for all hours we worked unless adjustments are made at the time.

Most of all, please communicate whenever you have a question or concern. Both you and we share this common goal: we do not want to do any work that you don't want to pay for. . . but we cannot read your mind. Please share with us what is on it.

**AS REQUIRED BY WISCONSIN CONSTRUCTION LIEN LAW, CONTRACTOR HEREBY NOTIFIES OWNER THAT PERSONS OR COMPANIES FURNISHING LABOR OR MATERIALS FOR THE CONSTRUCTION ON OWNER'S LAND MAY HAVE LIEN RIGHTS ON THE OWNER'S LAND AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO THE BELOW SIGNED CONTRACTOR, ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER NOTICE WITHIN 60 DAYS AFTER THEY FIRST FURNISH**

**LABOR FOR THE CONSTRUCTION AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO HIS/HER MORTGAGE LENDER, IF ANY, TO SEE THAT ALL POTENTIAL CLAIMANTS ARE DULY PAID.**

Proposal may be withdrawn if not accepted within 10 days. Scheduling is based on receipt of down payment.

**Payment Schedule:**

\$3,000 non-refundable scheduled retainer down-payment (will be deducted from initial invoice)

Time and Materials invoice due weekly.

Payments due directly upon receipt of invoice.

1+1/2% interest per month on all payments 5 days overdue.

Scheduling is based on date of signed proposal and received down payment. For this, check is best and can be made out to Thoughtful Craftsmen and sent to P.O. Box 11537 Shorewood, WI 53211.

Authorized Signature, Thoughtful Craftsmen, INC.

*Joe Thomas*

7/7/25

I agree to these terms and authorize the work described above.

\_\_\_\_\_ Date \_\_\_\_\_ Owner/Agent  
(Please sign and return with down payment)





