



Porch Proposal

Date: 5/7/24

For:

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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:

New porch rails, 3-step stair case, skirting and base trim of columns to be historically appropriate and installed with premium exterior grade materials.

Job Description:

Demo: Demo existing rails and their attachment plates at columns and walls, skirting, 3-step stair case and it's framing, all trim at base of columns; dispose.

Framing: Frame new stairs up to porch deck out of pressure treated lumber. This will include two new cedar ball top newel posts at the beginning of stair case (see infographic below).

Newel posts will be primed and painted with two coats premium exterior paint. Please list color if available here:

Treads and Risers: New 1x6 pre-primed risers cut from Accoya will be installed using stainless fasteners. <https://www.accoya.com/why-accoya/benefits/>

Risers will be finish painted with two coats premium exterior paint. Please list one riser color if available here:

New 2x6 pre-primed Accoya treads will be installed using exterior grade fasteners. Treads will receive 2 coats of industrial floor paint prior to completion. Please list one tread color if available here:

Columns: Install new pre-primed and painted base trim for each column out of accoya wood using stainless fasteners. Base trim will be painted to match columns.

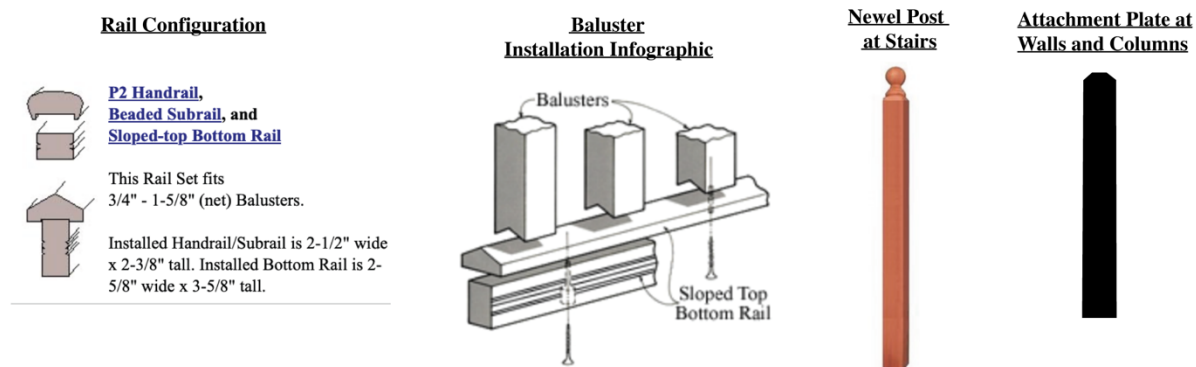
Rails and Balusters: Construct a new rail system to code.

Our rails and balusters are constructed specially to assist in water run-off with a rounded top rail and notched balusters over a sloped bottom rail (see info graphic below). Rails and balusters are milled from high quality rot deterrent lumber, cypress.

Rails and balusters are assembled in our shop where they are fully glued, clamped and backed up with hidden screws. They are fully primed and painted with two coats premium exterior paint prior to installation.

Rails will be installed into new accoya wood attachment plates featuring a chamfered top at walls and columns (see infographic below).

Please list one rail and baluster color if available here:



Skirting: Current design uses 1x6 slats. We propose to use 1x4 slats for improved appearance, constructed from select kiln dried tight knot cedar with approximately 1/2" spacing between each slat. Skirting will have a 1x boarder, "picture framed" similar to existing. Bottom board of picture frame will be Accoya given its proximity to the ground. Skirting will be painted with a spray gun including two coats premium exterior paint prior to installation. Skirting will be fit and installed so that it is not in direct contact with the ground using stainless fasteners.

Please list one skirting color if available here:

Touch Ups: Caulk as needed and perform any touchups to paint required post installation.

Clean Up: Immediate job-site will be thoroughly cleaned of all job-related debris and properly disposed.

Totals: \$15,770

Unless otherwise specified, includes all materials and labor for the items described above. Does not include any items not specifically mentioned above nor shown in plans; does not include repair to underlying or preexisting damage not seen or discussed at time of estimate.

Any necessary time and materials work will be billed at the rate of \$85/hr. including the cost of any materials + 10%.

For time and materials work, 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

Proposal may be withdrawn if not accepted within 30 days.

Price Fluctuations: Your proposal has been priced using anticipated costs, however price fluctuations caused by, but not limited to: inflation, changes in tax / labor rates and material costs can significantly alter the anticipated costs. This is particularly relevant if bookings are made many months in advance. Should this be the case you will be notified in writing of price changes and given the choice to pay the increased amount; cancel your order forfeiting your paid deposit; request changes be made to original quantities and designs to bring the costs back in line with the original proposal. To bypass any potential

price fluctuations, you may supply 40% down payment of anticipated work within 30 days, locking in current price.

Paint Colors: Total above reflects color scheme similar to current. Should additional colors be requested, proposal may be revised accordingly.

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.

Payment Schedule:

\$500 Non-Refundable Time Slot Reservation (will be deducted from first invoice).

33% down payment of work due upon commencement.

33% of work due on ½ completion.

Remainder due in full upon substantial completion, less punch-list retainer if needed.

(* Time and Materials Work invoiced and paid weekly as needed.

Scheduling is based on date of signed proposal and received down payment.

Authorized Signature, Thoughtful Craftsmen, INC.

Jake Meils

5/7/24

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

Ryan Shortridge

Date 5/14/2024

Owner/Agent

(Please sign one copy and return it to us).