



Proposal No. 14790

December 4, 2023

6600 Schoolway, Greendale WI 53129
414.423.9200 - 414.423.9201 fax

Proposal Submitted:

Jordan Morales
2804 N. Grant Blvd
Milwaukee, WI 53210
262-527-3176
jordanbmorales@outlook.com

Work to Be Performed at:

Same

We hereby propose to furnish all materials and provide all labor for the following home improvement scope of work - \$46,923.00 _____ (initial)

- Secure all necessary permits.
- J&J Contractors I LLC to comply with all OSHA safety regulations.
- Provide dumpster for removal of all debris.
- Remove partial existing siding and dispose of on the house.
 - Note: Removal of exterior layer of siding. Inspect the sheathing/insulation, remove, and replace on a time and materials basis. Additional layers of siding removal will be an additional charge via a change order.
 - Only remove the siding on the 1st level and front upper dormer of home. Leave all gables intact. Leave the siding under the covered front porch intact.
 - All soffit and gable molding to stay intact. All fascia to remain intact.
- Wrap exterior with Pro-Guard House Wrap weather barrier and tape all seams.
- Install 5/4"x4" primed cedar trim around all windows and doors inside the torn off sections.
- Install 5/4"x4" and 5/4"x6" primed cedar for the custom built straight corners. 6" trim to always face the predominant side of the house and the 4" trim connected along side.
- Install 3/4"x10" primed cedar lap siding with a 8" exposure. Flash the butt joints with color match coil.
- Install aluminum drip caps and flashing as needed to match color.
 - Choice of Standard Color: _____
 - Install aluminum flashing around perimeter base under 1st course of siding.
- Once the siding is installed, apply exterior paint to all new siding and trim.
- Caulk all applicable areas stated within this scope of work with construction grade sealant.
- Clean up and removal of all debris.

Note: Any additional work needed outside of this scope of work will be done on a time and material basis at a rate of \$100.00 per man hour, plus an additional 15% on all materials purchased. Homeowner must approve additional work.

Respectfully submitted by: Ryan Boss

The above prices, specifications and conditions are satisfactory and are hereby accepted as stated on page 1 and page 2. You are authorized to the work specified. Payment will be made as outlined.

Signature: _____ Date _____

All project quotes are valid for twenty one days and may be withdrawn at any time at the discretion of J & J Contractors I LLC

ADDITIONAL PROJECT DETAILS – (Items apply where applicable)

1. Load roof and secure all materials in a manner in conformance with the load bearing specifications of the roof support structure and structural integrity of the existing deck materials.
2. Inspect job site for Water-Tightness each day before leaving the job site.
3. Inspect Project upon completion by the onsite foreman.
4. Submit all Warranty information to customer to be submitted to manufacturer.
5. Walk and Inspect Project with owner to ensure Full Satisfaction with Project Completeness and Cleanliness.
6. Upon completion of work all remaining materials are property of J & J Contractors I LLC.
7. J&J will call “Diggers Hotline” to identify public utilities **if** needed depending on your job requirements.
Client(s) understand that: Diggers Hotline services only cover public utility lines. Private lines are owned by the property owner (aka: you). It is your responsibility to identify private lines before excavating. Locators can be hired to locate private lines. As a homeowner, it is important to confirm if you have any private lines and where they are located. Examples of private lines include but not limited to propane lines, water and sewer laterals, electric lines to detached garages or lamp posts, underground sprinkler systems and invisible fencing for your dog. It is the homeowner’s responsibility to provide J&J Contractors with a private line plan that is marked off and identified the same as public utility lines. If no plan and markings are provided, J&J is not responsible for any private lines that are damaged. By signing this contract, you are indicating that you understand and agree to these terms.
8. There is a 5 Year Workmanship Warranty- Non-transferable

TERMS AND CONDITIONS:

1. Project Start and Completion date shall be deemed approximate and may be subject to delays caused by weather, acts of God, fires or other reasons not under the control of J & J Contractors I LLC, including the availability of materials/special orders, and any delays that may be caused by customer making selections in a timely manner. Estimated start date will be given upon receiving a signed contract: Work will be completed within ____ week(s) of project start date unless otherwise noted in this contract. Completion timeframe is subject to delays as noted within this paragraph.
2. J & J Contractors I LLC will obtain all permits required for described work.
3. Customer agrees that any adjustment shall not be cause for failure to make payment of the full purchase price. Any failure of the Customer to make payments as called for in this agreement shall allow Contractor to stop working without a penalty.
4. Customer agrees to remove or protect any personal property inside and outside the Site. Contractor shall take reasonable efforts to avoid damage to existing property and in such event shall not be responsible for damage to Owner’s property, including existing walks, concrete steps, driveways, curbs, septic tanks, sewer lines, water or gas lines, telephone or electric lines, lawn, shrubs, trees, and other interior and exterior plantings or vegetation, whether caused in whole or in part by the Contractor, its employees or subcontractors, or their suppliers in the performance of work or in the delivery of materials to the Site.
5. **Payment Terms:** Payments are to be made as follows: **50% due upon signing of contract and balance due upon completion of work. If a credit card is used as payment, a 3.65% convenience fee will be applied to that payment. Lien waiver and warranty information will be submitted upon receiving final payment.**
6. As required by Wisconsin construction Lien Law, the Contractor hereby notifies the Customer that companies furnishing materials or labor for construction on the Customer’s land may have lien rights on the Customer’s land and building if they are not paid. Those entitled to lien rights, including the undersigned Contractor, are those who directly contract with the Customer or those who give the Customer notice within thirty (30) days after they first furnish materials or labor for the construction.
7. Any delays in payment shall be subject to the interest rate of 18% per annum and in no event higher than the rates provided by law. If the Contractors incur any attorney’s fees and cost in collecting any provision of this Agreement, the Customer shall be responsible for all actual attorney’s fees and costs.
8. Customer provided with Wisconsin’s “Right to Cure” Law Brochure.
9. This agreement sets forth the entire agreement between the parties. All changes to the agreement shall be made by a separate document.
10. J&J Contractors I LLC may photograph project and use for advertisement purposes unless homeowner declines with initialing line _____.

Wis. Stat. 779.02 is as follows: “AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, CLAIMANT HERBY NOTIFIES OWNER THAT PERSONS OR COMPANIES PERFORMING FURNISHING, OR PROCURING LABOR, SERVICES, MATERIALS, PLANS, OR SPECIFICATIONS FOR THE CONSTRUCTION ON OWNER'S LAND MAY HAVE LIEN RIGHTS ON OWNER'S LAND AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO THE UNDERSIGNED CLAIMANT, ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OF THOSE WHO GIVE THE OWNER NOTICE WITHIN 60 DAYS AFTER THEY FIRST PERFORM, FURNISH, OR PROCURE LABOR, SERVICES, MATERIALS, PLANS OR SPECIFICATIONS FOR THE CONSTRUCTION. ACCORDINGLY, OWNER PROBABLY WILL RECEIVE NOTICES FROM THOSE WHO PERFORM, FURNISH, OR PROCURE LABOR, SERVICES, MATERIALS, PLANS, OR SPECIFICATIONS FOR THE CONSTRUCTION, AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO THE MORTGAGE LENDER, IF ANY. CLAIMANT AGREES TO COOPERATE WITH THE OWNER AND THE OWNER'S LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.”

NOTICE OF CANCELLATION: The purchaser and J & J Contractors I LLC have the option to cancel this Agreement at any time for any reason within three (3) business days from the date of this Agreement in writing. In the event of cancellation of this agreement by the owner thereafter, Contractors shall receive immediate reimbursement from the owner for all expenses incurred to that date.

Sign here if you want to cancel _____ Date _____

Customer Submitted:
Jordan Morales
2804 N. Grant Blvd
Milwaukee, WI 53210

Addendum A: 2013 WISCONSIN ACT 24

Please indicate whether, to the best of your knowledge, the work contemplated by this contract is related to a claim under a property insurance policy:

_____ YES, to the best of my knowledge, the work contemplated by this contract is related to a claim under a property insurance policy.

_____ NO, to the best of my knowledge, the work contemplated by this contract is not related to a claim under a property insurance policy.

Date: _____

Customer's signature: _____

Residential contractor's signature: _____ *Ryan Boss*

You may cancel this contract at any time before midnight on the third business day after you have received written notice from your insurer that the claim has been denied in whole or in part under the property insurance policy. See the attached notice of cancellation form for an explanation of this right.

NOTICE OF CANCELLATION

If you are notified by your insurer that the claim under the property insurance policy has been denied in whole or in part, you may cancel the contract by personal delivery or by mailing by 1st class mail a signed and dated copy of this cancellation notice or other written notice to (name of contractor) at (contractor's business address) at any time before midnight on the third business day after you have received the notice from your insurer. If you cancel the contract, any payments made by you under the contract, except for certain emergency work already performed by the contractor, will be returned to you within 10 business days following receipt by the contractor of your cancellation notice.

I CANCEL THIS CONTRACT

Date: _____

Customer's signature: _____