



## New Window Proposal

**Date:** 12/4/23

**For:**

Patrick Betts  
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Milwaukee, Wi, 53210  
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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:

Purchase and Install Marvin Ultimate Double Hung Wood windows for the street facing windows in the upstairs bedroom, the living room and the foyer. These windows will be the closest historical match to what was installed before replacement vinyl windows were installed. Upper window sashes will receive self adhesive lead tape to mimic the old leaded glass in a 6 lite pattern. Installation will be performed in a pocket style manner into existing wood frame to be as historically appropriate as possible.

Any work marked by an asterisk (\*) and highlighted in green to be performed on the basis of time and materials.

## Job Description:

Field measure and order new Marvin windows; procure and safely transport to home. Note: Temporary garage storage may be required.

Remove existing window; dispose/recycle.

Prepare opening. (\*) While none currently expected, perform any necessary repairs to framing the opening on the basis of time and materials, added to price, below. Any repairs needed to be done in consultation with owner.

Install new Marvin window per factory specification and instruction. Price below assumes we will be able to maintain the existing window sills. (\*) Any repair or replacement of existing sills necessary to be performed on the basis of time and materials in consultation with owner.

Seal around new window with low expansion spray foam.

(\*)Any new trim needed or touch ups to trim or walls to be completed on a time and materials basis in consultation with owner.

Clean up carefully and dispose all waste.

Exterior Finish:

To be painted white from Marvin factory.

Interior Finish:

To be painted white from Marvin factory.

## Totals:

**\$19,969 - 10 windows facing the street (\*) Not including any time and materials work.**

**\$24,230 - 10 windows facing the street and the 2 windows in the foyer facing north. (\*) Not including any time and materials work.**

Unless otherwise specified, includes all materials and labor for the items described above.

Time and materials work marked by an asterisk (\*) and highlighted in green will be billed at the rate of \$85/hr. plus the cost of any materials. 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 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 30 days. Scheduling is generally based on date of acceptance unless otherwise indicated.

**Payment Schedule:**

\$3500 non-refundable time-slot reservation retainer. (Will be deducted from final invoice).

40% due upon commencement.

Remainder due in full upon substantial completion, less punch-list retainer if needed. (\*)Time and materials work billed weekly as needed.

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* 11/22/23

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

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

