

Home Transformations, Inc.

"Fine Housepainting and Restoration with Uncommon Courtesy"

September 2, 2010

We are proud to present the following estimate to:

Martha Raup
Re: The Philip Raup Residence
1572 Fulham St.
St. Paul, MN 55108
415-215-6035
mailladymartha@yahoo.com

5 Year Paint Guarantee

The painted surfaces (with the exception of any metal, horizontal, or walking, i.e., deck surfaces) will be **guaranteed for 5 years** against typical paint failures such as blistering, peeling and flaking. In the event such failures might occur, Home Transformations will repaint the damaged area at no cost to the customer, unless the paint failure is caused by substrate failure or other causes (e.g., rotten wood, missing or broken weather strips and seals, drainage problems, roof failure, ice dams, lack of vapor barriers, moisture problems, mold or mildew intrusion, improper construction techniques, deteriorating siding, defective previous repair work, defective gutters, denting or abrading, abuses, or any other non-paint or paint application related causes) that cannot be reasonably controlled by proper painting techniques. All warranty determinations are made only after site inspection and approval to conduct warranty work subject to the conditions stated above. Approved warranty work applies to those areas exhibiting failure. The customer understands that substrate layer conditions are not the responsibility of this contractor, and potential future failure of those layers is not covered under this warranty.

\$200 Responsiveness Guarantee

Contractor agrees to arrive and work on the agreed upon scheduled days, or call if there is any need to vary that schedule. If the contractor fails to meet that commitment on any day, a \$200 credit will be applied to the customer's billing.

Atmospherics

Care will be taken to minimize intrusions as much as possible. No loud, raucous music will be played, no smoking will occur in the home, and no lunch or snack refuse will be left out.

Tools and Clean-up

Contractor agrees to furnish all tools necessary to perform the work described, and to conduct work in a professional manner, with all surroundings protected as needed while work is conducted. On-site premises will be tidied before crew departure each day. Cleanup of brushes, etc. will occur only in an area designated by the customer.

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Adjustments to the bid and time-and-materials (T&M) pricing

If additions or deletions are made to the painting project, changes will be calculated at a fully insured labor rate of \$40/hr., for current Angie's List members, 15% off of our regular rate of \$48/hr.

Project duration

The entire project should be completed in approximately one and a half weeks.

Insurance

Contractor will carry Worker's Compensation insurance on all workers.

Contractor is responsible for general liability insurance for coverage to \$1,000,000.

Final Color Selection

Final color selection is the responsibility of the customer, although Home Transformations is available to consult about color options prior to customer's selection.

Carpentry Repairs

Carpentry repairs, such as replacing rotten wood, if needed, are billed at \$52/hr., and only undertaken after verbal authorization from the customer. No repair needs are known at this time

Project Plan and Labor Pricing

The following labor pricing includes time to move large furniture items, remove and reinstall electric cover plates, mask off trim, protect the surroundings, and complete final clean up.

"Minor prep" refers to filling minor dings or dents in the wall, spot sanding, quick sanding to remove gloss, minor cleaning or spot priming a patched spot, all to ready for paint application.

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Area	Labor price	Paint & materials estimate (see "Materials" paragraph below)
Blue bedroom: prep and paint the white ceiling and apply two coats to the walls, including the closet	\$340	\$80
Bathroom ceiling: perform sheetrock repairs, spot prime and paint the ceiling, and apply Rustoleum and spray enamel finish on the skylight frame	\$160	\$40
Study: perform the same repairs and painting as in the bathroom ceiling, shave off nail pops, do a Rustoleum treatment on the beam and paint the ceiling	\$340	\$60
Kitchen: perform the same ceiling treatment in the kitchen and adjoining dining area	\$300	\$50
Basement Storage Room: perform sheetrock ceiling repairs and paint the ceiling	\$120-\$220	\$25
Basement Bathroom: (Customer will clean the ceiling and walls with a TSP solution prior to the start of the project) Paint the ceiling and walls in a single, neutral color	\$280	\$40
Sewing Room: prep and paint the ceiling and walls	\$240	\$60
Downstairs Bedroom: Clean around the vent cover and do a Rustoleum treatment on the cover and reinstall	\$40	\$10
Downstairs Bedroom (same room): prep and paint the ceiling and walls	\$240	\$60
Totals	\$2,060- \$2,160	\$425

Additional Closet Option

Perform minor prep and paint the ceiling and walls in a standard, bedroom-sized closet.
Labor and materials: \$110 each

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Exterior Project Plan

- Power wash the home's exterior, with the exception of the fascia line and any other vent location.
- Mask off window glass and any hardware.
- Presoak and wash the Flexboard to remove surface stains.
- Caulk any significant cracks or gaps.
- Scrape, lightly sand, spot prime and paint currently painted doors.
- Apply one heavy coat of a redwood-toned high quality acrylic stain to siding, trim and window sashes.
- Unmask and clean up.
- Pricing: When the work described above is conducted under standards that are consistent with a 5 year warranty, we believe that 120 hours are required to complete the project. At a fully insured labor rate of \$40/hour, the labor bid would therefore be \$4,800.
- Materials for the exterior project: \$700-\$900

Flexboard Prime and Paint Option

Apply an acrylic, stain killing primer and one latex finish coat to the Flexboard panels.
Labor and materials: \$1,200.

Materials

The cost of paint, primer, and consumables are charged to the project at the contractor's discounted cost (approx. 25% to 30% off of retail), and will be verified by receipts.

Payment terms

\$100 upon acceptance, 50% of projected project price upon start and remaining balance on completion.

Agreement

"I have read and understand the proposal presented here and agree to hire this Contractor to complete the work described herein, and to make full payment for labor and materials on the schedule described above."

Customer signature:

Date: