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Contractor Home Remodel Services Proposal

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Stuart and Miranda Vincent
19400 Willow Glen Drive
Kalispell, MT 59901

Stuart and Miranda Vincent,

I enjoyed coming to your home and talking to you about your home addition needs. I know that after your last remodel, you are especially concerned about the quality of your contractor's work and the ability to meet deadlines.

I am available to start work for you at the beginning of April, and then work exclusively for you until the job is done. That should give us enough time to let you meet with your architect and obtain permits, and the weather will allow us to work longer days then.

I've put together a cost summary, along with a preliminary plan based on what we talked about that you can take to your architect. I think it's a good starting point that will keep with the same style of your home. I've also included a statement of work that outlines the work you've requested done, materials that will be used, and a general timeline. I hope you can also see from my testimonials that I'm a professional contractor who can do the job right the first time, and bring it in on budget.

Please don't hesitate to call if you want to meet with me again. I keep my cell phone with me at all times, so you should be able to reach me easily with any questions or concerns. I appreciate the opportunity to work with you. I think you'll be pleased with the results.

Sincerely,

Marc Cartwright
General Contractor
406.758.3767
cartwrightcontracting@aol.com
Lic # CARTWR*066NT
Bonded and Insured



PROPOSAL

The Vincent's Home Remodeling

Prepared for: Stuart and Miranda Vincent

Prepared by: Marc Cartwright
 General Contractor



ARCHITECTURE

I have worked with many clients in the past to help determine how to seamlessly integrate new additions into older homes. However, I suggest that you finalize all plans with an architect to ensure structural integrity.

Vision: a build-out that combines all the amenities of a modern house but keeps in style with the original 1910 farmhouse.

Design: The original home has some great architectural bones, like 9' ceilings in the main living area, wide farmhouse trim around all the doors and windows, wainscoting, and beaded board walls in the existing bath and front entry. I would like to see the addition incorporate these as well, so that it looks like a part of the original home.

Objectives: Bump out the main floor over the existing back porch to gain 200 square feet of space we can use for the kitchen and dining. The foundation that exists under the back porch is in great shape, so we will not have to do any footings or foundation work, saving you a large sum.

Main floor has 9' ceilings in main living area, but steps down to 7' in kitchen, dining, and bath due to a remodel and porch addition in the 80s. I suggest that since the kitchen roof needs to be entirely removed anyway, we take advantage of that and raise the rafters another 2' so that the entire main floor will have 9' ceilings. This will give your kitchen much more light. I would also like to open up the doorway from the front entry to the main living space so that the main living space can take advantage of the ample north facing light provided by the large entry windows. We will need to add a header to give structural support.

The 2nd floor currently exists only over the main living area, but we need to expand it over the entire main floor. The new space will give you ample room for one more bedroom and a much needed 2nd bathroom. I'd like to use beaded board for the upstairs bathroom so that even with its more modern features, it still retains a farmhouse feel.

Value: The market is fairly slow right now and somewhat uncertain. Home prices seem to have peaked for awhile. However, your home has only 1 bathroom and 1 bedroom plus a loft. The addition of a 2nd bathroom and master bedroom will increase the value of your home substantially. Also, the kitchen remodel will make your home appealing and functional, and will be a very strong selling point should you find that you must sell. It is a safe estimate to say that you can recoup every penny of your money and probably more if you live in your home for another 3-5 years.





STATEMENT OF WORK

Summary of Work Requested

Main Floor: Gut back porch, using space to bump out south wall 10 feet and east wall 4 feet, enlarging kitchen and dining space by 268 square feet. Old porch roof and kitchen roof to be removed and rafters and ceiling raised to 9'. Kitchen is to be gutted and moved facing west, where we will install new windows. Kitchen upgrades include new plumbing, electrical, lighting, cabinets, countertops, and hardware. Floors to be heated tile in both kitchen and dining.

2nd Floor: Remove kitchen roof so that south wall can be bumped out 26 feet, to the same exterior dimensions of the main floor, adding 520 square feet. Existing upstairs loft and small bedroom to be gutted, with all lathe and plaster removed, and a master bedroom, bathroom, 2nd bedroom, and loft built in their place. Insulation to be installed, and new electrical and lighting throughout. New roof.

Sub-Contractors

It is important that you understand that for consistently the best quality and to meet safety and code guidelines. For your job, Marc will contract out with Masterson Electrical which will perform all re-wiring to bring it up to code. Plumbing: we contract out with either Jens Mason or Cable Dietrich, both licensed.

Personnel

Marc's employs a full-time crew of 3. Each member of his crew has at least 4 years experience in construction work.

Materials

You will have the chance to approve all design options, including, but not limited to flooring, cabinetry, countertops, and hardware.

Timeline

February – March 30: meet with architect and city to finalize plans and obtain permits.
April 1: work begins.
April 3: interior gutting complete.
April 9: framing, plumbing and electrical complete.
April 14: new roof complete.
April 16: drywall, taping and texturing complete.
April 19: kitchen complete.
April 23: baths complete.
April 27: all finish work and painting complete.





COST SUMMARY

Main Floor Costs	Amount
Exterior 2 x 6 Framing and Insulation	\$1,038.00
Interior Framing and Steel Header	\$1,476.00
Sub-floor	\$1,800.00
Flooring	\$3,200.00
Bathroom	\$2,250.00
Kitchen	\$8,680.00
Windows	\$3,054.00
Drywall, finish work	\$1,500.00
Total Main Floor Costs	\$22,998.00
2nd Floor Costs	
Exterior Framing	\$3,095.00
Interior framing	\$1,960.00
Sub-floor	\$2,071.00
Flooring	\$3,500.00
Bathroom	\$4,125.00
Windows	\$2,088.00
Drywall, finish work	\$1,900.00
Total 2nd Floor Costs	\$18,739.00
Roofing Costs	
Sub-Roof	\$3,946.00
Composition	\$5,790.00
Total Roofing Costs	\$9,736.00
Miscellaneous Costs	
Permits	\$750.00
Inspections	\$1,250.00
Electrical	\$2,240.00
Plumbing	\$1,610.00
Labor	\$15,375.00
Total Miscellaneous Costs:	\$21,225.00
Grand Total	\$72,698.00

Standard Disclaimer: The numbers represented above are to be used as an estimate for the projects discussed. The above Cost Summary does in no way constitute a warranty of final price. Estimates are subject to change if project specifications are changed or costs for outsourced services change before being locked in by a binding contract.



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