

Standard Contract and Proposal

X/XX/2XXX

To the Attention of:

XXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXX
San Francisco XXXXX
1-415-xxx-xxxx

From:

Zion Construction,
Office: 998 Hensley Av
San Bruno. CA, 94066
Office: 1- 650-794-0904
Cell: 1-415-505-0959

Reference to:

Multiple projects stated below same location.

Proposal and Scope of work: #1 (First Priority)

Work to be completed: We will install temporary shoring so we can remove the dry rotted lower portion of the northern Post and bottom level stairway and the post on the first flight of steps and railings, right and left stringers steps and risers, we will also remove three dry rotted steps on upper levels. We will replace the dry rotted wood with new pressure treated wood - post, stringers, railings and steps. We will secure the post with a Simpson elevated post base bracket and a Simpson cap base bracket for proper support and stability, we will use Simpson joist hanger brackets to secure the stringer to the joist. The post stringer and joist will be secured together by Simpson SDS anchor screws. The steps will be secured with treated exterior galvanized wood screws. We will prime all new wood with an exterior wood primer provided by Benjamin Moore or Kelly Moore and caulking and patch the joist hangers on the wall at each doorway landing on all three levels (to avoid future water damage) we will replace the cap rail on the lower deck that has dry rot with smooth clear finish grade redwood. \$ 0,000.00. This project should take no more than one week 7 days to complete

Proposal and Scope of work: #2 (Second Priority)

Power wash and re-finish stairway and landings.

We will power wash the steps and landings using a fungus removal chemical with a high pressure water blasting unit then, we will sand and scrape the loose paint and prime the surface as needed then, we will caulk and patch the surface where needed and spot prime all raw wood surfaces. We will apply an exterior latex epoxy porch and deck finish provided Benjamin Moore or Kelly Moore paint to match original finish and install skid strips on each step (to avoid slipping in wet weather). \$0,000.00. This project will take no more than one week 7 days to complete.

Proposal and Scope of work: #2 (Second Priority)

Window 9 window sills and frames adjacent to project just completed. We will need to install scaffolding. We will scrape all lose paint and remove all loose window glazing putty, sand and prime all raw wood surfaces then we will patch the sills and window frame using wood bondo compound on the sills and exterior spackle on the trim wood then we will sand to a smooth finish, replace removed loose window glazing putty in glass frames then we will prime sills and window casings completely and caulking all exposed joints then apply additional patching and caulking where needed then we will spot prime patches and caulking, we will apply two coats of Benjamin Moore or Kelly Moore exterior sash and trim finish paint to match original finish. \$0,000.00. This project will take no more than one week 7 days to complete.

Proposal and Scope of work: #2 (Second Priority)

We will power wash the upper deck and lower deck and railings using a fungus removal chemical with a high pressure water blasting unit then we will use a waterproofing material with a redwood stain provided by Cabot's paints to preserve the wood surface and to replace the oils that have been dried out of the wood surface. \$000.00 this project will take no more than four days to complete

Proposal and Scope of work: #3 (Third Priority)

We will remove the window and door casings from the surface of the area where we previously water damage was repaired and the walls at the stairway landings side of the building, we will remove the exposed piping and vents, we will remove the wood siding from the stairway side of the building and the side where we did the water damage repair. We will install new insulation to code and a new sub surface and tyvek thermal layer then we will install galvanized metal whether striping wherever needed and new ship lath siding to match the lower or adjacent walls (to be chosen by owners) using galvanized rib shank nails, we will install corner trim board with a bithathene backing from top to bottom at corners and where the original and new ship lath siding wood surfaces join together. We will prime the surface completely then patch nail holes and caulk groves. We will replace or re-install all exposed piping and vents that had to be removed during demolition of the old surface then we will install new pre-primed (both sides) trim board around windows and back doors at stairway landings to the three units with a bithathene backing and galvanized metal whether striping at top above windows and doors and stairway deck landings. We will spot prime the patching and caulking then we will put two coats of exterior finish paint (Provided by Benjamin Moore or Kelly Moore paint companies) to match existing finish walls and trim wood.

\$00,000.00. It will take no more than six weeks to complete this project

(This price is based on present material cost and subject to change)

Total \$0,000.00 with the windows project included, with the incentive of \$0000,00 discount if you start the priority 1# and the three priority 2# projects you will not be paying for the \$0,000.00 cost for the extra work for the additional post and railings you will only be paying an additional \$000,00 that is \$0000.00 off the total cost reducing the cost to complete the priority projects 1# through 2# for the price of price of \$0,000.00 but without the window project it will cost \$0,000,00 a difference of \$0,000.00 to do the job with the window project.

The above stated offer will allow us to have fewer trips out to the project location, it will allow us to work on several projects at the same time, using a larger crew, allowing for less down time and a faster completion time for the setup demo and completion of the project saving labor hours setup time material gathering and travel time expenses to and from the project location. The benefit would be to you the clients it would elevate one more of the problems listed above, leaving you with only future project #3 the replacement of the siding. This proposal will remove the highest priority items on your list and reduce the chance of any future damage due to dry rot and water damage. **As an extra incentive we will include fixing the Garage door casing dry-rot at no additional charge. You will save an additional \$000.00 a total savings of \$0000, 00.**

Complete safe and clean removal of: all dry rotted and removed wood and other debris that are generated while completing the project will be removed to an authorized disposal site by Zion Construction.

Preparation of surface and substrate surfaces before installation includes: sanding and scraping any loose wood and re-secure to the surface, loose paint, before priming surface we will clean and remove dust from areas where material was removed , back priming exposed areas, installing new material, all new surfaces will be back primed before installation.

Installation: We will be using all new material provided by our vendors. There will be two coats of primer applied on all raw wood surfaces and patching and we will caulk all new surfaces in preparation for finish paint. The windows and stairways where we are performing the working will be completely re-painted with two coats of finish paint to assure that there is a tight waterproof surface.

Requirements: We will need access to the location in the mornings at a time that is appropriate to the owner. We will need access to a power source; we will need access to a restroom, we will need to seal off the work areas, we will need access to the units where there is water damage located, (times will be arranged with the owners). We will need a location where we can cut material and safely store equipment away from intruders and supervised and or unsupervised children: We will need to install steel scaffolding during the duration of the project on the windows; we will require a walk-through with the owners at the completion of all phases of the project.

Our work ethics:

Professionally trained craftsmen will perform all skilled work; all workers including labors and apprentices will conduct themselves in a professional and safe manner, using OSHA standards for safety in the work place. (All of the people who work with us are Legal Citizens or Legal residents of the United States)

We will be using materials and sundries provided by our reputable suppliers, and vendors who we are confident with because of their service and reputation in past projects, unless otherwise requested by the owner, prior to our bid and start of the project, this is to assure the type of quality end product that we provide, and our clients expect. Wood vents, down spout and sundries will be provided by xxxxxxxx and

xxxxxxxxxx lumber, primer paint and paint sundries will be supplied by xxxxxxxxxxx Paints and xxxxxxxxxxx Paint Companies.

All work will be completed in a professional manner, all work areas will be kept clean; all debris will be removed from work areas daily, we will keep the walkways and passageway areas clear of debris and tools. We will try to keep any disruption and noise to a minimum; all equipment will be removed from the project area daily and stored in a safe location.

All work will be completed in a timely and safe manner. We are on the project from start until the completion of the project Monday through Friday, except when and if matters arise that are beyond our control.

Notice:

If there are any additions, changes, changes in design or extra work, we will negotiate them as they arise as a different contract labeled as extras. We will start no new work, unforeseen work or changes without the signed approval of the negotiated price for the extra work or change order by the owner.

The discovering of any unforeseen damaged areas dry rot, termite damage, or hazardous material while working on the project will be immediately reported to the owner.

The Price for the above stated project is:

Total of: _____ **for labor, materials, disposal and scaffolding.** **Initial** _____

Payments: 10% or \$1000, 00 which ever is less before start of project.

30% at start of project 30% at half way completion of project and 30% at completion of the original project.

Disclosure:

In the event of a dispute regarding this project it is agreed upon that the matter will be handled by arbitration and their findings and decision will be final the losing party will pay any and all legal fees.

Initial _____

Right to wave three day right to rescind _____ **Initial** _____.

When signed this constitutes as a binding Legal contract.

Signed Authorized Property owner _____ **Dated** _____

Signed Contractor _____ **Dated** _____

This contract un-signed will become void after 10 days from 00/00/0000 and is subject to being Re-negotiation due to the fluctuating prices of material. And labor expenses.

Our Mission Statement:

Our priority is the clients satisfaction, our objective is to make the project and transition as pleasant as possible and our plan is to complete the project in a safe and timely manner.

If you have any questions after discussing and signing this contract or about any matters pertaining to this contract that seem to be unclear to you or any matters you feel we have not disclosed or mentioned herein please call us.

Cell 1-415-505-0959

Office 1-650-794-0904

We sincerely appreciate you allowing us the opportunity to work with you again.

Sincerely,
Don S, Hazelton

Contract prepared by: Don Hazelton on 0/00/0000.