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PROPOSAL SUBMITTED TO:

Newport Condominium

PHONE

(443) 745-6131 Gil Gildea

DATE

1/28/2020

STREET

316 Burnside St

JOB NAME

Newport Condos

JOB #

CITY, STATE AND ZIP CODE

Annapolis MD 21403

JOB LOCATION

Townhouse Siding Replacement

JOB PHONE

Year House Build ☐ Pre 1978 ☐ Post 1978

Email:

[uramsaycotta@gmail.com](mailto:uramsaycotta@gmail.com)

[gilgildea@gmail.com](mailto:gilgildea@gmail.com)

We hereby purpose to furnish materials and labor necessary for completion of:

1. Remove and discard existing exterior railings at windows.
2. Remove all exterior blue siding, foam board and T-111 siding and dispose of off site.
3. Inspect for rotted wood. Notify board if present and give an approximate time frame for T&M replacement.
4. Install all new plywood over black insulation board if it is intact.
4. Install tyvek house wrap under all new siding.
5. Install W R Grace self adhesive flashing at all window and door openings
6. Install all new PVC trim at windows, doors, corner boards and fascia boards only.  
Additional PVC Panels can be added at \$20.00 per square foot.
7. Install all new Hardie Lap Siding (8") in cedarmill Light Mist color plus where old siding was removed.
8. Caulk and seal new siding and trim with OSI Quad caulk to match hardie light Mist color.
9. Paint all new PVC with Arctic White satin finish paint

**NOTE: Replace rotted framing on a time and material basis @ \$75.00 per manhours plus permits if required.**

**Replace rotted T-111 with OSB sheathing at \$75.00 per sheet**

**\*Add \$300.00 per window, \$500.00 per door to replace with owner supplied units**

**\*Install new exterior railings at 12 upper level windows and 4 upper level balconies for \$13,200.00**

**\*Add \$24000.00 to paint all brick surfaces on both buildings with Sherwin William Loxon masonry paint to match Light Mist**

**EXCLUDES: Cost for engineering, architect, permitting, drywall damage at interiors, any window seal damage caused by vibrations of hammering new siding (applies to older windows with weak seals)**

**Screens must be removed by unit owners prior to work starting**

**Awnings must be removed and reinstalled by an awning company N.I.C.**

**Add \$5000.00 to file a building permit for work including any contingent sheathing replacement**

**All work comes with a 5 year labor warranty to go with the manufacturers material warranty**

IF YOUR PROPOSAL CONTAINS WORK TO BE DONE AT A "TIME & MATERIAL" RATE, YOU NEED TO SIGN THE TIME SHEET AS THE WORKERS FINISH THEIR JOB. PLEASE MAKE ARRANGEMENTS TO BE PRESENT AT THE END OF THE JOB OR TO LEAVE THE SIGNED TIME SHEET WHERE OUR FOREMAN CAN GET IT NEXT MORNING. UNLESS OTHERWISE SPECIFIED, UP TO TWO COATS IS INCLUDED IN PRICE. ADDITIONAL COATS CAN BE APPLIED AT A RATE OF \$50.00 PER HOUR.

WE PROPOSE hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:

**One hundred fifty thousand**

**\$150,000.00**

Payment to be made as follows:

**1/3 deposit to be scheduled, balance to be paid to crew supervisor day of completion**

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Agreements made with other painters not recognized. Powerwashing does not clean windows, window washing arrangements should be made subsequent to powerwashing. Gutter grime requires hand-washing. Formal mediation of disputes between homeowners and contractors is available through MHIC The commission administers the Guaranty Fund, which may compensate homeowners for certain actual losses caused by acts or omissions of licensed contractors: and a homeowner may request that a contractor purchase a performance bond for additional protection against losses not covered by the Guaranty fund for and additional 2% of the contract amount. All work will be substantially complete within 90 days of

Authorized  
Signature

Note: This proposal may be  
withdrawn by us if not accepted within

30 days

ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature

X

Date of Acceptance:

Signature