



## **PROPOSAL**

May 8, 2015

Mr.  
Ponte Vedra Beach, FL 32082

**RE: Create two openings in exterior living room wall for two sets of new windows**

Warner Construction Co proposes to complete the following scope of work for \$14,786.00

## **SCOPE OF WORK**

### **DEMOLITION**

1. Exterior stucco and window trim.
2. Interior drywall and window trim.
3. Stone fireplace mantle.

### **CARPENTRY**

1. Frame, sheath, dry in and flash new openings.
2. Repair drywall.
3. Install four white aluminum divided glass windows to match existing as close as possible.
4. Install window sills and casing to match existing as close as possible.

### **ELECTRIC**

1. Relocate outlets; two under new windows, one over fireplace.
2. Relocate t/v cable over fireplace.

### **STUCCO**

1. Install stucco and window trim to match existing as close as possible.

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State Certified Building Contractor ■ CBC 058574

814 Worth Road Jacksonville, FL 32259

(904) 626-3547

[WWW.WARNERCONSTRUCTIONJAX.COM](http://WWW.WARNERCONSTRUCTIONJAX.COM)

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## BAXTER PROPOSAL

### GENERAL CONDITIONS

This estimate includes, a building permit, protecting existing surfaces, removing waste and clean up.

WCC accepts no responsibility for damage to lawn or landscaping unless addressed in the scope of work.

All work completed in a professional manner.

All applicable insurance included.

Valid for ten days.

- ***THANK YOU*** for this opportunity to provide our services; please call with any questions or comments.

Sincerely,

Todd A. Warner, President  
Warner Construction Co.

### STANDARD EXCLUSIONS

Warner Construction Company is responsible only for the 'SCOPE OF WORK' as described in the written proposal. Warner Construction Company is not responsible for existing conditions that have not been clearly outlined as work to be completed. This includes but is not limited to; Electric, HVAC, water damage, sound attenuation, unspecified equipment or parts, networking and data hookups.

### CONCEALED CONDITIONS

This agreement is based solely on the observations Contractor was able to make with the structure in its current condition at the time this agreement was bid. If additional concealed conditions are discovered once work has commenced which were not visible at the time this proposal was bid, Contractor will stop work and point out these unforeseen concealed conditions to the Owner so that the Owner and the Contractor can execute a Change Order for Additional Work.

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### **PAYMENT SCHEDULE**

Original lump sum of \$14,786.00 to be paid in four payments.

10% due with signed proposal to order material.

40% due upon commencement of work.

40% due when stucco installation begins.

Remainder due upon completion.

Outstanding accounts not collected within 30 days are subject to interest and attorney fees.

### **PAYMENT OF CHANGE ORDERS**

Payment for each Change Order is due upon completion of Change Order work and submittal of invoice by Contractor.

Sign & Date\_\_\_\_\_