



**EXTERIOR PROPOSAL**

FLYN LLC Painting Services  
 300 Travis Lane Unit #18  
 Waukesha, WI 53189  
 Phone: (262) 232-8509  
 Email: [info@flynllc.com](mailto:info@flynllc.com)  
 Salesperson: Leybant Pulido  
 Cell phone: (262)408-1947  
 Office: (262)232-8509



**Full Workers Compensation, Full Coverage \$1,000,000 General Liability Insurance**

Proposal #: 5-24-0002225 Updated 5/11/24 (2)  
 Date: 5/3/2024  
 Client: Jessica Francis.  
 Address: 304 E College Ave. Waukesha WI 53186.  
 Phone: (414)8501854.  
 Email: [jess@createlabelle.com](mailto:jess@createlabelle.com)

**Overview:**  
 The price is estimated according to the conversation with the customer. This estimate includes 2 coats.

**Notes:** Because of the conditions of the paint and year that the house was built there is a big probability that the paint is lead, we would have to do a lead test (included on this proposal)

**LEAD POSITIVE PROPERTY:** All work will be done in accordance with all lead safety procedures required by the state of Wisconsin DHS.

If there is any carpentry, that would be a separate estimate because it depends on time and materials.

We will provide the paint  
**2 Year Limited Warranty.**  
**Full Worker's Compensation**

**GENERAL DESCRIPTION: Exterior Paint**

**Include:**  
**House:** Soffit, fascia, gutters, trims, cedar shake siding, 18 shutters, 21 storm windows (both side), frame between windows and storm windows, 21 windows (exterior side), 3 basement windows, main entrance (wood arch,) main door (exterior side), overhead garage door (exterior side), balcony railing, Adding 8 Storm windows (both side) and 8 windows (both sides).  
**Carpentry Work:** We will replace some pieces of cedar siding on the dormer windows.  
**Gutter guard installation:** 6-inch Width, hydro flow Gutter Cove.  
**Additional caulking work:** Fill all gaps and flashing gaps around the house before painting (there are large gaps)."  
**Customer Initials:**

**Exclude**  
**House:** Brick walls, man garage door, patio door, small deck.  
**Customer Initials:**

**PREPARATION**

**Washing:** All areas that will be painted will be power washed. This is necessary to remove dirt and mildew. This is recommended to prevent problems with intercoat adhesion. The goal is not to remove the paint: however, it is likely some paint chips may be knocked off the house during the course of a typical power wash. Immediately upon completion of the washing, we may not be able to clean up all of the paint chips as they will be too wet. The paint chips will be cleaned once we are on the job site to do the painting. The crew will determine if power washing or hand washing is needed. \*\*Please note that if your project has tested positive for Lead your project will not be power washed, but rather handwashed in order to prevent any cross contamination. All work will be done in accordance with all lead safety procedures required by the state of Wisconsin DHS.

**Caulking:** Caulk previously caulked gaps and cracks on areas where old caulk is missing, cracked or loose. Unless otherwise stated, we will only be caulking areas where we are fully painting the surrounding boards. PLEASE NOTE: Many builders leave areas uncaulked as a way to allow the home to breathe; these are called expansion joints. This also applies to butt joints, the area where siding boards butt up against each other. We will not caulk expansion joints or butt joints unless it is written into contract.

**Puttying:** Fill woodpecker holes and large, open knot. Small knot holes will not be filled. Expanding foam and epoxy wood filler will be used as required. This is at our discretion; if customer requests additional work, there will be an additional charge.

**Scraping:** Thoroughly scrape loose and peeling paint to ensure a firm base for the new paint. Customer must understand that there may be a slight unevenness in areas where there are multiple layers of paint versus areas of bare wood.

**Carpentry:** Carpentry work is excluded (unless otherwise stated). Carpentry work is available at \$75.00 per man hour plus materials. A 35% mark-up on materials will be added. Labor includes inspection, material pick-up, repairs and material disposal. If interested, please ask.

PRIMING / FINISH COATS	Surface Type/Area	Primer	Purpose			
SURFACE AREA	COATS	PAINT BRAND	COLOR	FINISH	RESIN	
Cedar shake Siding, fascia, soffit, gutters, downspouts, windows trim, doors trim, main door, windows,	2	SHERWIN WILLIAMS	TBD	FLAT	SUPERPAINT	



Carpentry work



**Clean Up:**

**TOP QUALITY PAINTS:** We have very strong relationships with both Sherwin Williams and Hallman Lindsay. Most of our contracts quote out using equivalent products from both stores. This allows freedom for the painters to choose what is best for your home based on location of stores, hours of operation, and their own personal preference. While most of our customers don't have a personal preference, if you do please share. **PRODUCTS FROM OTHER MANUFACTURERS MAY HAVE ADDITIONAL COSTS.**

**NO TRACE PAINTING POLICY.** Clean up is daily and in full upon completion of the job. All ladders will be taken down and stacked. Tools and equipment will be stored properly each evening in an acceptable and agreed upon location. The procedures performed while painting your home may create thousands of paint chips that are impossible to fully clean up. We will make sure your property is presentable upon completion, including sweeping of paint chips.

**Notes/Misc**

**COLORS:** Pricing is based on the current color scheme. Changing the colors or location of colors may change the price. Color changes typically require additional coats.

**LANDSCAPING:** We exercise caution around plants and shrubs to avoid trampling and excessive drips; however, we cannot be responsible for incidental damage to landscaping that occurs in the normal course of performing our work.

**TIME & MATERIALS PROJECTS:** There are some services that we offer where we are not able to give an exact price up front. Most common would be additional caulking, potential sanding, vine removal, and carpentry work. These are mainly because we don't know how the last person did the work, or because we don't know the severity of the damage until the work is started. The painters will provide you with a T&M form to help understand and track hours as the work is being done. See preparation section above, or additional notes in the OPTION section. Discounts are not available on T&M work. Explained? Y / N \_\_\_\_\_

**PAYMENT OPTIONS:** The prices quoted below are based on paying by cash or check and already include a 3% discount (round to whole dollar). While we prefer payments by cash or check we also accept VISA, MASTERCARD and DISCOVER, but be aware that the 3% (rounded to the whole dollar) will be added to the amount ran on your card.

Loan Payment Option:

We have partnered with Marine Credit Union (333 N. 35<sup>th</sup> Street Milwaukee, WI 53208) to provide our customers with another payment alternative to assist in helping finance their interior and exterior projects. Depending on your credit line, the rates can be as low as 4.49%. If you are interested in exploring this option, please let us know, and we would gladly share more information regarding how to get started.



**Customer Initials:**

ALL LABOR, MATERIAL, PAINT: (2 COATS)			
Included			
YES	House: Soffit, fascia, gutters, trims, cedar shake siding, 18 shutters, 21 storm windows (both side), frame between windows and storm windows, 21 windows (exterior side), 3 basement windows, main entrance (wood arch,) main door (exterior side), overhead garage door (exterior side), balcony railing. Adding 8 Storm windows (both side) and 8 windows (both sides).		\$7,740.00
YES	Carpentry Work: We will replace some pieces of cedar siding on the dormer windows.		\$900.00
YES	Gutter guard installation: 6-inch Width, hydro flow Gutter Cove.		\$1,900.00
YES	Additional caulking work: Fill all gaps and flashing gaps around the house before painting (there are large gaps)."		\$350.00
YES	10% Manager discount.		-\$1,089.00
YES	Lead painting test		\$65.00
		<b>TOTAL:</b>	<b>\$9,866.00</b>
		DEPOSIT:	183,453.10
		BALANCE:	

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**DEPOSIT / LATE FEE:** A 35% deposit is required on residential jobs and a 45% deposit on commercial jobs, unless other agreements have been made in writing. Unless in writing prior to the start of the project, balance is due in full upon completion. Customer is expected to make themselves available for the "Pride Walk" at the completion of the jobs. Painters and/or office will do their best to inform customer of a rough time frame when the job will be complete. A 25% late fee per month will be assessed on amounts due over thirty (30) days. Those with specific payment terms in writing the thirty (30) day will start based on those terms.

**WISCONSIN:** "Right to Cure Law" Wisconsin law contains important requirements you must follow before you may file a lawsuit for defective construction against the contractor who constructed your dwelling or completed your remodeling project. Section 895.07 (2) and (3) of the Wisconsin statues requires you to deliver to the contractor a written notice of any construction conditions you allege are defective before you file a lawsuit, and you must provide your contractor the opportunity to make an offer to repair or remedy the alleged construction defect.

**NOTICE OF LIEN RIGHTS:** As required by the Wisconsin Construction Lien Law, Contractor hereby notifies owner that persons or companies furnishing labor or materials for the project on the owner's land may have lien rights on the owner's land and buildings if not paid. Those entitled to lien rights, in addition to the contractor are those that contract directly with the owner or those who give the owner notice within 60 days after they first furnish labor or materials for the project. All customers are entitled to a lien wavier upon completion and payment for the job. Our crews carry the form with them so please feel free to ask.

Payment is due: A 35% deposit is required on residential jobs, and 45% on commercial jobs. The rest of the payment is due upon job completion. (for more information about the payment, read notes above)

(I/WE) HAVE READ THE TERMS STATED HEREIN, THEY HAVE EXPLAINED TO (ME/US) AND (I/WE) FIND THEM TO BE SATISFACTORY, AND HEREBY ACCEPT THEM.	(I/WE) HAVE EXAMINED THE JOB STATED HEREIN, THEY HAVE SHOWN TO (ME/US) AND (I/WE) FIND THE JOB TO BE SATISFACTORY, AND HEREBY ACCEPT THE JOB AS COMPLETE.
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SIGNATURE

Date

SIGNATURE

Date



**INTERIOR PROPOSAL**

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 Address: 304 E College Ave. Waukesha WI 53186.  
 Phone: (414)8501854.  
 Email: [jess@createlabelle.com](mailto:jess@createlabelle.com)

**Overview:**  
 The price is estimated according to the conversation with the client.

**If there are any drywall or carpentry repairs that would be a separate estimate because it depends on time and materials.**

**We will provide paint and material**

**2 Year Limited Warranty.**  
**FLYN will provide the material and paint.**

**GENERAL DESCRIPTION: Interior Paint.**

**Include**

Whole house: Paint walls, ceiling, base board, trim, 13 doors (both side), 1 patio door (Both side), 21 Windows (trim and grills interior side), Book room (wood beams, box of the bookshelf), stairs (riser and hand railing).

**Exclude**

Basement, wood ceiling, kitchen cabinets, tail walls, stairs (tread), 8 windows, 3 Interior Closets: Paint walls and ceiling, 2 half bathroom, 1 full bathroom, up-stairs door.

**Customer Initials:** \_\_\_\_\_

**Customer Initials:** *JF*

**SET-UP TO BE DONE**

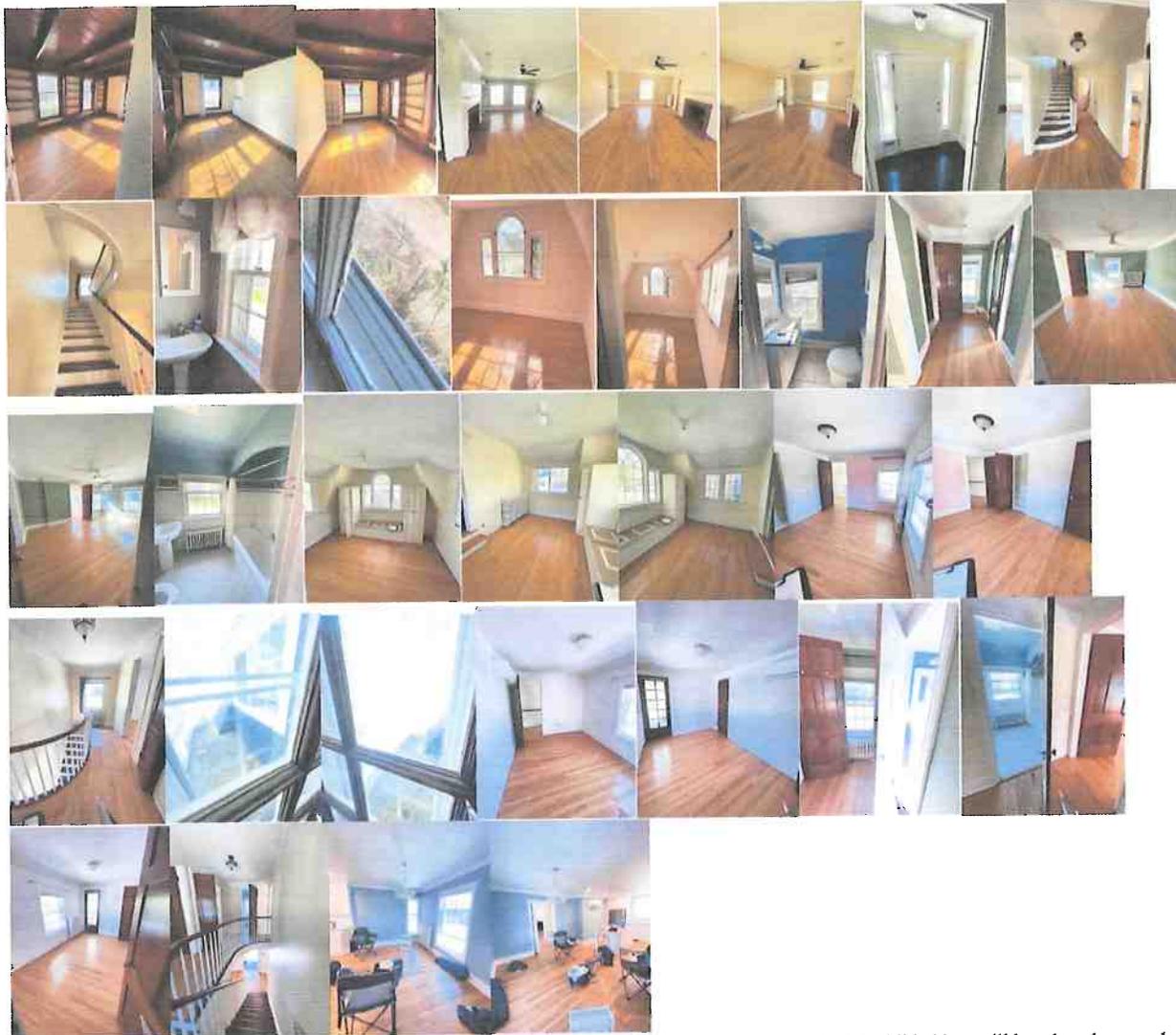
Client to: Remove all personal items, remove all paintings, pictures and wall decorations, remove blinds and window coverings, and Remove all movable furniture.

FLYN LLC will cover and protect: Baseboards, Floors, Furniture, Fixtures, Bathroom fixtures and vanity, Cabinets.

FLYN LLC will: Move large furniture as required, Remove and reinstall switch plate and outlet cover.

**PAINTING TO BE DONE**

ROOM or AREA	COATS	PAINT BRAND	COLOR	FINISH	RESIN
Walls	2	Sherwin Williams	TBD	SATIN	<b>SUPERPAINT</b>
Ceiling	2	Sherwin Williams	TBD	FLAT	<b>CHB</b>
Doors, trim, baseboard (wood)	2	Sherwin Williams	TBD	SATIN	<b>EMERALD.</b>



**CLEAN UP: NO TRACE PAINTING POLICY.** Clean-up is daily and in full upon completion of the job. All ladders will be taken down and staked. Tools and equipment will be stored properly each evening in an acceptable and agreed upon location.

**FREE COLOR CONSULTATION:** We offer a complimentary one-hour color consultation with every project involving a color change. The suggestions by our color consultants are to help direct the customer; however, the customer is responsible for the final selection. PLEASE NOTE: Consultations are FREE to all customers that have contracted FLYN, and their project exceeds the cost of \$1,000.00. Once we receive your signed contract, the money will be credited towards the remaining balance of your project. If your contract is of \$1,000.00 or less, the customer is required to pay out of pocket, and will not be reimbursed for the cost of the color consultation

**ADDITIONAL COATS:** Main price assumes one coat unless otherwise stated. A second coat is always recommended for the best looking and the longest lasting coverage. Common reasons for needing a second coat include changes in color, sheen, hue or shade, covering over primer, or if it has been more than 7-8 years since the last paint job. Please accept the advice of our staff. We want the job to look great as well.

**ACCENT WALLS:** Each accent wall is \$85.00 per color and / or location. Unless stated on the contract, this will be an additional charge given on a change order form.

**TIME & MATERIALS PROJETS:** There are some services that we offer where we are not able to give an exact price up front. Most common would be wallpaper removal, faux finishes, drywall repairs, texturing, and carpentry work. These are mainly because we don't know how the last person did the work, or because we don't know the severity the damage until the work is started. The painters will provide you with a T&M form to help understand and track hours as the work is being done. See preparation section above, or additional notes in the OPTION section. Discounts are not available on T&M work. Explained  Y/N \_\_\_\_\_

**PAYMENT OPTIONS:** The prices quoted below are based on paying by cash or check and already include a 3% discount (round to whole dollar). While we prefer payments by cash or check we also accept VISA, MASTERCARD and DISCOVER, but be aware that the 3% (rounded to the whole dollar) will be added to the amount ran on your card.

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**Customer Initials:** \_\_\_\_\_

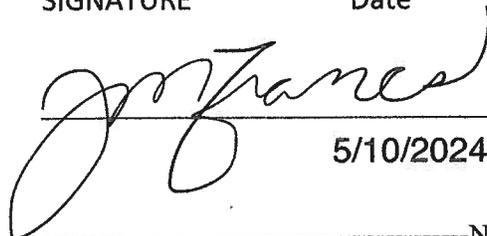
PRICE SUMMARY			
Included	REFERENCE PRICE	QUANTITY	FINAL PRICE
YES	Whole house: Paint walls, ceiling, base board, trim, 13 doors (both side), 1 patio door (Both side), 21 Windows (trim and grills interior side), Book room (wood beams, box of the bookshelf), stairs (riser and hand railing).		\$10,780.00
YES	10% Manager discount.		-\$1,078.00
<b>TOTAL:</b>			<b>\$9,702.00</b>
DEPOSIT:			\$3,395.70
BALANCE:			

(I/WE HAVE READ THE TERMS STATED HEREIN, THEY HAVE EXPLAINED TO (ME/US) AND (I/WE) FIND THEM TO BE SATISFACTORY, AND HEREBY ACCEPT THEM.

(I/WE) HAVE EXAMINED THE JOB STATED HEREIN, THEY HAVE SHOWN TO (ME/US) AND (I/WE) FIND THE JOB TO BE SATISFACTORY, AND HEREBY ACCEPT THE JOB AS COMPLETE.

SIGNATURE

Date

  
 \_\_\_\_\_  
 5/10/2024

SIGNATURE

Date

\_\_\_\_\_  
 \_\_\_\_\_

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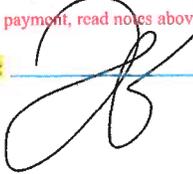
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Customer Initials: \_\_\_\_\_

A handwritten signature in black ink, consisting of a large, stylized 'J' and 'B' intertwined, written over a horizontal blue line.

## Existing Lower Bath



Half bathroom vanity loose & not level



Half bathroom tiling not properly installed & unlevel



Half bathroom vanity not level

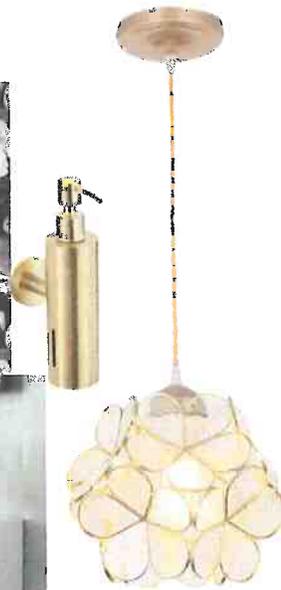


Active leak



**Proposed Lower Bath Aesthetic**

- Pendant lights - 47.2x7.8
- Soap dispenser - 2x9
- 4 in. Centerset Bathroom Faucet with Drain (Home Depot# 1008443033)
- Wallpaper (representative)
- Sink (1010840695)
- Bottle trap (1009533207)
- Gold toilet handle
- 1920's mirror
- Toilet (1003951329)



**Existing Upper Main Bath**



**Second floor bathroom vanity**



**Second floor bathroom vanity**



**Second floor bathroom**



**Second floor bathroom tub stopper body corroded through**





## Proposed Upper Main Bath Aesthetic (shower image representative)

Shower - subway tile

- 3x6 white subway tile (1002-671-563) with #11 Snow White Grout

Walls - 1/2 up subway tile with black trim

- 3x6 white subway tile (1002-671-563) with #11 Snow White Grout
- .5x12 black wall trim (1004-929-186)
- 2x6 bullnose (1002-655-463)

Floor

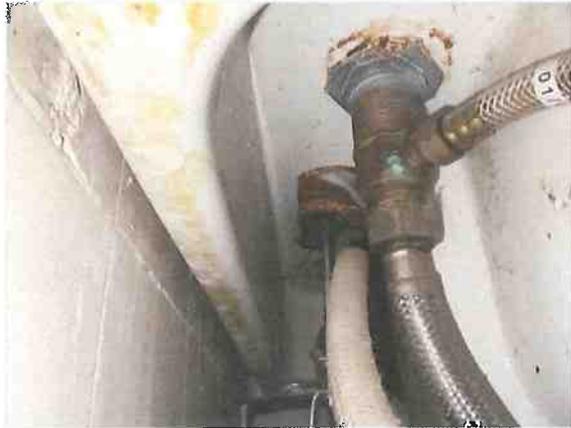
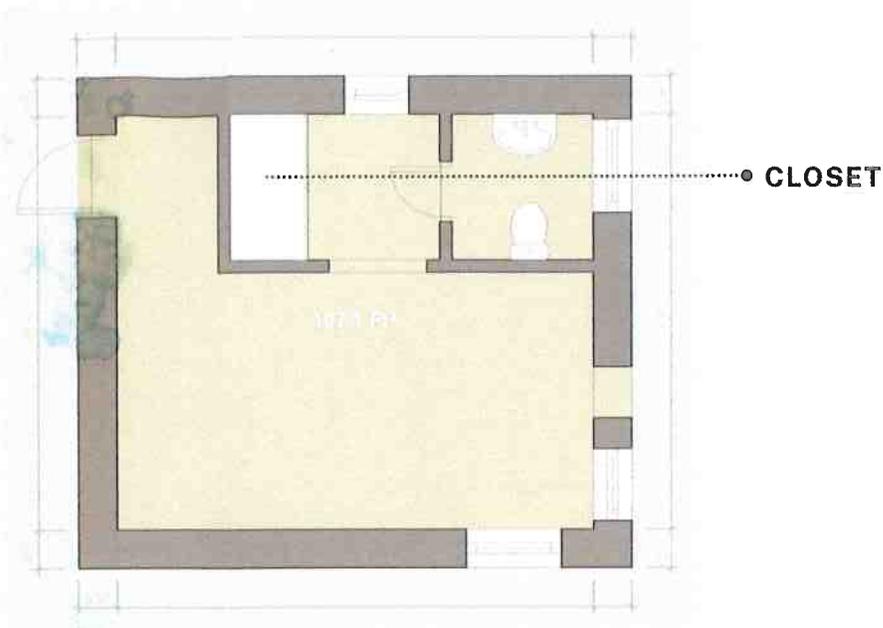
- 11x10 white penny tile (1006-248-224) with #11 Snow White grout

Other

- Gold toilet handle
- Soap dispenser - 2x9
- 32x34 mirror
- Toilet
- Vanity



**Existing Upper Master Room 1/2 Bath**



**Improper repairs master bathroom sink**



**Master bathroom**

**Proposed Upper Master (photos representative)**

Shower - herringbone

- Glossy Green tile (1010056131) with #11 Snow White Grout

Floor

- 11x10 white penny tile (1006248224) with #11 Snow White grout

Other

- Gold toilet handle
- Soap dispenser - 2x9
- Toilet (1003951329)
- Lights - 15x5.11

**Proposed** - add shower and closet

