



## Proposal # 12732

June 17, 2021

6600 Schoolway, Greendale WI 53129  
414.423.9200 - 414.423.9201 fax

### Proposal Submitted:

Mark & Niniana Fiorina  
208 Windsor Drive  
Waukesha, WI. 53186  
262.501.0075  
[Fiorina.mark@gmail.com](mailto:Fiorina.mark@gmail.com)

### Work to Be Performed at:

**We hereby propose to furnish all materials and provide all labor for the following home improvement scope of work. Exterior Remodel & Repairs.**

**TOTAL: \$11,133.10 \_\_\_\_\_ (Initial)**

- Secure all permits necessary.
- J&J Contractors I LLC to comply with all OSHA safety regulations.
- Remove and dispose of existing gutter and gutter guards on the front section of the house. Approx. 11ft.
- Remove and set aside the (2) decorative korbels and spindles on the front entry way of the house.
- Remove the existing posts and cedar trim around the columns and support header on the front of the house.
- Furnish and install new pretreated 6X6 posts for the columns and support headers on the front of the house.
- Repair any rotted framing. There is a \$100 allowance for any unforeseen framing repairs included in the initial proposal. Any repairs beyond the initial allowance will incur of cost of time and materials with prior authorization from the homeowner before executing any additional repairs beyond the initial scope.
- Furnish and install new LP Smart Side composite trim around all the newly installed columns and headers on the front entry way of the house. New LP Smart Side includes custom pre-finished paint.  
**-LP Smart Side Paint Color: Royal Brown.**
- Reinstall existing korbels and spindles on the front of the house to closely duplicate the existing look.
- Furnish the labor and materials to repair any exterior stucco for the newly installed composite trim on the front and sides of the house.
- Fabricate and install new flashings as needed. Color to match
- Furnish and install new 6" aluminum seamless gutter on the front of the house. **Color: Royal Brown**
- Install new gutter apron and screw-in gutter brackets. New apron will be installed if we can remove the existing apron without compromising the integrity of the first row of shingles. If this cannot be performed than we will reuse the existing gutter apron currently there.
- Furnish and install new Raindrop Gutter Guards for the newly installed gutter on the front of the house.
- Fabricate and install new rain/splash guard on the front of the new gutter and on the gable side of the house. The rain guard will be installed where the gutter meets the house and extend approx. 3ft. out.
- Apply matching caulk as needed.
- Reuse and reinstall existing downspouts.
- Remove and dispose of existing trim on the side of the house. Approx. 10ft. of 1x6 and accent 1x3 trim to be removed.
- Furnish and install new LP Smart Side composite trim on the side of the house. Approx. 10ft.  
**-New trim detail will have only 1 piece of 1x's.**
- Fabricate and install new drip cap for the newly installed siding trim.
- Apply matching caulk as needed.
- Cleanup and removal of all debris
- 5 Year Workmanship Warranty

**Respectfully submitted by: Erik Hart**

The above prices, specifications and conditions are satisfactory and are hereby accepted as stated on page 1 and page 2. You are authorized to execute the work specified. Payment will be made as outlined.

**Authorized Signature: \_\_\_\_\_ Date: \_\_\_\_\_**

*All project quotes are valid for twenty-one days and may be withdrawn at any time at the discretion of J & J Contractors I LLC*  
WI License 679180 – Insured

## ADDITIONAL PROJECT DETAILS – (Items apply where applicable)

1. Load roof and secure all materials in a manner in conformance with the load bearing specifications of the roof support structure and structural integrity of the existing deck materials.
2. Inspect job site for Watertightness each day before leaving the job site.
3. Inspect Project upon completion by the onsite foreman.
4. Submit all Warranty information to customer to be submitted to manufacturer.
5. Walk and Inspect Project with owner to ensure Full Satisfaction with Project Completeness and Cleanliness.
6. Upon completion of work all remaining materials are property of J & J Contractors I LLC.
7. J&J will call "Diggers Hotline" to identify public utilities **if** needed depending on your job requirements.

Client(s) understand that: Diggers Hotline services only cover public utility lines. Private lines are owned by the property owner (aka: you). It is your responsibility to identify private lines before excavating. Locators can be hired to locate private lines. As a homeowner, it is important to confirm if you have any private lines and where they are located. Examples of private lines include but not limited to propane lines, water and sewer laterals, electric lines to detached garages or lamp posts, underground sprinkler systems and invisible fencing for your dog. It is the homeowner's responsibility to provide J&J Contractors with a private line plan that is marked off and identified the same as public utility lines. If no plan and markings are provided, J&J is not responsible for any private lines that are damaged. By signing this contract, you are indicating that you understand and agree to these terms.

8. **There is a 1 Year Workmanship Warranty on the gutter and electrical work performed. 5 Year Workmanship Warranty on the Railings and Posts.**

### TERMS AND CONDITIONS:

1. Project Start and Completion date shall be deemed approximate and may be subject to delays caused by weather, acts of God, fires or other reasons not under the control of J & J Contractors I LLC, including the availability of materials/special orders, and any delays that may be caused by customer making selections in a timely manner. Estimated start date will be given upon receiving a signed contract: Work will be completed within \_\_\_\_ week(s) of project start date unless otherwise noted in this contract. Completion timeframe is subject to delays as noted within this paragraph.
2. J & J Contractors I LLC will obtain all permits required for described work.
3. Customer agrees that any adjustment shall not be cause for failure to make payment of the full purchase price. Any failure of the Customer to make payments as called for in this agreement shall allow Contractor to stop working without a penalty.
4. Customer agrees to remove or protect any personal property inside and outside the Site. Contractor shall take reasonable efforts to avoid damage to existing property and in such event shall not be responsible for damage to Owner's property, including existing walks, concrete steps, driveways, curbs, septic tanks, sewer lines, water or gas lines, telephone or electric lines, lawn, shrubs, trees, and other interior and exterior plantings or vegetation, whether caused in whole or in part by the Contractor, its employees or subcontractors, or their suppliers in the performance of work or in the delivery of materials to the Site.
5. **Payment Terms:** Payments are to be made as follows: **50% due upon signing of contract and balance due upon completion of work. If a credit card is used as payment, a 3.5% convenience fee will be applied to that payment. Lien waiver and warranty information will be submitted upon receiving final payment.**
6. As required by Wisconsin construction Lien Law, the Contractor hereby notifies the Customer that companies furnishing materials or labor for construction on the Customer's land may have lien rights on the Customer's land and building if they are not paid. Those entitled to lien rights, including the undersigned Contractor, are those who directly contract with the Customer or those who give the Customer notice within thirty (30) days after they first furnish materials or labor for the construction.
7. Any delays in payment shall be subject to the interest rate of 18% per annum and in no event higher than the rates provided by law. If the Contractors incur any attorney's fees and cost in collecting any provision of this Agreement, the Customer shall be responsible for all actual attorney's fees and costs.
8. Customer provided with Wisconsin's "Right to Cure" Law Brochure.
9. This agreement sets forth the entire agreement between the parties. All changes to the agreement shall be made by separate document.

**Wis. Stat. 779.02 is as follows: "AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, CLAIMANT HERBY NOTIFIES OWNER THAT PERSONS OR COMPANIES PERFORMING FURNISHING, OR PROCURING LABOR, SERVICES, MATERIALS, PLANS, OR SPECIFICATIONS FOR THE CONSTRUCTION ON OWNER'S LAND MAY HAVE LIEN RIGHTS ON OWNER'S LAND AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO THE UNDERSIGNED CLAIMANT, ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OF THOSE WHO GIVE THE OWNER NOTICE WITHIN 60 DAYS AFTER THEY FIRST PERFORM, FURNISH, OR PROCURE LABOR, SERVICES, MATERIALS, PLANS OR SPECIFICATIONS FOR THE CONSTRUCTION. ACCORDINGLY, OWNER PROBABLY WILL RECEIVE NOTICES FROM THOSE WHO PERFORM, FURNISH, OR PROCURE LABOR, SERVICES, MATERIALS, PLANS, OR SPECIFICATIONS FOR THE CONSTRUCTION, AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO THE MORTGAGE LENDER, IF ANY. CLAIMANT AGREES TO COOPERATE WITH THE OWNER AND THE OWNER'S LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID."**

**NOTICE OF CANCELLATION:** The purchaser and J & J Contractors I LLC have the option to cancel this Agreement at any time for any reason within three (3) business days from the date of this Agreement in writing. In the event of cancellation of this agreement by the owner thereafter, Contractors shall receive immediate reimbursement from the owner for all expenses incurred to that date.

Sign here if you want to cancel \_\_\_\_\_ Date \_\_\_\_\_

**Customer Submitted:**

*Mark Niniana Fiorina*

*208 Windsor Drive*

*Waukesha, 53186*

## Addendum A: 2013 WISCONSIN ACT 24

Please indicate whether, to the best of your knowledge, the work contemplated by this contract is related to a claim under a property insurance policy:

\_\_\_\_\_ YES, to the best of my knowledge, the work contemplated by this contract is related to a claim under a property insurance policy.

\_\_\_\_\_ NO, to the best of my knowledge, the work contemplated by this contract is not related to a claim under a property insurance policy.

Date: \_\_\_\_\_

Customer's signature: \_\_\_\_\_

Residential contractor's signature: \_\_\_\_\_

You may cancel this contract at any time before midnight on the third business day after you have received written notice from your insurer that the claim has been denied in whole or in part under the property insurance policy. See the attached notice of cancellation form for an explanation of this right.

## NOTICE OF CANCELLATION

If you are notified by your insurer that the claim under the property insurance policy has been denied in whole or in part, you may cancel the contract by personal delivery or by mailing by 1st class mail a signed and dated copy of this cancellation notice or other written notice to (name of contractor) at (contractor's business address) at any time before midnight on the third business day after you have received the notice from your insurer. If you cancel the contract, any payments made by you under the contract, except for certain emergency work already performed by the contractor, will be returned to you within 10 business days following receipt by the contractor of your cancellation notice.

### I CANCEL THIS CONTRACT

Date: \_\_\_\_\_

Customer's signature: \_\_\_\_\_