

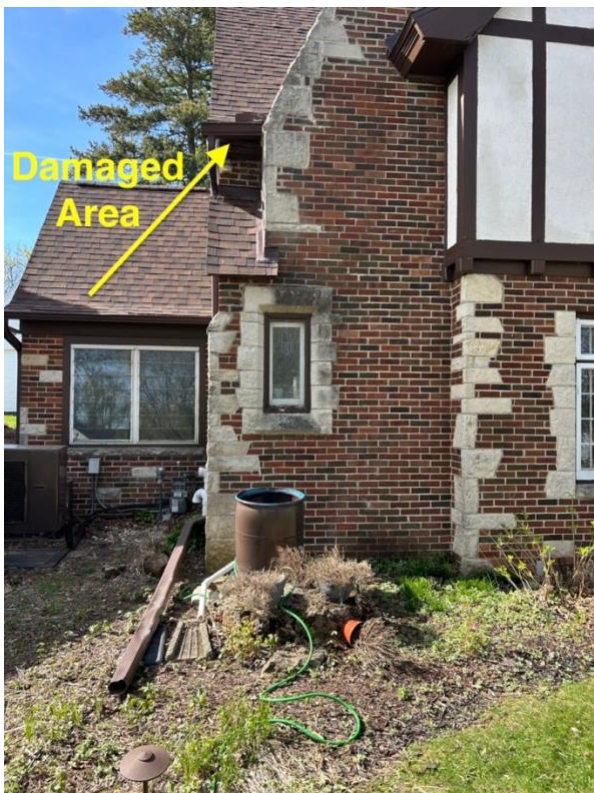


Restoration Proposal

Date: 4/29/25

For:

Nick Gorjestani
325 E Newhall Ave.
Waukesha, WI, 53186
262 709 1303
Nickg2794@hotmail.com



Company Mission:

Thoughtful Craftsmen's mission is to maintain the historic housing stock of Milwaukee and its older suburbs through comprehensive restoration that treats a home as a living organism composed of interconnected systems. Using the highest quality materials, applied and installed with a thoughtful eye to historical and architectural details, we endeavor to return homes to their original appearance in a way that will survive for decades to come.

Work Proposed:

Repair damaged soffit, fascia and trim piece next to the chimney on the front of the house. (see pictures above)

Paint the repair with matching paint.

We perform this service on a time and materials basis. More information about time and materials is provided at the bottom of the proposal

Job Description:

Repair/ Restoration of Damaged Wood

We will address any deteriorated wood or missing wood discovered using Abatron Wood Restoration 2 Part Epoxy repair solution. This process clears areas of existent rot/deterioration, consolidates the wood with a liquid epoxy and is followed with an epoxy putty which is packed into place. After it has set, we sand and shape it to match the surrounding structure. As needed, the putty will be dyed to match existing finish as closely as possible.

If damage is such that epoxy repair is not logical, material will be replaced and re-finished to match existing.

Totals:

All work including set up, removal, restoration, reinstallation, clean up, and travel to be performed at \$125/hr. including the cost of any necessary materials or expendable supplies + 10%.

Minimum Cost of this repair will be \$1500.

To track our time and keep you informed, we complete and share with you *daily* time and materials logs and are happy to discuss the process, progress, and any options that arise as frequently as you would like.

A Note On Time and Materials Work:

This process has proved to be very successful for going-on 20 years, but requires that we each do our part. Our part is to keep you informed about the job progress and the time spent and materials used. We do this through daily Time and Material Logs, which are made available to you. We provide the information and can answer questions about it, but we cannot know if it is meeting your expectations or staying within your budget.

That's where your part comes in. We encourage you to read the logs as you receive them, ask any and all questions that occur to you. If you want to expand or contract the scope of work, let's talk so we can find a good stopping point. If you want us to pursue a lower degree of perfection in order to speed things up, please let us know. We can make adjustments while the work is in progress. If you wait until you receive the invoice to tally hours and consider your budget, it is too late for us to make changes. While we don't bill for any mistakes or gross inefficiencies, we do invoice for all hours we worked unless adjustments are made at the time.

Most of all, please communicate whenever you have a question or concern. Both you and we share this common goal: we do not want to do any work that you don't want to pay for. . . but we cannot read your mind. Please share with us what is on it.

AS REQUIRED BY WISCONSIN CONSTRUCTION LIEN LAW, CONTRACTOR HEREBY NOTIFIES OWNER THAT PERSONS OR COMPANIES FURNISHING LABOR OR MATERIALS FOR THE CONSTRUCTION ON 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 BELOW SIGNED CONTRACTOR, ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER NOTICE WITHIN 60 DAYS AFTER THEY FIRST FURNISH LABOR FOR THE CONSTRUCTION AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO HIS/HER MORTGAGE LENDER, IF ANY, TO SEE THAT ALL POTENTIAL CLAIMANTS ARE DULY PAID.

Compliance with Wis. Admin. Code Chapter DHS 163: Thoughtful Craftsmen Inc. shall comply with Wis. Admin. Code Chapter DHS 163 while performing paint and/or restoration work as provided for in the attached Proposal upon property that is covered under Wis. Admin. Code Chapter DHS 163. A copy of said Chapter DHS 163 is attached, as is the "Renovate Right" pamphlet. By signing below, you acknowledge, admit and agree that you have been provided a copy of Wis. Admin. Code Chapter DHS 163, and a copy of the "Renovate Right" pamphlet.

Bonding and Insurance Coverage: Thoughtful Craftsmen Inc. maintains workers compensation insurance as well as general and excess liability insurance; proof of said insurance is attached to this Proposal. Thoughtful Craftsmen Inc. does not maintain Bonding Insurance.

Animal or Pest Policy: If critters are found during construction and pose a safety risk, delay the project, or need special handling, Thoughtful Craftsmen will inform the property owner. The owner is responsible for their removal unless otherwise agreed in writing. We are not liable for any extra costs or delays related to critter removal unless included in the original contract. Additionally, Thoughtful Craftsmen is not responsible for damage to installed materials caused by animals or insects during or after installation. It is the property owner's responsibility to protect materials from such damage. Consulting a pest management professional is recommended.

Landscaping Liability Disclaimer: Thoughtful Craftsmen shall not be held liable for any damage to existing landscaping, including but not limited to trees, shrubs, lawns, and garden features, that may occur during the course of the construction project. While every reasonable effort will be made to minimize impact, the client acknowledges that certain damage may be unavoidable. The responsibility for any necessary repairs or restoration of landscaping shall rest solely with the client unless otherwise specified in the contract.

Social Media Policy: Thoughtful Craftsmen may capture photos or videos of the project for marketing, including social media and websites. We ensure no sensitive information about the property is shared without written

consent. The property owner can request removal of any content they find objectionable. If the owner wishes to opt out of media use, they must notify the Contractor in writing before work begins.

Sign Policy: Thoughtful Craftsmen may place a sign in the yard during the project, which will be removed two weeks after completion or upon request. If you prefer not to have a sign, please initial here: _____

Proposal may be withdrawn if not accepted within 30 days. Scheduling is based on receipt of down payment.

Payment Schedule:

Non-refundable time-slot reservation retainer of \$1000 due upon signing. (Will be deducted from initial invoice.)

Time & materials work Invoiced and paid weekly as needed.

Job minimum is \$1500

Payments due directly upon receipt of invoice.

1+1/2% interest per month on all payments 5 days overdue.

Scheduling is based on date of signed proposal and received down payment. For this, check is best and can be made out to Thoughtful Craftsmen and sent to P.O. Box 11537 Shorewood, WI 53211.

Authorized Signature, Thoughtful Craftsmen, INC.

Joe Thomas

4/29/25

I agree to these terms and authorize the work described above.

_____ Date _____ Owner/Agent
(Please sign and return with down payment).



CERTIFICATE OF INSURANCE

— THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY —

CERTIFICATE HOLDER'S COPY

DATE ISSUED (MM/DD/YY)
07/22/2024

Home Office • 100 Erie Insurance Place • Erie, Pennsylvania 16530 • 814.870.2000
Toll free 1.800.458.0811 • Fax 814.870.3126 • www.erieinsurance.com

NAME AND ADDRESS OF AGENCY Preferred Insurance Services 3215 Golf Road, Ste 190 Delafield, WI 53018 Phone: 866-788-4617 Tonya@preferredinservices.com		AGENT'S NO. WW2273		COMPANIES AFFORDING COVERAGE Co.: C ERIE INSURANCE COMPANY Co.: D ERIE INSURANCE PROPERTY & CASUALTY COMPANY Co.: E ERIE INSURANCE EXCHANGE (Not Applicable) Erie Indemnity Co., Attorney-In-Fact in NY Co.: F ERIE INSURANCE COMPANY OF NEW YORK Co.: G FLAGSHIP CITY INSURANCE COMPANY	
NAME AND ADDRESS OF NAMED INSURED Thoughtful Craftsmen, Inc. PO Box 11537 Shorewood, WI 53211 -Phone: 414-217-6222 -Email: amontezon@gmail.com		This certificate is issued for information purposes only and confers no rights on the certificate holder. It does not affirmatively or negatively amend, extend, or otherwise alter the terms, exclusions and conditions of insurance coverage contained in the policy(ies) indicated below. The terms and conditions of the policy(ies) govern the insurance coverage as applied to any given situation. Limits shown may have been reduced by claims paid. This certificate of insurance does not constitute a contract between the issuing insurer(s), authorized representative or producer and the certificate holder.			
This is to certify that policies, as indicated by the Policy Number below, are in force for the Named Insured at the time that the Certificate is being issued.					
CO Adm LTR Inrd	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE MM/DD/YY	POLICY EXPIRATION DATE MM/DD/YY	LIMITS
C	<input checked="" type="checkbox"/> GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> <input type="checkbox"/> GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC	Q61-0319822	09/08/2023	09/08/2024	EACH OCCURRENCE \$ 1,000,000 FIRE DAMAGE (Any One Fire) \$ 1,000,000 MED EXP (Any One Person) \$ 5,000 PERSONAL & ADV. INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS-COMP/OP AGG \$ 2,000,000
	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> "ANY AUTO" (OWNED, HIRED, NON-OWNED) <input type="checkbox"/> OWNED <input type="checkbox"/> HIRED <input type="checkbox"/> NON-OWNED <input type="checkbox"/> GARAGE	COVERAGE WITH PROGRESSIVE INS			BODILY INJURY (EACH PERSON) \$ BODILY INJURY (EACH ACCIDENT) \$ PROPERTY DAMAGE \$ BODILY INJURY AND PROPERTY DAMAGE COMBINED \$
C	<input checked="" type="checkbox"/> EXCESS LIABILITY <input checked="" type="checkbox"/> OCCURRENCE <input type="checkbox"/> RETENTION \$	Q33-0870444	09/08/2023	09/08/2024	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 \$ \$
E	WORKERS COMPENSATION & EMPLOYERS LIABILITY	Q93-0800754	09/08/2023	09/08/2024	STATUTORY BODILY INJURY BY ACCIDENT \$ 100,000 EACH ACCIDENT DISEASE \$ 500,000 POLICY LIMIT DISEASE \$ 100,000 EACH EMPLOYEE
C	OTHER leased/rented equipment coverage	Q61-0319822	09/08/2023	09/08/2024	policy provides up to \$100,000 of coverage for leased/rented equipment with a \$500 deductible
DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/EXCLUSIONS ADDED BY ENDORSEMENT/SPECIAL PROVISIONS					

CANCELLATION: SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

NAME AND ADDRESS OF CERTIFICATE HOLDER -BLANK-	AUTHORIZED REPRESENTATIVE
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