

MODEL HOME CONSTRUCTION CONTRACT

This model contract is for home construction, repair, or remodeling. It was drafted by the Consumer Protection Division of the Maine Attorney General in an attempt to meet the requirements of 10 M.R.S.A. §§ 1486-90, Home Construction Contracts. This contract is required to be used for home construction or repair projects costing more than \$3,000. You are free to copy this contract and use it for your home construction project. *The Maine Attorney General does not guarantee that this model contract satisfies all legal requirements.*

Contract No. _____

1. Parties To This Contract:

A. Contractor

DONALD DUFRESNE (207) 329-5618
Name Phone

P.O. BOX 1881, PORTLAND, ME 04104
Address

B. Homeowner or Lessee

101 NORTH ST. CONDO ASSOC 207 318-8368
Name Phone
P.O.C. DAN SEXTON

101 NORTH ST PORTLAND, ME 04101
Address

2. Location Of Work:

101 NORTH ST. PORTLAND, ME 04101

3. Completion Dates:

A. Estimated date of commencement

9/15/2016

B. Estimated date of completion

10/15/2016

4. Contract Price (if a "cost-plus" formula the cost of labor and materials must be estimated):

Eight thousand six hundred ninety - One (\$8,691.00)

5. Method of Payment (initial down payment is limited to no more than 1/3 of the total contract price): 1st. \$2,897.00 to begin work. 2nd \$2,897.00

ONCE STRUCTURE IS STABLE. NEW FRAME AND BOX
BLKT. \$2,897.00 UPON COMPLETION.

6. Description of the Work: REMODEL EXISTING PORCH
TO INCLUDE MOVING EXISTING STEPS TO A
NEW LOCATION USING A PHOTO SHOWING
THE INITIAL DESIGN. SEE PAGE 2 FOR DESCRIPTION

7. Warranties: The contractor provides the following express warranty: ALL MATERIALS
SHALL BE FREE FROM FAULTY MATERIALS

In addition to any additional express warranties agreed to by the parties, the contractor warrants that the work will be free from faulty materials; constructed according to the standards of the Main Uniform Building and Energy Code (10 M.R.S.A. §§9721-9725); constructed in a skillful manner

1. This proposal is to remodel the existing porch located at 101 North St. It is based on a visual inspection and measurements.
2. Strip porch roof shingles, re-nail roof boards, and add $\frac{3}{8}$ " plywood to strengthen roof decking
3. Ice and water shield membrane and 3 tab 25 year shingles to match existing
4. Stabilize the roof and remove round columns
5. Build new columns to match existing design from early 1900's photo
6. Remove rails, decking, steps and trim and latched at base
7. Square off porch and re-frame floor joists to accept vinyl decking
8. Note: At this point if additional damage is found because of lack of access, an official change order will be written.

9. Re-timber the base of porch to match existing vertical lattice, pre-prime and paint to match.
10. Position new steps off to the right of the porch to a 4'x4' landing with steps determined upon a visual inspection once a major bush is removed.
11. Build 2 or 3 additional steps at a 90° angle to brick sidewalk.
12. Install vinyl decking on landings and steps and prime and paint to match.
13. Remove all debris

NOTE: This design is from an early 1900's photo of porch, column, and stair location.

I will provide valid builders Disability insurance one week before the start date and will receive 1st payment of \$2,897.⁰⁰.

Acceptance of Contract

Contractor

Don Dupres
P.O. Box 1881
Portland, Me 04104

tel 207-329-5618

July 29, 2016

Association

Daniel B Sexton
101 North St.
Portland, ME

04101