Proposal

Professional Building S
Shawn Lowell
(207) 713-3585
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Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 06/16/15

Proposal Submitted To: Mark Bell	Job Name: New PT Deck 20'x20'	Job Number: MB2-2015
Address: 122 Craiggie St.	Job Location: Portland, Maine	
Portland, Maine 04102	Phone Number: 207-205-0294	Date: 3/4/15

We hereby submit specifications and estimates for: *Disposal of Old Deck/Construction of New Pressure Treated Deck*

- Remove ice and snow buildup from current collapsed deck.
- Salvage and remove patio furniture.
- Provide dumpster for disposal of old deck and new construction waste.
- Dismantle collapsed deck.
- Dispose of collapsed deck debris.
- Provide building permit.
- Inspect siding and structure of residence for damage due to collapse (Extensive damage repair at additional cost).
- Remove siding where necessary.
- Install ice and water shield to wall sheathing behind Ledger Board.
- Install new 2"x 10" Leger Board fastening with code compliant Ledge Lock fasteners.
- Locate and drill holes for two tension ties per building code.
- Lay out and install pier support 4' bellow grade (frost line) per building code. Two lines of piers will be installed to accommodate two separate girder beams.
- Install two separate girder beams comprising of two 2"x 10" PT boards fastened together.
- Install double ribbon joists comprised of 2-2"x 10"s to complete the perimeter or deck.
- Install ledger board cap (white galvanized) to top of ledger board.
- Apply a strip of ice and water shield over top flange of cap to protect from water infiltration.
- Install 2"x 10" joists spacing 16" on center.
- Install two tension ties in pre-drilled holes connecting to interior joists per manufacturers specifications.
- Install hurricane ties fortifying joists to girders.
- Attach 4"x 4" posts to accommodate railing system using Tru-Lock fasteners. Lengths to be decided by owner prior to construction.
- Install 4 stair stringers to accommodate a 4' wide stairway.
- Install 4"x4" post at bottom of stair case.
- Install new Pressure Treated decking to entire deck starting from furthest distance from residence.
- Install new PT decking to stair case.

Continued...

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We hereby submit specifications and estimates for: *New Deck Construction Continued*

- Install upper and lower rails using PT 2"x4" to code required height on deck.
- Install upper and lower rails using PT 2"x4" to code required height on stair case.
- Install 2"x4" under top rail to accommodate balusters.
- Install balusters to entire deck and stair case, spacing not to exceed the 4" code requirement.
- Remove and dispose of debris from construction of deck.

We propose hereby to furnish material and labor - complete in accordance with the above specifications for the sum of;
Ten Thousand Seven Hundred Fifty Dollars and Seventy Eight Cents ($10,750.78)
With payments to be made as follows: $5,375.39 Deposit, $5,375.39 Upon Completion

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimates. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully Submitted: Shawn Lowell

Note - this proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature Shawn Lowell

Date of Acceptance 3/16/15

Signature Mark Bell

General Provisions

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1. All work shall be completed in a professional manner and in compliance w and other applicable laws.

2. To the extent required by law, all work shall be performed by individuals dually licensed and authorized by law to perform said work.

3. Contractor may at its discretion engage subcontractors to perform work hereunder, provided Contractor shall fully pay said subcontractor and in all instances remain responsible for the proper completion of this contract.

4. Contractor shall furnish Owner appropriate releases or waivers of lean for all work performed or materials provided at the time the next periodic payment shall be due.

5. All Change Orders and/or Additional Work Authorizations shall be in writing by both Owner and Contractor.

6. Contractor warrants it is adequately insured for damage due to construction, renovations, or installation as specified in this contract

7. Contractor shall, at its own expense, obtain all permits necessary for the work to be performed.

8. Contractor agrees to remove all debris and leave the premises in broom/clean condition

9. In the event Owner shall fail to pay any periodic or installment payment due hereunder, Contractor may cease work without breach pending payment or resolution of any dispute Failure to make payment within 7 days from due date of payment shall be deemed a material breach of this contract.

10. All disputes hereunder shall be resolved by binding arbitration in accordance with the rules of the American Arbitration Association.

11. Contractor shall not be liable for any delay due to circumstances beyond its control including strikes, casualty, weather, general unavailability of materials, or special order items.

12. Contractor warrants all work for a period of 365 days following completion.