Inspections Division
Date: 10/15/15

Peter J. Bolduc
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Luis Millones & Kristin Majeska
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September 4, 2015

RE: Proposal for finishing attic room over garage.

Hi Kristin and Luis,

These are the numbers for the garage work, however I am unsure about the code requirements for the stairwell to the attic room. I know that we will be required to add a second layer of 5/8" Fire-code sheetrock to the garage ceiling but that doesn't provide the open stairwell with any fire protection. It's possible that we may be required to do the walls and ceiling of the stairwell also and maybe even a fire rated entry door.

I've figured out a contingency amount for the walls and ceiling but decided not to include the cost of a door at this time as there may be much to choose from at varying prices and there's always a chance that the door you have now will suffice.

This proposal does not include the cost of a floor as Luis was uncertain of a carpet or a floating floor. Either way, it may be more practical to have the floor installed by the company where the purchase is made. I would also be happy to install a floating floor at your request but I must admit to not having the expertise of laying carpet.

The rafter cavities will be insulated with 6" of ROXUL in order to give you the maximum R-value in the roof.

The ceiling will have 18" of ROXUL in order to pass code.

The triangular gable end walls will be framed for and insulated with 6" of Roxul for maximum R value.

The electrical will simply consist of one light in the ceiling (Luis liked the LED like we used in the bedroom.) as well as outlets as often as is practical. I would suggest one or two on each end and three or four on each side.

Two roof windows will be installed in whatever areas you decide. They will be visible from the room without tunneling into the attic.

The entire room will be finished off in knotty pine tongue & groove match-boards of either 6" or 8" widths, depending on availability and price.

The gable end wall facing the driveway will have built-in shelving incorporated as trim around the window and spaced apart as necessary or adjustable except for the top and bottom rows.

There will be shelving along the wall facing the main house (approximately four shelves spaced equally apart or adjustable except for the top and bottom rows).

Two gable end vents will be installed (one at each end) in order to ventilate the attic cavity.

All woodwork will be finished with two coats of water-based polyurethane in order to avoid the darkening effect .

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 estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

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Material Costs	$ 5515.00
Labor Costs	$10500.00
Drywall lift rental	$ 100.00
Electrical	$ 2100.00
Total Costs	$18215.00

If you have questions or concerns please call me as soon as possible so that we can address them. Otherwise if you wish to move forward, please return to me a signed copy of this proposal along with your check for the specified amount.

Payment schedule:
$6000.00 due in advance. $6000.00 due every 10 working days until the remaining balance equals $215.00 or the work is completed.
The remaining balance due upon completion.

Respectfully,

Peter J. Bolduc