



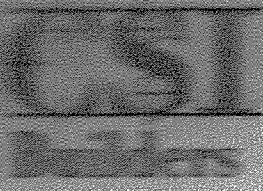
Estimate

Date	Estimate #
10/8/2013	380

Name / Address
Steve and Cheri Wiley 73 Winding Way Portland, ME 04103

Project
Addition / Alterations

Item	Description	Qty	Total
Plumbing	Remove kitchen plumbing, cap lines as well as existing heat in kitchen and den for remodel work to take place. Kitchen and den heaters shall be re-used in new locations of those same rooms. PLUMBING-Install new kitchen sink with faucet, dishwasher and ice maker connection. GAS LINE: from new range location to just exterior of home. Range installation and conversion, if necessary by others (this is typically done by gas company that sets the tank. Gas supply by others. HEAT: Install 10' new Haydon hi-capacity baseboard on outside wall of new sun room addition on its own zone installing new circulation pump, zone control and thermostat. Re-install kitchen convactor and den baseboard on walls against basement stairs. HEAT OPTION: Install Rinnai propane heater in sun room instead of baseboard zone off existing boiler add: \$800		6,950.00
Electrical	install wiring for lighting, outlets and switches as per plan revised 9/18/13. 9 recessed lights (3.5" in kitchen), 2 20 amp kitchen circuits, power for hood fan, 120v stove outlet, 2 recessed over sink (discussed but not drawn on plan), re-work existing wiring for remodel as needed. rough-in for under cabinet task lighting, one exterior light at door		3,350.00
Fixtures	11 recessed light allowance (all other fixtures by homeowner, time to assemble track lighting will be additional)		660.00
Total			



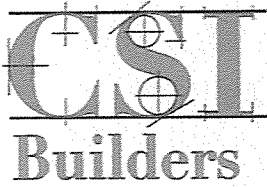
Estimate

Date	Estimate #
10/8/2013	380

Name / Address
Ronald Chen Wiley 23 Winding Way Portland, ME 04103

Project
Addition / Alterations

Item	Description	Qty	Total
Foundation	foundation screw augers installed. includes assist layout on site with CSI Builder		1,245.00
Framing	demo existing deck and put waste in dumpster. frame addition floor system, support posts, walls, roof system, all sheathing to be ZIP system with taped seams (7/16 walls, 5/8" roof). Install new support beam and columns at wall to be removed. demo old exterior wall. Build interior gable wall to close cathedral ceiling area. create short collar ties in cathedral ceiling, ceiling strapping installed. open interior wall from kitchen to create cased opening to living room & wall over existing cased opening.		22,150.00
Windows	Install windows and exterior door (receive order, unpack, install), Vycor flashing tape around all perimeters. Installation to honor manufacturers warrantee		1,500.00
Total			



Estimate

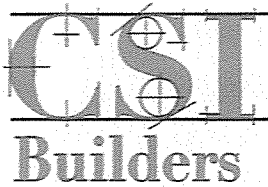
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10/8/2013	381

Name / Address
Steve and Cheri Wiley 73 Winding Way Portland, ME 04103

Project
Basement stair well

Item	Description	Qty	Total
Framing	Remodel stair well walls to 42", build basement walls for enclosed stair well		1,575.00
interior trim	add paint grade pine wood cap and apron moulding to 1/2 walls, baseboard in area at bottom of stairs		775.00
Additional	laundry room door remodel wall and install new door (includes allowance of \$150 for door)		685.00
Electrical	relocate switches and wires associated with these walls		775.00
Dry wall	install/repair dry wall in this area		350.00
Roof <i>OPTION</i>	FRONT SIDE OF HOUSE ROOFING: strip all old shingles and metal eaves panels, install new 6' ice and water shield on eaves, new full perimeter aluminum drip edge, synthetic underlayment all other areas, new asphalt roof shingles	<i>NO</i>	2,500.00
Porch/Decking	All materials to be pressure treated wood. Create frame work to support lattice panels, install heavy duty square lattice with access door under addition with trim boards at corners		2,950.00
Total			\$9,610.00

- 2500.00
7110.00



Estimate

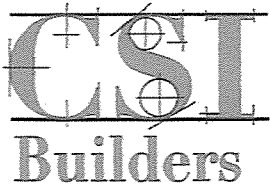
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10/8/2013	380

Name / Address
Steve and Cheri Wiley 73 Winding Way Portland, ME 04103

Project
Addition / Alterations

Item	Description	Qty	Total
interior trim	Install primed colonial trim to windows, picture frame style. colonial style baseboard in kitchen as needed and addition. Patch in on living room side. Window extension jambs factory applied to windows and included in window cost		1,985.00
Flooring	remove existing hardwood in office(dining room), remove existing vinyl floor and underlayment in kitchen to create same plane through space		690.00
Flooring	Install new red oak flooring for addition and kitchen, weave into office room, re-finish office room, sand and finish new flooring		3,895.00
Roof	remove old roofing as needed on existing back section. Install new drip edge and underlayment, ice and water shield all eaves 3' and valleys 3' piece folded in valley, synthetic underlayment in other areas, new roofing shingles.		4,500.00
Duct work	install duct work for vent hood through cabinets to the exterior. includes duct work and wall cap		450.00
General	appliance install, refrigerator, range set in place and level, vent hood		350.00
waste	waste removal, includes from old deck removal to project completion (one 30 yrd dumpster budgeted)		975.00
Porch/Decking	Build rear landing and stairs with pressure treated stock, riser and tread boards, 2x2 balusters per code, one pre-cast frost post		3,675.00
exterior trim	install 1/4" thick ply to under side of addition. This estimate does not include any lattice work below addition		500.00
General	final site clear out and broom clean interior and exterior		350.00
	cabinets & counter top, tile and installation of these by others windows by others		
Total			\$64,900.00

+ 690.00
 65540.00
 7110



Estimate

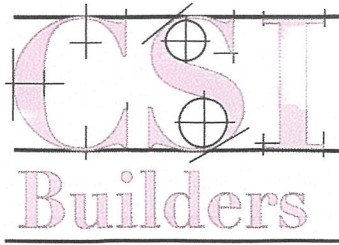
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10/8/2013	380

41 Woonville RD

Name / Address
Steve and Cheri Wiley 73 Winding Way Portland, ME 04103

Project
Addition / Alterations

Item	Description	Qty	Total
Insulation	Addition Floor: Install R-30 4.5" thick closed cell foam. Addition Cathedral Roofline - spray foam from eaves to peak: Install R-38 (9.75") of open cell foam insulation in minimum of 2x10 framing with strapping Addition - exterior walls: Install R-20 (5") of open cell foam insulation in 2x6 wall cavity		2,575.00
Dry wall	Install dry wall to paint ready condition for addition w/ cathedral ceiling, kitchen repair work, for ceiling, walls and remodeled door areas, office as needed at removed wall		2,950.00
exterior trim	Install exterior trim around all new eaves and piece in as needed for existing house where remodeled for addition connection (does not include applied trim to exterior of windows)		1,225.00
Siding	Install new similar siding as needed on back of existing house by rear entry stairs, addition and blend with existing on other side of addition. OPTION 1: strip remaining siding on rear, install primed pine corner boards on addition on exist house. install all new primed cedar clapboards w/ stainless steel nails: (siding and trim boards will require siding painting) \$5,050 OPTION 2: strip remaining siding on rear, install primed pine corner boards on addition on exist house, install pre-finished fibercement siding on addition and full rear side (siding would NOT require painting, only trim boards would) \$4,765		4,125.00
<p>SAMPLE ?</p> <p>2012 paint - 19</p>			
Total			



CONSTRUCTION CONTRACT

Contractor: C.S.I. Builders Inc.
41 Woodville Rd.
Falmouth, ME 04105

Customer: *STEVE + SHERI WILEY*
73 WINDING WAY
PORTLAND, ME 04103

For consideration paid and to be paid, Contractor promises to perform the work and Customer promises to pay in the manner specified, all as set forth below.

Location of work: *SAME*

Estimated start date: *1/2014 - Foundation install prior*

Description of work see attached estimate titled: *ADDITION / ALTERATIONS 10/8/13* *CSI # 380*

Estimated completion date of substantial work: *3 MONTHS FROM START*

Estimated contract price:

Fixed cost as per given estimate. Work outside the scope of estimate and/or outside the scope of architects drawing date noted on estimates and/or work created from unforeseen and unknown conditions will be invoiced as per the below method *\$72650⁰⁰ ~~KK~~ Saw*

various subs will be pre-priced and performed under fixed cost approved by homeowner prior to commencement

Time and materials estimated total cost:

\$ _____

- Labor rate per carpenter per hour: \$ _____
- Materials & sub-contractors at _____% over contractor cost.
- Shop supply cost at _____% of invoice total.

- \$265 per trailer load (includes dump fee, haul fee within 10 miles of Riverside Recycling Center)

Payment schedule:

- Down payment: \$2000 UPON SIGNING - CREDITED ON LAST INVOICE
- Due at project commencement: _____
- Due: _____
- Due: _____
- Due: _____

Warranties: In addition to any additional express warranties agreed to by the parties and written down here, the contractor warrants that the work will be free from faulty materials; constructed according to the standards of the building code applicable for this location; constructed in a skillful manner and fit for habitation. The warrantee rights and remedies set forth in the Maine Uniform Commercial Code apply to this contract.

Resolution of disputes. If a dispute arises concerning the provisions of this contract of the performance by the parties, then the parties agree to settle this dispute by jointly paying for one of the following (check only one):

- The parties elect not to select a dispute resolution method. Dispute resolution may be civil action in a Maine court.
- Binding arbitration as regulated by the Maine Uniform Arbitration Act, with the parties agreeing to accept as final the arbitrator's decision.
- Non-binding arbitration, with the parties free to not accept the arbitrator's decision and to seek satisfaction through other means, including a lawsuit
- Mediation, with the parties agreeing to enter into a good faith negotiations through a neutral mediator in order to attempt to resolve their differences>

Remedies and Law. If Owner defaults on this contract, Contractor may recover its costs of collection (including attorney's fees), in addition to amounts owing under the contract. Interest on past due balances shall accrue at 1.5% per month. Customer will be entitled to attorney's fees in the event of a default by the Contractor. This Agreement represents the entire agreement of the parties and supersedes any prior agreements, negotiations or representations and may be changed only by written agreement of the parties. This contract shall be governed by and construed in accordance with Maine law. Any civil action shall be in a Maine court.

Change Orders. Any alterations or deviation from the above contractual specifications that results in a revision of the contract price will be executed only upon the parties entering into a written change order.

Advisory: Owners are strongly advised to visit the Maine Attorney General's publicly accessible website to obtain current information on how to enforce their rights when constructing or repairing a home at <http://www.maine.gov/ag/index.php?r=protection&s=construction&> or contract the attorney general's office by mail or telephone at: 6 state house station, Augusta, ME 04333, (207) 626-8800 / TTY (207) 626-8865

All work to be preformed during normal business hours.
Others shall not hold the contractor liable for errors or omissions in designs, for inadequacies of specified materials or equipment, or for any indirect loss or damage.
Homeowner responsible for snow removal, utilities cost during construction. All permit fees.

Energy Efficiency Statement: (for new residential construction and new additions to existing residences only):

Customer: The Maine Legislature has set standards for energy efficiency in new residential construction. Please see Title 10 Maine Statutes Sections 1411 to 1420. The new construction described in this contract:

- Not applicable (construction is not for a new residence or new addition to a residence).
- YES- The new construction *WILL* meet the current standards.
- The new construction *WILL NOT* meet the current standards, as follows: _____

Contract Acceptance:

Customer or authorized agent

Contractor: C.S.I. Builders Inc.

Date

10/21/13

Date

Each party must receive a copy of this signed contract before work can start.