

LMO Inc.
General Contractor
P.O. Box 81
Brooke Va 22430
Office (540)361-4285 Fax (540)361-4286
WWW.LMOINC.COM

BID PROPOSAL

PREPARED FOR

PLOTZ

15 Woodlawn Tr
Fredericksburg, VA 22405

Flood Damage

PREPARED BY

LMO Inc.
General Contractor

Alex Sigler
asigler@lmoinc.com
540-287-9949

DATE: 1/17/12

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Date 1/17/12

Mr. and Mrs. Plotz,

Attached is the bid for the flood damage repair at your home

This copy contains allowances for materials, as long as your selections are at or below those allowances pricing is accurate.

Confirm everything is contained in the bid. If anything is missing, let me know and I will add it.

Contact me with any questions and to set up the job. I look forward to working with you.

Thanks,
Alex Sigler
LMO Inc.

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General Contractor

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Date 1/17/12

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Customer: PLOTZ

Address: 15 Woodlawn Tr

Job Type: Residential Remodel

Phone #:

Estimate / Contract

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Job Specifications:

Living Room

Remove and replace subfloor and hardwood floor
Install new 2 1/4" oak floor
Install Drywall 171.f. x 4'
Install WM 620 4 1/4" base - 31 l.f.
Paint walls and trim

Foyer

Remove and replace subfloor
Install slate floor 66 sq. ft.
Install new 2 1/4" oak floor - 47 sq. ft.
Install Drywall 441.f. x 4'
Insulate 10 l.f. x 4' (R-13)
Install WM 620 4 1/4" base - 441.f.
Install 2 doors (2/0R) 6-panel smooth
Refinish stairs (13)
Paint walls and trim

Powder Room

Demo remaining tile
Replace drywall 191.f. x 4'
Insulate 10 l.f. x 4' (R-13)
Reinstall toilet and cabinet
Reinstall tile and green board
Paint walls and trim

Laundry

Relocate water heater to garage
Replace exterior door to the garage
Replace light fixture
Replace drywall 241.f. +36 sq. ft.
Insulate 6 l.f. x 8' (R-13)
Install 36 sq. ft. of linoleum
Paint walls and trim

Family Room

Install carpet - 208 sq. ft.
Replace exterior door to garage (2/6R)
Install Drywall 261.f. x 4'
Insulate 6 l.f. x 4' (R-13)
Paint walls and trim

Kitchen

Remove cabinets and tops near pantry to remove moldy drywall
Replace tile and subfloor - 169 sq. ft.
Replace cabinets and granite tops.
Paint walls and trim
Reinstall drywall and trim in pantry

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Customer: 0

Address: Office (540)361-4285 Fax (540)361-4286

Job Type: Residential Remodel

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Page 2 of 3

Job Specifications:

Dining

Replace sub floor and hardwood floor 132 sq. ft.

Crawl Space

Insulate under under the house and band board (R19)

Install poly sheeting

Entire House

Final Clean

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Pricing for paint based on using Duron, Sherwin Williams, or McCormick products.

Final pricing my change based on customer selection. Bid pricing based on allowances listed below:

Allowances		
Light		\$35.00
Slate	Per sq. ft.	\$6.00
Tile	Per sq. ft.	\$2.00
Carpet & Pad	Per sq. ft.	\$2.50

LMO Inc. hereby proposes to furnish labor and material in accordance with the above specifications for the sum of **\$30,608** with payments as follows: **Terms - Net 15 days from billing date**

Deposit	<u>\$5,000</u>
Due after 1st paint	<u>\$12,804</u>
Due at completion of job	<u>\$12,804</u>

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are hereby accepted. I authorize LMO Inc. to perform the work as specified above. Payments will be made as outlined above. In the event of nonpayment by the customer, customer agrees to pay all interest, collection fees, court cost, and reasonable attorney fees incurred by LMO Inc. Reasonable fees are hereby agreed to be 35% of total cost. Cost Estimate valid for 30 days.

Signature: _____
Customer

Signature: _____
LMO Inc

Date: _____
Customer

Date: _____
LMO Inc