



April 17, 2024

Mr. Paul Hajacos
2703 W Grace Street
Richmond, VA 23220

Dear Mr. Hajacos,

Thank you for the opportunity to submit our bid for work to be done for you. The following is our estimate.

Paint

Scope: Lightly power wash whole exterior of your home, then paint the previously painted front porch ceiling, front porch trim, columns, windows, fascia, soffits, window frames, window grilles, dormers, doors, sidelights, and metal railing.

Stained front door, porch floor, fence, and fence gates are not included in this proposal.

There is extensive glazing needed along all the windows, windows in the alley and along the rear of home have little to no glazing left as per attached photo exhibit.

Our estimate includes 32-man hours to remove and replace the failed glazing only; any additional time will be charged at \$58.00 per man hour.

Storm windows along the exterior are broken or only have the frames installed, we will remove all storm windows but will not re-install them and cannot be responsible for any further damage to the damaged storm windows.

Preparation:

- Scraping as needed to get a tight sound edge.
- Any bare wood will be primed and cracks will be caulked.
- Surfaces, not being painted, will be protected with drop cloths or plastic.
- All debris will be removed from site daily

Procedures: The loose flaking paint will be lightly scraped to a tight edge, because of the possibility of lead paint, feather edge sanding is not included in this proposal. Repairs will be discernable upon completion of painting.

The previously painted trim will receive two (2) coats of Sherwin Williams Emerald rain refresh gloss in a color to be determined by the homeowner.

The previously painted window sashes, grilles, and frames will receive one (1) coat of Sherwin Williams Extreme block oil primer, and one (1) coat of Sherwin Williams Emerald Rain refresh gloss in a color to be determined by the homeowner.

Carpentry

Scope:

Front of Home:

1. Furnish replacement of two 8ft sections of soffit showing signs of wood rot as per attached photo exhibit.

Alley:

2. Furnish replacement of one (1) 5ft section of soffit in your alley space as per attached photo exhibit.
3. Epoxy wood rot spots along the foundation windowsill as per attached photo exhibit

Rear of Home:

4. Epoxy wood rot spots along the rear basement door jamb as per attached photo exhibit.
5. Furnish replacement of screen door along the rear entry using a similar style wood screen door.
6. Epoxy wood rot spot on a windowsill above the basement entry

Cost \$18,270.00

Lead-safe work practices:

Because your residence was built prior to 1978, all contractors are required to comply with lead-safe work and/or RRP practices as necessary. Parts of these requirements are to:

1. Test areas for the presence of lead;
2. Provide you with the EPA'S, Renovate Right: Important Lead Hazard Information for Families, Child Care Providers and Schools pamphlet (**attached to this quote**).

Notes and Clarifications:

Materials and taxes are included in this estimate. Power washing produces much overspray and it is difficult to control water mist. N. Chasen and Son, Inc. are fully insured against damages resulting from our negligence. For damages resulting from improper or defective construction in buildings to be power washed, N. Chasen and Son, Inc. will not accept liability. Power washing can result in window streaking; any scheduled window washing should be done after painting is complete. This estimate covers only the work listed and does not include any hidden or unforeseen damage. Wood materials will be used wherever possible. All work is performed by our experienced mechanics. These men, our shop, and equipment are fully insured for the protection of all parties.

The above quoted price is subject to the terms and conditions on back. Please indicate your approval by signing and returning one copy.

If you have any questions, please call.

Sincerely,

N. CHASEN AND SON, INC.

Contract Approved by Owner or Legal Representative:



Michael Martinez
Project Manager

Signature _____ Date _____
HAJACOS, PAUL-EXT-2703 W GRACE ST, RICHMOND VA 23220

PHOTO EXHIBIT- HAJACOS, PAUL – 2703 W GRACE STREET, RICHMOND VA 23220



PHOTO EXHIBIT- HAJACOS, PAUL – 2703 W GRACE STREET, RICHMOND VA 23220



Replace section of soffit





PHOTO EXHIBIT- HAJACOS, PAUL – 2703 W GRACE STREET, RICHMOND VA 23220



Epoxy wood rot along bottom of jamb



Replace screen door with similar style door

PHOTO EXHIBIT- HAJACOS, PAUL – 2703 W GRACE STREET, RICHMOND VA 23220





Deteriorated glazing,
similar along all windows.

Broken storm window, no glass or
screen, only frame is left.





Remaining window along rear similar condition, missing glazing and broken storm window

PHOTO EXHIBIT- HAJACOS, PAUL – 2703 W GRACE STREET, RICHMOND VA 23220



Alley windows, glazing deteriorated, storm window frame missing screens / glass



Remaining alley windows in similar condition.

PHOTO EXHIBIT- HAJACOS, PAUL – 2703 W GRACE STREET, RICHMOND VA 23220



Deteriorating glazing & broken storm window.



6829 Atmore Drive, Ste H
Richmond, VA 23225
PH 804.353.4563 FX 804.353.8960

Commonwealth of Virginia
Class A Contractor's License
#2701 005889A CIC HIC

Terms and Conditions

N. Chasen and Son, Inc., hereinafter called the "Company", hereby sells and the Customer hereby purchases the goods and/or services listed on the face of this contract, subject to the terms and conditions stated herein.

1. Pricing and Payment

a. PAYMENT TERMS—ALL undisputed amounts are due 30 days after invoice date unless otherwise agreed. The Company reserves the right to assess a service charge of 1½% per month (18% per annum) on all past due amounts. Credit card payments subject to a 3% convenience fee. Debit cards incur no fee.

b. The cost of disposing of substances which are classified as hazardous by the E.P.A. and/or the Commonwealth of Virginia is included in our proposal for items that the company purchases and furnishes on this project. The cost of disposing hazardous substances that are presently on the site (i.e. lead paint), unless specifically indicated in our proposal as hazardous materials to be disposed of, is not included in our proposal.

c. Any claims for defective workmanship or materials must be made in writing not later than ten days after completion of said defective work. Customer may withhold 10% of the invoiced amount until claimed defects are resolved. In no event may the Customer make any claims or commence any action of any kind or nature whatsoever after the passage of two years from the time of substantial completion of the work. Customer acknowledges that this clause constitutes an express waiver of any rights under any longer statute of limitation.

d. The Customer waives the Homestead Exemption and all other insolvency exemption laws as to this obligation and agrees that if there is a default in any payment herein provided, or in any other condition herein expressed, the full amount of the outstanding balance shall immediately become due and payable on default together with attorney's fees of not less than 33% if placed with an attorney for collection.

2. Obligations of Company

a. The Company warrants that any work performed or material supplied shall be reasonably fit for the intended purpose(s) for a period of two years unless specifically modified in the contract language. This warranty is made for the sole use and benefit of the Customer and is not assignable or transferable in any manner whatsoever except by the written consent of the Company. There are no other warranties, express implied, or statutory, and the Company neither assumes, nor authorizes any person to assume for it, any other obligation or liability in connection with the work to be performed or material supplied under the terms of this contract.

b. The Company is responsible for providing all workers' compensation insurance, commercial property and general liability insurance for the protection of its workers, customers and the Company. The Company is responsible for the collection and remittance of required federal and state employment withholdings and taxes, as well as all other taxes and licenses that are required for the operation of the Company's business.

c. The Company will comply with all local requirements for building permits, inspections and zoning when performing our work.

d. The Company will install owner-supplied materials to the best of its ability. In the event of defective materials, the Company will be due all labor costs. If there is faulty workmanship, the Company's maximum liability shall be the cost of the labor used to install the product. If reworking is required due to defective or poor quality owner supplied materials, the additional cost will be borne by the Customer.

3. Obligations of Customer

a. Company shall be provided with suitable access to the work area. If work is dependent upon or must be undertaken in conjunction with the work of others, such other work shall be so performed and completed as to permit Company to perform work hereunder in a normal, uninterrupted day shift, unless otherwise noted on the face of this contract.

b. It is the Customer's or Customer's Representative's responsibility to notify the Company in writing of any known hazardous materials that are present on the job site that may affect this contract and/or the safety of workers.

4. General Conditions.

a. The Company shall undertake work in the course of a normal operating schedule. Unless specifically noted in the face of this contract, or through written amendment, (1) all work will begin as soon as practicable within weather and manpower limits and Customer's schedule, and not later than within six months of contract acceptance date; and (2) work will be complete within one year of the start date for the.

b. The Company shall not be liable for any failure to undertake or complete the work for causes beyond our control, including but not limited to fire, flood, or other casualty; labor disputes or other disagreements; and accidents or other mishaps, whether affecting this work or any other operations in which the Company is involved directly or indirectly. Such events do not constitute abandonment and are not included in calculating time frames for payment or performance.

c. It is agreed that Customer's exclusive remedy for breach of the Company's warranties shall be as provided herein and that in no event shall the Company be liable for incidental, consequential or special damages resulting for breach of warranty (express or implied), or for negligence. It is also agreed that the liability of the Company shall not exceed the contract price.

d. This contract is subject to acceptance by an authorized representative of the Company to be effective as of date first written. Unless indicated to the contrary, the contract is subject to acceptance within thirty (30) days of its writing. Acceptance after thirty (30) days is at the discretion of the Company.

e. In the event that Company or Company's representatives are called upon by the Customer or Customer's representative to serve as expert witness(es), Customer agrees to compensate Company at the rate of \$250 per hour, per person.

f. By signature to this contract Customer agrees to hold the company, its officers and employees, harmless for all past, present, or future bodily injury or property damage resulting from actual or alleged mold, mildew or fungus.

g. For work to be done on any structure built before 1978, the Customer does affirm that they have received from Company, *The Lead-safe Certified Guide to Renovate Right* (pamphlet EPA-740-K-10-001) <https://nchasen.box.com/s/63cn7svrkwuvv94qe57d>

h. **BUYER'S RIGHT TO CANCEL:** If this contract was solicited at your residence and you do not want the goods or services, you may cancel this contract by mailing notice to the Company. The notice must state that you do not want the goods or services and must be mailed to the address above before midnight of the third business day after you sign this contract.

i. This contract constitutes the entire and exclusive agreement between the parties hereto with respect to goods and services sold, and any promises, understandings or agreement pertaining directly or indirectly to this contract, which are not contained herein, are hereby waived. Furthermore, no other agreement, oral or written, expressed or implied, shall limit or qualify the terms and provisions of this contract. Any modifications to the contract, which change the cost, materials, work to be performed, or estimated completion date, must be communicated and approved in writing (which may include e-mail or facsimile) by all parties and are subject to the terms and conditions of this contract unless otherwise noted. This Contract is non-cancellable except by written consent of both parties, except as provided for under "Buyer's Right to Cancel"