



Proposal

Proposal #H190211

February 19, 2019

Proposal Submitted to:

John Hanson
285 Century Ave N Unit 119
St Paul, MN 55119-4101

Project Address:

2059 Idaho Ave E
St Paul, MN 55101

Dear John:

We propose to furnish the Labor and Material for the following work to be performed at the address above:

Home Renovation to Code Compliance

- Finish Demo and cleaning debris out of house including kitchen, bath and basement
- Make all code corrections per Code Compliance Report dated February 04, 2019
- Clean, treat and repair all plaster walls for mold, mildew, and cracking
- Prime all walls with stain blocking primer, paint all walls with quality paint
- Repair or install all HVAC, Electrical, and plumbing to code throughout house
- Replace all damaged or distressed doors and trim throughout house
- Supply and install complete main level bath including bathtub, tub surround, toilet, and vanity
- Supply install complete kitchen including cabinets, countertops, plumbing and electrical to code
- Supply and install finished flooring in all main level rooms to include carpet in bedrooms, water resistant flooring in bathroom and hard surface flooring in living room, dining room and kitchen.
- Keep the property secure and kept up during construction.

Total: \$62,000.00

Notes:

- Permit will be pulled by 1st Choice Builders and invoiced separately.
- All items on the code compliance report dated 2/4/2019 will address and taken care of as part of this project.
- Project will be started within 2 weeks and will be completed by 5/31/19

Respectfully Submitted: _____

Christopher Koss, Owner
1st Choice Builders LLC

1st Choice Builders LLC
5660 Memorial Ave North
Stillwater, MN 55082

Phone: (651) 342-0973
Email: info@1stChoiceBuildersMN.com
Website: www.1stChoiceBuildersMN.com



Proposal

Acceptance of Proposal # H190211

All material is guaranteed to be as specified, and the above work to be performed in accordance with drawings and specifications. Work to be done will be performed in a workmanlike manner in accordance with all applicable codes. Any alterations or deviations to the above specifications involving extra cost will require a verbal agreement prior to any work proceeding and will be followed with a written change order of the work being performed. Any payments received more than 15 days after invoiced, or stated below may be subject to a \$50 or 2% late payment fee whichever is greater. Any payments over 30 days late may also be assessed an additional 1.5% (18% APR) finance charge on unpaid balances recalculated monthly.

All materials supplied covered by manufacturer's warranties. All work performed is guaranteed in accordance to our warranty statement. Certificate of insurance furnished upon request.

GENERAL CONTRACTOR PRE-LIEN NOTICE TO OWNER

A) ANY PERSON OR COMPANY SUPPLYING LABOR OR MATERIALS FOR THIS IMPROVEMENT TO YOUR PROPERTY MAY FILE A LIEN AGAINST YOUR PROPERTY IF THAT PERSON OR COMPANY IS NOT PAID FOR THE CONTRIBUTIONS.

(B) UNDER MINNESOTA LAW, YOU HAVE THE RIGHT TO PAY PERSONS WHO SUPPLIED LABOR OR MATERIALS FOR THIS IMPROVEMENT DIRECTLY AND DEDUCT THIS AMOUNT FROM OUR CONTRACT PRICE, OR WITHHOLD THE AMOUNTS DUE THEM FROM US UNTIL 120 DAYS AFTER COMPLETION OF THE IMPROVEMENT UNLESS WE GIVE YOU A LIEN WAIVER SIGNED BY PERSONS WHO SUPPLIED ANY LABOR OR MATERIAL FOR THE IMPROVEMENT AND WHO GAVE YOU TIMELY NOTICE.

Work to be completed for the sum of:

Fifty Thousand dollars and 00/100 (\$50,000.00)

Payment to be made as specified:

-Down Payment \$ 10,000.00

-Progressive / Milestone Payments made upon request over the duration of the project managed by BuilderTREND Software.

I/We agree to above specifications and contract price and authorize 1st Choice Builders LLC to proceed with the work.

Signature John Hanson Date 2/19/2019

Signature _____ Date _____