

Estimate for Repairs - General Contractor Related Defects

8/3/2023

Dear Contractor -

We purchased a home that was "fixed up" by a General Contractor and Painter prior to being put on the market.

In that "fix up" process, the General Contractor and Painter committed negligent and fraudulent acts.

The acts reported on the General Contractor to the Contractor State Licensing Board include:

- GC 1 - Concealed Rotten Floor Joists **
- GC2 - Deck Build without Permit
- GC3 - Concealment of Mold **
- GC4 - Closed in 2nd floor Attic. Concealed Rodent Damage
- GC5 - 2nd floor Bathroom Floor Defects **
- GC6 - Concealed Cat Urine **
- GC7 - Work Quoted but not done per Quote **

This letter represents a form requesting estimates" for the repairs for the items marked with ** .

As you are aware of, I'm a contractor in another state and a prior home rehabber. As you are aware I'm doing the repairs myself. I'm asking you to fill out these forms with "estimates" knowing that you will not be doing the work. I'm asking you to be honest and fair with your estimates.

If the opposing side does not like these estimates, they will be requested to provide their own estimates.

You were paid _____ for providing these estimates.

Thanks for your assistance with this matter.



Bryan Canary

Contractor Name _____ Company Name _____

Contractor Signature _____

Date _____

Estimate for Repairs - General Contractor Related Defects

GC-1 - Concealed Rotten Floor joists

Please provide pricing for the following work. If you want to provide a price range please use Price 1 for lower range and price 2 for upper. Otherwise just use Price 1 to represent your estimate.

Description of Work	Price 1	Price 2
<u>Interior</u> Remove 12" of drywall from garage ceiling for the length of the ceiling (30') Remove insulation from first 12" in 22 bays to assess joist ends for damage Inspect 22 joist ends - (determine 5 are structurally unsound) Remove 12'x12" of 5/8" drywall on garage ceiling to expose 5 rotten joists Sister three joists - full length - with 2x8's - lag bolt together Sister two joists - half length - with 2x8's lag bolt together Reinstall insulation in ends of 22 bays Install, mud and sand drywall 12" x 30' Install mud and sand drywall 12' x 12' Prime new drywall 12" x 30' + 12'x12' Paint drywall 2 coats - flat - Behr Navajo White		
<u>Exterior</u> Remove luan cover that had been installed over joist ends Remove siding between joist ends Trim 17 of 22 joist ends still protruding from home to facilitate new course of siding properly Prime 32' of 5/4 x10" redwood siding front and back Install 32' of 5/4 x10" redwood siding - galvanized nails Punch and putty nails Caulk siding ends Paint siding - 2 coats - Kelly Moore - Exterior Flat - Backdrop (Color)		
Total		

Date _____

Contractor Name _____

Company Name _____

Contractor License _____

Contractor Signature _____

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GC-3 - Concealment of Mold (Kitchen, Utility Room, 1st Floor Bathroom)

Please provide pricing for the following work. If you want to provide a price range please use Price 1 for lower range and price 2 for upper. Otherwise just use Price 1 to represent your estimate.

Description of Work	Price 1	Price 2
<u>Under Kitchen Sink</u> Remove 2'x3' drywall installed over moldy drywall Remove molding drywall Install 2'x3' drywall Prime drywall		
<u>Utility Room 5x7 with 8' ceilings</u> Remove electrical cover plates and light fixture Remove base molding and door casings Remove all drywall (required to check for mold on backside) Clear studs of nails and screws Do minor mold treatment on some studs Install new drywall - 8 sheets of 4x8 Tape, mud and sand drywall - 8 sheets of 4x8 Prime Drywall - 8 sheets of 4x8 Paint Drywall - 2 coats - eggshell - off white Install door casing - 35' Install base molding - 20' Putty and Caulk door casing and base molding Paint Casing and molding - Semi Gloss white Install cover plates and light fixture		
<u>Bathroom 4x5 (exclude shower)</u> For estimates it's the same as the Utility Room less 10%		
<u>Bathroom Shower 3x5</u> What is your estimate to do a 3x5 shower with plastic base and tile walls 4x4 tile economy grade. No changes to plumbing.		
Total		

Date _____

Contractor Name _____

Company Name _____

Contractor License _____

Contractor Signature _____

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GC-5 - 2nd Floor bathroom floor (5x12 bathroom)

Please provide pricing for the following work. If you want to provide a price range please use Price 1 for lower range and price 2 for upper. Otherwise just use Price 1 to represent your estimate.

Description of Work	Price 1	Price 2
Remove toilet Remove vinyl sheet flooring (3x5 area plus 5x3 area) Remove 1/4 Luan overlay Remove screws from floor used to install overlay Remove 18" x 5' of deteriorated 3/4 subfloor Install 18" x 5' of 3/4 subfloor Install 1/4 Luan overlay Install sheet flooring (assume you were able to salvage original)		
Total		

Date _____

Contractor Name _____

Company Name _____

Contractor License _____

Contractor Signature _____

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GC-6 - Concealed Cat Urine

Please provide pricing for the following work. If you want to provide a price range please use Price 1 for lower range and price 2 for upper. Otherwise just use Price 1 to represent your estimate.

Description of Work	Price 1	Price 2
<u>Exploratory</u> Remove 250 linear feet of base molding Remove 50 of door casing Remove 2'x14' of drywall and 2x6' of drywall Install 250 linear feet of base molding, putty, caulk and paint Install 50' of door casing, putty caulk and paint Install 2'x14' of drywall and 2x6' of drywall, texture to match , prime, paint		
<u>Dining Room Floor</u> Remove 11'x14' of 2 1/4" x 3/4" tongue and groove flooring (154 sf) Remove 3' x12' of 3/4" subfloor Clean joists with enzyme cleaner and mold remediation Install 3' x 12' subfloor Install 154sf of 2 1/4" x 3/4" hardwoods		
<u>Kitchen Floor - Known, Existing Damage</u> Install 15sf of tile underlayment and tile to match existing		
<u>Kitchen Floor - Suspected Damage</u> Remove 10'x14' of tile, underlayment and 3/4" subfloor Install 10'x14' of subfloor, tile underlayment and tile		
<u>Floor in Utility room, hall and 1st floor bathroom</u> Remove tile from 5x7, 4x10 and 4x4 area Remove soiled vinyl floor underneath Install tile in 5x7, 4x10 and 4x4 area		
<u>Kitchen Cabinets</u> Remove 18" cabinet , Remove rear of 48" cabinet Replace 18" cabinet and rear of 48" cabinet (other may apply later)		
Total		

Date _____ Contractor Name _____

Company Name _____ Contractor License _____

Contractor Signature _____

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GC-7 - Work Quoted but not Done

Please provide pricing for the following work. If you want to provide a price range please use Price 1 for lower range and price 2 for upper. Otherwise just use Price 1 to represent your estimate.

Description of Work	Price 1	Price 2
Self Closing Door hinge - Contractor had quoted - \$75		
Water main valve - Contractor had quoted \$525		
Other items related to siding and pool house are covered elsewhere.		

Date _____

Contractor Name _____

Company Name _____

Contractor License _____

Contractor Signature _____