



12394 Cannon Way
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HOA PROPOSAL

Date:	October 17, 2024	Contact:	Nicole Marks
Project Name:	Nepenthe HOA	Company:	First Service Residential
Property Address:	2272 Swarthmore	Phone Number:	(916) 929-8380
	Sacramento, CA	E-Mail:	nicole.marks@fsresidential.com
Subject:	Decay Repairs		

Scope of Work

The below scope of work is based off of visual inspection at locations provided by FSR, any scope not listed is excluded from this bid:

2272 Swarthmore Siding & Trim

See attached scope and pricing

Sub-Total 2272 Swarthmore Siding & Trim	\$	2,349.95
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TOTAL COST	\$	2,349.95
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Project Clarifications

- Hidden damages are excluded from this proposal
- Material costs are subject to change based on pricing at the time of purchase
- Abatement or testing, such as but not limited to lead, asbestos, and organic growth is excluded
- We shall use proper care and caution to minimize damages to existing landscaping adjacent to the work area. The owner understands that some landscape damage may occur, as this is inherent to this type of work.
- Engineering, plans, permits, processing and building code upgrades are not included in this bid but are a reimburseable cost, if necessary
- All trellis and plants growing on or attached to fence, must be removed by others before work commences.
- Permit fees are excluded and are a re-imburseable cost, including acquisition time which will be charged at current T&M rates
- All materials will be primed prior to installation, to insure full coverage between two nailed wood components. Fence, such as nail heads, will be touched up after fence installation.
- Fence boards will be delivered 1-2 weeks prior to installation to allow wet materials to cure to prevent shrinkage and allow the primer and paint to adhere properly.
- Gate replacement and repairs include new, wood framing, fence boards, kick board, new latch hardware and new hinges. Existing metal frame and deadbolts will be re-used, unless otherwise specified.
- Permit acquisition will require environmental testing and the results will need to be approved by Sacramento Air Quality District prior to applying for a permit, this cost is excluded

Estimator Name: Bill Shewman

Estimator Signature: Bill Shewman

Date: 10/17/2024

Owner Name: Courtenay Delfin

Owner Signature: 

Date: 11/8/2024

Total Proposal Value	\$	2,349.95
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2272 Swarthmore Siding and Trim					
SCOPE TYPE	QTY	UOM	REPAIR DESCRIPTION	UNIT PRICE	SCOPE TOTALS
Replace		EA	Sheet pre-primed siding 4x10	\$355.00	\$0.00
Replace	3	EA	Sheet pre-primed siding 4X9	\$310.00	\$930.00
Replace		EA	Sheet pre-primed siding 4x8	\$270.00	\$0.00
Replace	3	EA	Half-Sheet pre-primed siding 4x8	\$177.15	\$531.46
Replace	21	LF	2x2 pre-primed trim	\$5.70	\$119.70
Replace		LF	2x4 pre-primed trim	\$9.62	\$0.00
Replace	14	LF	2x6 pre-primed trim	\$1.55	\$21.70
Replace	14	LF	2x8 pre-primed trim	\$15.82	\$221.53
Replace		LF	2x10 fj pre-primed trim	\$22.25	\$0.00
Replace	10	LF	1x3 pre-primed trim	\$5.43	\$54.31
Detach and Reset	1	EA	D&R Downspout	\$35.00	\$35.00
Detach and Reset	1	EA	D&R Exterior Light	\$35.00	\$35.00
Install		LF	Kerf Flashing into Concrete at Bottom of Siding. Seal with Sika-1A	\$15.25	\$0.00
Install	1	EA	8 ft. Head Flashing (hot soldered)	\$155.00	\$155.00
Paint	1	EA	Paint affected areas only (2 coats)	\$246.25	\$246.25
Total 2272 Swarthmore Siding and Trim					\$2,349.95