



# Martin Construction Co.

226 Monee Rd Ste 2  
 Park Forest, IL 60466-2422  
 Phone: 708-748-7081 Fax: 708-748-7242  
 Website: www.martinconstruction1.com

# Estimate/Contract

DATE	ESTIMATE #

NAME / ADDRESS

DESCRIPTION	COST	TOTAL
<p>Kitchen Remodeling/Header Work</p> <p>Site Preparation Div: All demolition and floor and underlayment removal by homeowner. Contractor will haul away debris. Disconnect and remove gas line; remove (5) switches or duplex outlets; remove 4"x8" ductwork; wall stud removal; dust protection, lead/dust containment</p> <p>Wall Framing Div: Frame 2x4 temporary walls; frame install LVL header; frame soffit if necessary</p> <p>Plumbing Div: Install dishwasher; misc. prep.; hook up kitchen sink &amp; faucet; furnish and install new gas line</p> <p>Heating &amp; Cooling Div: Furnish and install (2) new register grills; relocate cold air return (contractor has a labor &amp; material allowance of \$292.90 figured into job cost for this item); vent microwave thru wall</p> <p>Electrical Div: Re-wire allowance/feed (contractor has a labor &amp; material allowance of \$692.15 figured into job cost for this item); (8) 6" can/drywall ceiling; hang (1) standard light (fixture by owner); island outlet plus opening; dishwasher hook up; microwave plus opening; 20 amp circuit; 15 amp circuit; (3) standard dimmer devices; (3) under-cabinet lights (at desk &amp; under upper cabinets); (6) duplex outlets; (4) single-pole switches; (1) 3-way switch set; (4) ground fault outlets (GFIC)</p> <p>Interior Walls Div: Supply and hang 1/2" rock; taping - Sub Bid; kitchen splash</p> <p>Millwork, Trim Div: 3-1/4" base trim; hardwood shoe moulding; crown on cabinets</p> <p>Kitchen Cabinets Div: Cabinetry quoted layout (see attached drawings &amp; specifications); cabinetry installation; install (4) appliances; quartz top group B quote</p> <p>Floor Covering Div: Cement board underlayment; customers' choice of porcelain floor tile set in standard size and pattern (Contractor has a \$3.00 per square foot tile allowance figured into job cost); cut back hardwood flooring, patch as necessary; transitions at doorways; regular grout or Permacolor grout</p> <p>Clean-up Div: Clean up; dump fees; gas surcharge</p>		
Thank you for the opportunity!	<b>TOTAL</b>	





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Contractor is to clean up construction debris and leave premises in a broom swept condition. All work is to be done in a workmanlike manner. Contractor carries Public Liability and Workman's Compensation Insurance. Price includes sales tax on materials.

Lead Safety for Renovation, Repair & Painting Note: Contractor will test for lead and if test come back positive work will comply with the containment and clean up required by the Federal EPA RRP Rules and will be billed as an extra item on a time and material basis.

Guarantee: Contractor guarantees the Project will be habitable and constructed in a good and workmanlike manner and free from defects in workmanship for a period of TWO YEARS and manufacturer's warranty on material following the date of Substantial Completion. \*Guarantee shall become void if defect is found to be caused by homeowner negligence or if homeowner doesn't contact contractor in a timely manner causing the defect to get worse. \*Contractor cannot guarantee materials supplied by homeowner.

Changes to Specified Work: Any work not specified or existing conditions that are in need of repair are excluded from this contract. Work orders will be verbally agreed upon before commencement of work. If homeowner is not available to engage, homeowner will pay contractor for time lost. Homeowner's signature is required within 24 hours or the job is to stop. Homeowner is responsible for any lost time. Work will commence on a Time and Material basis unless ample time is available (without jeopardizing lost time to contractor) and contractor is able (barring unknown conditions) to give a bid or budget price prior to commencement. Carpentry rate is \$75.00 per man hour. Laborer rate is \$55.00 per man hour. Material and Subcontractors will be billed at contractor's cost plus 25% industry standard overhead and profit markup. Time constraint is subject to contractor's current work load. Owner is to pay contractor for the extra work immediately following the completion of said work.

Access to Work Area: Owner shall give Martin Construction Co. access to the work area during normal business hours. Access to the work area is limited to Martin Construction Co. employees and people hired by Martin Construction Co. or people associated with the completion of the project. All "others" enter at their own risk. Children shall not be permitted around or in the construction area at any time. In entering the work area, "others" are taking full responsibility of any bodily injury that may occur during an accident.

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DATE	ESTIMATE #
7/5/2015	

NAME / ADDRESS

The Owners hereby authorize and empower one of the owners for and in the name of owners, to execute the said agreement, and an acknowledgement of completion of the work, at any time hereafter, and the same shall be conclusive evidence of the fact that this contract was substantially completed by the contractor, on the date of the note or the acknowledgement of the completion hereof, in accordance with the terms hereof. Balance is to be paid in full after substantial completion of said work and final walkthrough with the contractor. Contractor is subject to a hold back not to exceed one and a half times the estimated cost of the punch list item to be taken care of. Owner can be subject to an interest charge of 28% APR for any past due amounts (other than stated above) of the final bill owned to the contractor after 15 days of receiving the bill.

If this contract results in litigation between parties (if the court deems appropriate) then the prevailing party is entitled to all costs incurred in connection with such action, including a reasonable attorney's fee.

Contractor shall not be liable for any loss or damage whatsoever resulting from delay, or destruction of, or injury to the work and material during construction if caused by strikes, lockouts, labor difficulties, fire, riot, mob, the elements, earthquake, tornado, lightning, public enemy, or act of God.

Any and all materials delivered to job site become owner's property upon delivery. Owner is to carry fire, tornado, and other necessary insurance.

This contract is subject to all future regulations and the additional cost of future applicable taxes enacted after this date. Given current market conditions, the selling price for this project is based on material costs as of the date of the contract. Market price fluctuations may cause the actual cost of the job to change. This cost change can be the responsibility of the owners.

Contractor: \_\_\_\_\_  
Jeffrey S. Baker, President, Martin Construction Company

Owner(s): \_\_\_\_\_  
\_\_\_\_\_

Name:  
Address:  
Phone:

Thank you for the opportunity!