



# Estimate

2301-3013-8645  
2023-02-16

My Three Sons Professional Services  
765 Lane Allen Rd.  
Lexington KY 40504  
keith@mythreesons.net  
859-321-7344

Cody Brown  
217 S Main St  
Nicholasville KY 40356  
cbrown385@gmail.com  
(859) 553-3163

Cody Brown  
217 S Main St, Nicholasville, KY, 40356

Below, please see a detailed description of and cost for the scope of work proposed. We look forward to serving you while taking exceptionally good care of your project. We want you to be among our Happiest Customers on the Planet!

To see a list of Frequently Asked Questions and answers on our website, click here:  
<https://mythreesonspainting.com/frequently-asked-questions/>

## Exterior Painting

<i>Description</i>	<i>Total</i>
<u>Power Wash - House</u> We pressure wash all surfaces to be treated in order to remove all dirt, algae, and former coatings as much as possible.	\$997.85
<u>Scrape / Sand</u> Scrape loose paint and sand rough areas	\$2,592.59
<u>Repair Work</u> Replace the trim boards with PVC on 5 of the bases on the 9 front porch columns. Bondo repair the remaining 4 and sand smooth. Replace an 8'x3" board on the front porch ceiling, also replace a 2'x3" board. Replace a 2'x2' hole in the fascia and dental mold over the front porch. Replace a 3' fascia board on the right side of the home just before entering the back yard. Replace 18' of 4" lap siding on the rear of the home just above the back porch awning that follows up the roof rake line. Replace a 2' section of fascia on the rear of the home. Bondo repair a 3'x3' area of siding on the right rear of the home.	\$5,444.44
<u>Caulking</u> Caulk cracks with high elasticity exterior caulking	\$776.40
<u>Patch &amp; Spot Prime</u>	\$845.93

Patch & prime areas of bare wood exposed after scraping	
<u>Prepping materials such as plastic, tape, caulking and patching compound.</u> Subject to increase depending on scope of project.	\$80.00
<u>Siding Medium - 2 Coats</u> Paint 2 coats of Sherwin Williams Duration in Satin on the siding.	\$7,448.71
<u>Soffit / Eaves - 2 Coats</u> Paint 2 coats of Duration on the soffit and eaves.	\$718.10
<u>Fascia - 2 Coats</u> Paint 2 coats of Duration on the fascia.	\$607.14
<u>Gutters - 2 Coats</u> Paint 2 coats of Duration on the gutters.	\$653.57
<u>Downspouts - 2 Coats</u> Paint 2 coats of Duration on the downspouts.	\$891.43
<u>Windows - 2 Coats</u> Paint 2 coats of Duration on the window casings without removing the storm windows.	\$2,914.17
<u>Dormers - 2 Coats</u> Paint 2 coats of Duration on the dormers including siding, trim work, shutters and windows.	\$3,488.57
<u>Patio Covers - 2 Coats</u> Paint 2 coats of Duration on the front porch ceiling.	\$754.76
<u>Mask to Capture Lead and Disposal Fee</u> Mask prior to pressure washing and wet scrape. Capture contamination according to EPA regulations. Transport and pay disposal fees at an approved facility.	\$3,360.00
<u>Lift Rental/ Fuel and Lumber</u> Lift rental/fuel lumber and patching materials	\$2,759.00
<u>Trim Molding - 2 Coats</u> Paint 2 coats of Duration on the front porch columns and porch trim work.	\$965.71
<u>Porta Potty (Blue Moon)</u> My Three Sons Services will have a porta-potty delivered to the job site for the painters to use for the duration of the project, then have it picked up when the job is complete.	\$125.00

## **Grand Total and Workdays**

### *Description*

#### Grand Total, Workdays, & Exclusions

The Grand Total is \$29,387.96 for labor and \$6,035.41 for all materials.

Job is expected to take approximately 26-27 workdays to complete. This is a reasonable estimate, not a binding promise, due to unknowns that arise, problems that need to be solved, weather conditions, or additions to the scope of work.









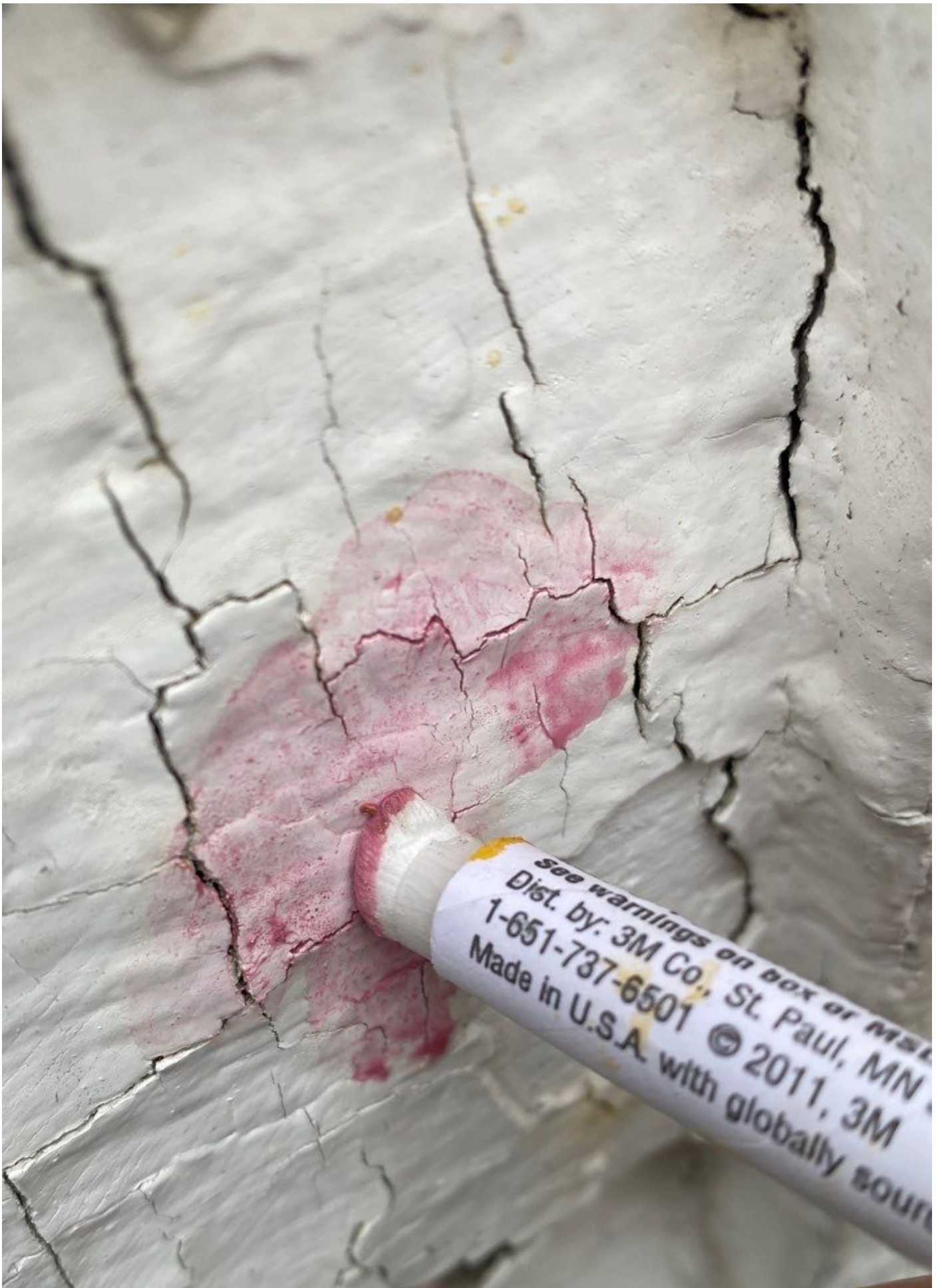


























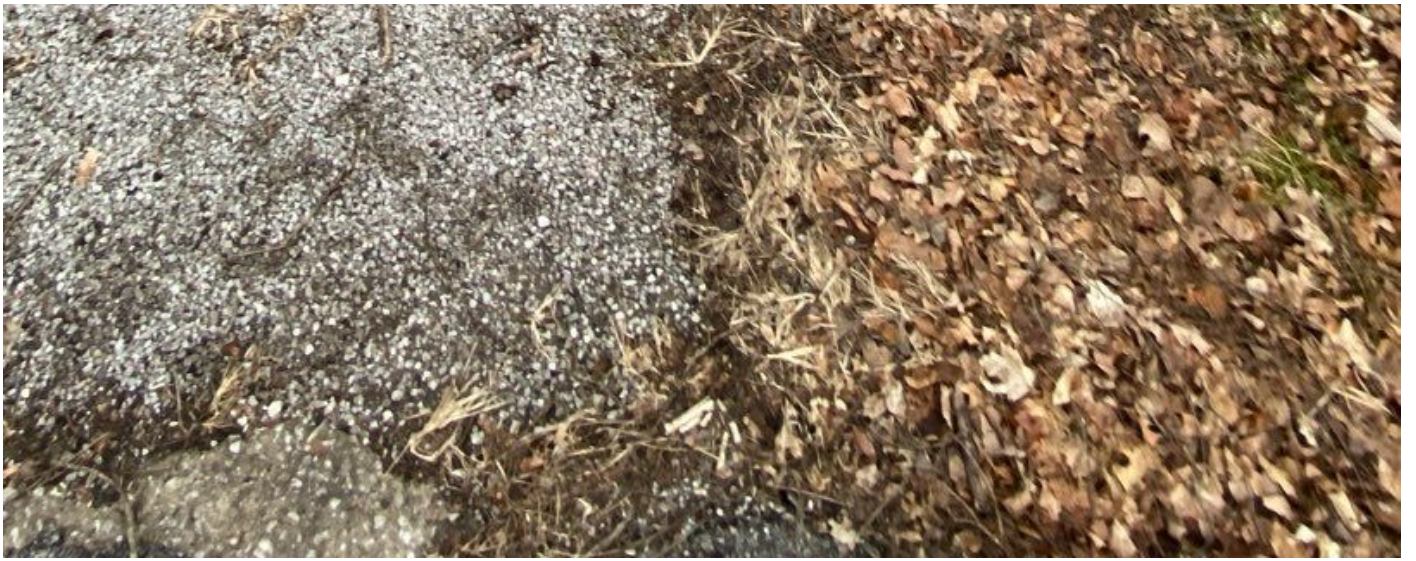










































































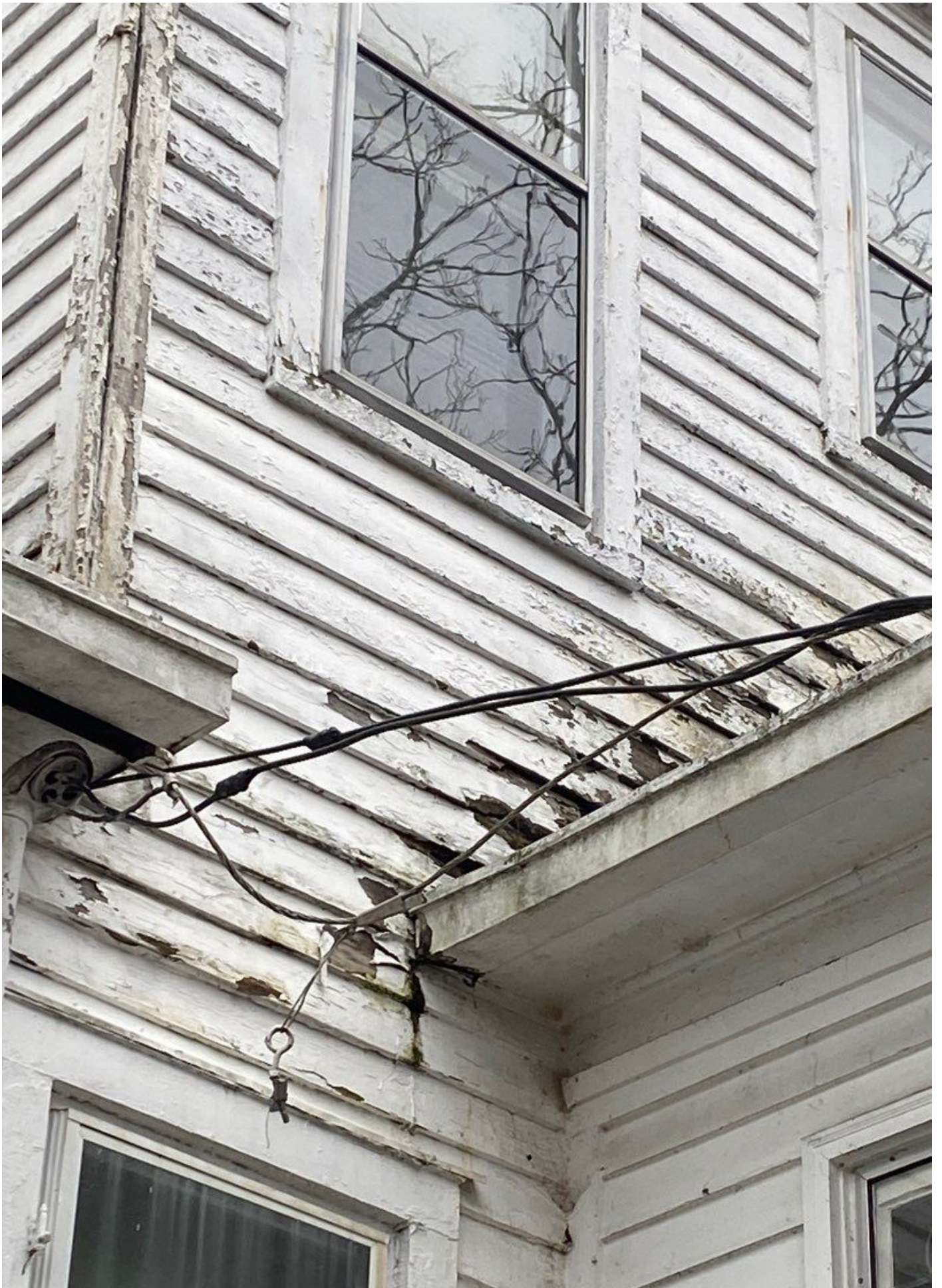






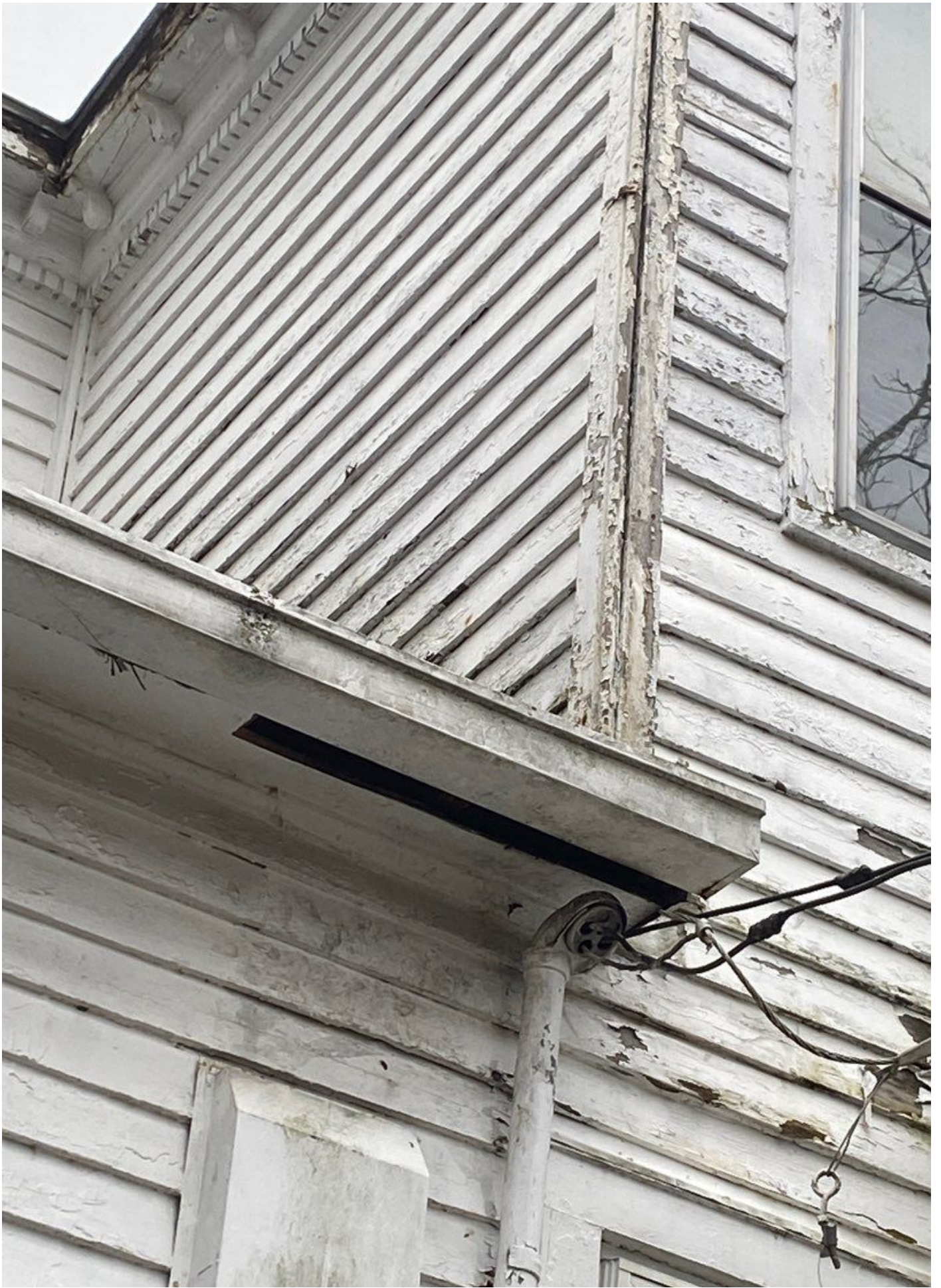






























































Since there may be more than one area of the project quoted separately in the itemized list, this can be a "pay-as-you-go" set of projects. That is, you can select any or all of the areas or projects quoted, and you will only pay the labor and materials price for each area or project completed. Accepting the proposal as is does not obligate you to all the areas or projects. You can email Keith Zafren, the owner ([keith@mythreesons.net](mailto:keith@mythreesons.net)), and specify which areas or projects you are selecting at this time.

#### EXTERIOR PREP WORK

- All exterior projects will be pressure washed (with a cleaning additive) before other prep work or painting is performed. Customer will provide access to water and permission to use it. Customer understands that pressure washing will not remove tar (or tar stains) from gutters, all algae from wood, or rust stains. Pressure washing removes dirt, mildew, mold, and surface algae so that surfaces can be painted and stained.
- Pressure washing includes a "soft wash" of the exterior of the home that will be painted. Note that due to the mineral content of the water you will likely notice spotting/streaking on the windowpanes when dry. It is recommended that a window cleaning be performed in addition to the house wash service. Window cleaning would be an additional charge that can be added if desired or contracted professionally with a window cleaning company.
- Customer will remove all storm glass from the inside after the house is pressure washed but before it is painted so windows can be painted while the storm frames are in place. After painting is completed, customer will reinstall storm glass.
- If there is Hardie siding, it will be caulked at all joints except butt joints per manufacturer's recommendations. Hardie siding will be primed with masonry primer per manufacturer's recommendations.
- If we will be painting bricks, the bricks will be primed with a masonry primer before application of finish paint to promote bonding and durability of finish paint.
- Scrape loose paint and sand as needed if determined that paint is not lead based. Otherwise, follow lead-based paint precautions and procedures, including no sanding or dry scraping.
- Exposed wood will be primed before painting.
- Fill nail holes and caulk exposed spaces in wood trim.
- If needed and contracted, we will apply a coat of Peel-Bond Primer to the most visible places where paint has an "alligator" appearance (i.e., the front entry doors, casing, and sidelights, the beams and soffits around the front porch). This primer will help create a somewhat smoother appearance and help hide some cracks after two finish coats are applied over it.
- If needed and contracted, we will remove storm windows and doors. Storm window removal sometimes results in stripped screws, or even old screws breaking. If screws have to be drilled out and replaced, this additional work will be billed as a Change Order noted below.
- Apply paper, tape, and plastic as needed to prepare for spraying.
- If needed and contracted, we will remove vines from paintable surfaces as much as possible before priming or painting. Sometimes remnants of the vines will be noticeable under the new paint. This cannot be avoided, particularly on window casings. Customer understands and accepts this.

#### INTERIOR PREP WORK

- All interior furnishings, floors, and carpets will be covered and protected.
- Walls will be scraped, patched, and sanded. They will also be re-inspected and patched as necessary before the final coat is applied.



- Fill wall and ceiling cracks with spackling compound, let dry, and sand smooth. Nail pops are repaired the same way.
- More advanced cracks will receive an application of joint tape, drywall mud, and then sanded smooth.
- Glossy surfaces and trim will be sanded and cleaned to assure proper paint adhesion.
- Scrape and sand rough areas due to previous paint failure or improper application.
- Caulk gaps in wood trim and along wall/trim and ceiling/trim interfaces.
- Fill nail holes in walls, baseboards, door and window casings to be painted.
- If there are any holes that the Customer wishes for My Three Sons Professional Painting NOT to fill, Customer will place a toothpick in that hole to indicate the hole is to remain. All other holes will be filled.
- If we are painting the ceiling but not the walls in any area, and if included in the proposal, the joint at walls and ceilings will be painted with white, flat, ceiling paint in order to eliminate current wall paint on ceilings and in order to create a straight line with new wall paint. Customer understands that white ceiling paint may not blend perfectly.
- If we are painting the walls but not the trim, and if contracted, edges of trim will be painted to cover existing wall paint on trim. Customer understands that white trim paint may not blend perfectly.
- Prime all patches before painting.
- Lightly sand all walls, and woodwork to be painted (including doors).
- Unless otherwise stated, all doors will be painted on one side only (the side facing the room being painted, if the room or closet on the other side of the door is not also being painted).
- Apply a stain sealer to water and tannin wood stains.
- Door knobs and light fixtures will be removed (or loosened) and re-installed. Thermostats and alarm system hardware will not be removed.
- Work areas will be cleaned-up and vacuumed, and debris will be taken away. However, when drywall repair has been performed, or there has been mud work, it is recommended that the customer have the house deeply or professionally cleaned after the painting project is finished. Drywall mud work creates fine dust that requires deeper cleaning than My Three Sons Painting is equipped to do.
- Upon completion, leftover paint will be labeled and left at the job site.
- Closets are not included in the quoted price unless otherwise stated.

## TRIM PAINT & COVERAGE

**Two coats is always recommended on trim work** even when going back the same or a very similar color (such as white over a shade of white). When there is a color change on trim, two coats is required. The reason we always recommend a second coat is that, even when colors are similar, the longer the existing paint has been on the trim, the more dry it will become, so it will unevenly absorb the first coat, and it may therefore show some streaking under the new finish coat. A second coat will not only eliminate this streaking appearance, but it will also enhance the shine and make the trim finish more durable so that it lasts longer. If your proposal has been calculated based on one coat of trim paint at your request and one coat does not cover, a second coat can be added for better coverage, shine, and durability. The second coat may be added as a Change Order as noted below.

## CUSTOMER RESPONSIBILITY

- Colors must be chosen and supplied to My Three Sons Painting seven (7) days prior to start date. An additional cost will be charged for color or sheen changes made after commencement of work.

- If customer will furnish finish paint or stain, customer agrees that should My Three Sons Professional Painting need additional paint or stain, customer agrees to provide additional materials as needed when needed, as informed by the Team Leader, so as not to impede the flow of work. Should the flow of work be impeded, additional costs will be applied.
- Customer will ensure that the entire working area to be painted or stained is clean and clear prior to start of work and that working conditions are amenable to painting, staining, or finishing. For exterior work, this includes trimming back trees or plants to allow access for men and ladders.
- For interior work, customer will remove all light switch and outlet cover plates in areas to be painted. We recommend you wash them all before you reinstall them. Customer will reinstall all cover plates after paint on walls is fully dry. If customer chooses to have My Three Sons Painting remove and install cover plates, we will gladly do so as a Change Order noted below.
- Customer will remove all pictures, nails, picture hangers and other things hanging on or attached to walls that are to be painted prior to start of work. This includes the removal and re-installation of window blinds and/or curtains, valances, and other window treatments. My Three Sons Painting cannot be responsible for any of these treatments or hanging brackets or hardware breaking.
- Customer will remove as much furniture as possible from rooms, and then move remaining furniture to the middle of the rooms to be painted, providing at least 4 feet of space between each wall and furniture. Customer will also move any appliances that need to be moved in order for My Three Sons to paint behind or around them. If customer asks My Three Sons Professional Painting to move furniture or appliances, the signing of this contract also serves as a release of liability entirely if any furniture or appliance is damaged or broken due to being moved. Moving furniture and/or appliances will be added as a Change Order.
- Please have fragile or breakable items and electronics moved out of work areas prior to start of project.
- Alarms must be turned off while work is in progress.
- Customer will provide a place for My Three Sons Painting to post their sign and to park their trailer while working at this site and a place to clean up equipment (water outside—including a hose).
- Occupants must vacate work area while job is in progress.
- That as part of the consideration provided for herein, Customer hereby consents and agrees that My Three Sons Painting may take and utilize before and after pictures and/or videos of its work for promotional and/or advertising purposes as it sees fit, provided, however, that My Three Sons Painting agrees that it will not disclose Customer's name or property location without Customer's written consent.
- Starting date is to be agreed upon verbally and via email. Late changes may incur an additional cost.
- It is essential that the work area be available to us, free from other trades. As a result of trade interference, My Three Sons Professional Services may leave the job and additional charges may be incurred.
- The Team Leader will arrange a walkthrough with the Customer for the last day the team will be working to complete the project. Customer is to make time for this walkthrough during the regular work day upon completion of the job so as not to have to call back the Team Leader to do the walkthrough at a separate time.

## CHANGE ORDERS

- This document is a proposal. Your acceptance is subject to our approval in order to make this contract binding.



- If after you agree to this work, you desire any changes or additional work, please speak with the Team Leader and fill out a written Change Order, as the cost of all revisions must be agreed upon in writing before additional work beyond the scope of this contract is performed. Workers are instructed not to undertake additional work without authorization.
- Due to the concealed conditions of existing wall coverings, it may be impossible to estimate the actual labor to remove and properly prepare the walls to achieve a beautifully painted surface. Under normal conditions, wall covering can be removed without damage to the surface; however, sometimes the substrate has not been sealed properly or other hidden conditions may exist. Due to these factors, added labor and material costs may become necessary. If these conditions exist, the owner will be notified before further work commences.
- Additional work beyond the scope of this contract added by the customer will be charged at \$70 per man-hour labor plus materials, if needed.
- Regarding a customer's choice to use Satin or Eggshell paint on the walls, your Project Consultant has informed you of the difficulty touching up wall paint with a sheen. This is one reason we recommend a high-grade, washable flat finish for all walls. However, if a customer chooses to have us apply a Satin or Eggshell finish, My Three Sons Painting will gladly perform touch ups after the second coat is applied. However, given that these sheens will likely show the touched up area and therefore often require a complete coat from corner to corner on the wall being touched up, that third coat, if required or requested by the customer, is not included in this proposal. **A third coat on any wall will be charged as a Change Order (time and materials).**

## COST

- My Three Sons Professional Painting Services will furnish all materials and labor - complete and in accordance with the above specifications for the sum of all as stated above. Individual additional tasks, if selected, will require additional pricing. Price quoted is valid for seven (7) days, unless otherwise noted.
- **If customer chooses to make any payments by credit card, a 4% processing fee will be added to any payment amount (this is the amount added/charged by Square Register, not My Three Sons Painting).**
- \$50 will automatically be deducted from the final invoice if the customer printed the Instant Savings Coupon from our website and presented it to the Project Consultant at the time of the estimate appointment.

## OUR GUARANTEE

- We guarantee our products and our workmanship for 5 years from the completion of the project performed. If our products or anything resulting from our workmanship fails in this period, or we did not do something correctly, we will return and resolve the problem at no charge.
- **Caveat:** when we repair ceiling and wall cracks due to the home settling, those cracks may reappear when the house shifts again. This is NOT a paint or preparation failure, it just means the house has shifted. There is no way to prevent cracks in new places or in repaired places when the house settles again. Therefore, the appearance of new cracks, or the reappearance of cracks cannot be covered by our five-year guarantee. We are happy to return and make needed repairs and touch up painting at the hourly charge noted above.
- **Caveat:** caulk tends to separate during the winter months when wood constricts due to the temperature change. This cannot be prevented and therefore is not covered by our guarantee. We are glad to return to re-caulk when the weather warms and the wood expands

again if the gaps do not close up on their own (which they often do). Re-caulking will be billed as Time & Materials (noted as a Change Order above).

- Due to the numerous unknowns related to wood decks (the condition of the wood, water penetration due to cracks or previously failed stains or sealers, the age of the wood, inconsistent batches of production from lumber yards, etc.) no guarantee can be given for how long a stain, sealer, or even an elastomeric coating will last. Too many factors cause failure to allow us to warranty the application of products to exterior decks. For wood decks, our normal guarantee for other products and applications is not applicable.

#### PARACHUTE CLAUSE

Once the project is contracted and work begins, the project can be canceled at any time by the customer or by the company if misunderstandings or disagreements cannot be resolved to the satisfaction of both parties. In such case, the customer will pay the company for labor time (at bill rate of \$65 an hour) and materials actually used to that point or purchased without a possibility of return (such as tinted paint and stain) as determined by careful records kept by the company (Job Tracking Sheet) and provided to the customer. No other records will be used to determine actual time and materials other than the Job Tracking Sheet kept by the company. Full payment for actual time and materials is to be made at the time of project cancellation. Payment will be considered late every week after the date of cancellation and charged a 5% per week late payment fee. Acceptance of this proposal signifies agreement to these terms and conditions.

#### MEDIATION AGREEMENT, IF NECESSARY

In the event of Customer's default under the terms and conditions of this Contract, including, but not limited to, payments of amounts due as provided for herein, Customer agrees to pay and reimburse My Three Sons Painting all costs it may incur in the enforcement and collection of any sums due and owing it under the terms and conditions of said Contract, including, but not limited to, a reasonable attorney's fee. The parties do further agree that venue for any litigation that may result or arise from this Contract shall vest solely with the Fayette Circuit Court, Lexington, Kentucky. Further, the parties agree that prior to any litigation being filed, that any and all issues in controversy shall first be mediated, in good faith, at the Mediation Center of Kentucky, 125 Church St., Lexington, Kentucky 40507.

#### ACCEPTANCE OF PROPOSAL & DISCOUNTS

- In addition to the \$50 Instant Savings Coupon printed from our website, My Three Sons Painting happily offers and honors a **Fast-Signing Discount** if you choose to Accept this proposal in its entirety at the time of presentation. Your project consultant will discuss this promotional discount with you. This discount will be applied to the final invoice and deducted from the total cost of the project.
- You may cancel this transaction without any penalty or obligation within three business days from the date of your signature accepting the terms of this entire agreement. **Cancellation after three business days will incur a \$100 processing fee.** In order to change your mind and cancel the contract you've accepted, please email your project consultant.
- If you choose not to accept this Fast-Signing Discount, the quoted price is good for 7 days unless stated otherwise. \*\*\* When you sign this Agreement and submit a deposit check (25% of the Grand Total) you will then secure a start date.\*\*
- By signing this agreement, I acknowledge that I have read and understand the terms of this proposal.



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## Electronic Document Acceptance Summary

Status: **Approved**

Signer Name: **Cody Brown**

Accepted Amount: **\$35,423.37**

Date: **February 17, 2023**

Time: **07:28AM PST**

IP Address: **147.0.149.166**