



## PROPOSAL

12279 Pennsylvania Street | Thornton, CO 80241 | (303) 452-8710 | Fax: (303) 450-0626 | [aaragon@jimblackconstruction.com](mailto:aaragon@jimblackconstruction.com)

### GENERAL CONTRACTOR & RESTORATION SPECIALIST

PROPOSAL SUBMITTED TO: Sunridge Condominium HOA c/o Kristin Billings, Highland Realty & Management Inc.	
STREET: 11145 Sheridan Blvd, #30	JOB LOCATION: 2000 Sunridge Circle, Broomfield CO 80020
CITY, STATE AND ZIP CODE: Westminster, CO 80020	
PHONE: 303-466-6340	DATE: July 5, 2012

We ("Contractor") hereby propose to furnish the materials and labor necessary to complete the work set forth in the estimate described below, attached hereto, and incorporated herein by reference (the "Scope of Work"):

As per Jim Black Construction estimate approved by Sunridge Condominium HOA: SUNRIDGECONDOS\_EXT \$24,176.59

Any additional work will be documented and signed for in a written Change Order.

**WE PROPOSE** hereby to furnish material and labor in accordance with the Scope of Work, for the sum of:

Twenty-four Thousand One Hundred Seventy-Six and 59/100 \_\_\_\_\_ Dollars \$ 24,176.59  
(the "Contract Price")

This Proposal is provided to Owner subject to the terms and conditions printed on the opposite side of this Proposal (the "Terms and Conditions")

Authorized  
Signature \_\_\_\_\_

Project Manager

Note: This Proposal may be withdrawn  
by us if not accepted within 30 days.

**ACCEPTANCE OF PROPOSAL** The Owner hereby accepts  
this Proposal:

Signature \_\_\_\_\_

Date of Acceptance 07/08/2012

Signature \_\_\_\_\_

## TERMS AND CONDITIONS

1. **Scope of Work.** The Scope of Work and the proposal contained on the opposite side of these Terms and Conditions (the "Proposal") shall define the work and materials required for the restoration and repair of the damage to the subject property (the "Work"). Owner and Contractor acknowledge and agree that all materials used for the Work shall be of "like-kind" and of "like-quality" to the materials being restored and/or repaired under the Proposal. Contractor agrees to substantially complete the Work in a timely manner. As used in the preceding sentence, "substantially complete" means that the Work is sufficiently complete so Owner can occupy or use the structure for its intended purpose. Contractor further agrees to provide all licenses and building permits necessary for completion of the Work.
2. **Changes.** Additional work, not covered by the Scope of Work, may be accomplished (a) by Change Order (as defined below) or (b) by verbal agreement, if such verbal agreement is followed by a Change Order within ten (10) days of the verbal agreement. A "Change Order" is a written order prepared by Contractor or Owner and signed by Contractor and Owner, stating their agreement on all of the following: (x) change in the Scope of Work; and (y) the amount of the adjustment, if any, in the Contract Price. Notwithstanding any changes to the Scope of Work, Owner shall be responsible to pay the Contractor at least 10% overhead and 10% profit for all items listed in the Scope of Work, whether such items have been reduced or removed by Change Order from the Scope of Work.
3. **Exclusions.** Unless otherwise expressly provided, the Scope of Work shall not include or be interpreted to include: the repair of preexisting deficiencies, existing and/or concealed conditions (e.g. carpet backing damaged, plumbing, electrical, or structural conditions), compliance with current building code requirements not specifically covered by the relevant insurance settlement, or work related to materials or installations not furnished or arranged by Contractor or its subcontractors.
4. **Payment.** Owner agrees to pay the Contractor in current funds for performance of the Work including Change Orders whether or not reimbursed by an insurance company. Contractor shall submit invoices for payment to Owner for Work completed upon substantial completion of each phase of Work. Within ten (10) days after an invoice is received by Owner, Owner shall pay Contractor the invoiced amounts. Upon conclusion of the final walkthrough, Owner shall have remitted the Contract Price to the Contractor; provided, Owner may withhold from the Contract Price, an amount equal to the reasonable cost of completing or correcting Work identified during the final walkthrough as being not in conformity with the Scope of Work. All nonconformities in the Work discovered after the final walkthrough shall be covered by the Warranty set forth in Section 6 below.
5. **Owner Obligations.** Notwithstanding Owner's payment obligations, Owner agrees to: (a) provide clear and continuous access and entry (whether by lockbox or otherwise) to the subject property for all Work on an ongoing, unscheduled basis during normal work hours; (b) provide access to Owner's electricity, gas, and water on a no-charge basis; remove, (c) store, and/or safeguard any items of value that may be subject to theft or damage; (d) promptly sign proof of loss and other documents necessary for payment to be issued by the relevant insurance policy to Owner; (e) make design selections within the time reasonably designated by the Contractor so as to not interfere with the Work schedule; and (f) cooperate with the Contractor so as not to interfere with the Work, the Work schedule, or the Scope of Work. Should the Owner not meet the requirement contained in subpart (f) of this Section: Owner (i) authorizes Contractor to make the required selections and agrees to be bound by Contractor's selections, and (ii) waives Owner's rights or remedies as respects the Contractor's selection.
6. **Warranty.** Upon Contractor's receipt of final payment, Contractor warrants for a period of one (1) year from the date of substantial completion or use by the Owner, whichever occurs first, that all Work shall be in accordance with the Scope of Work (the "Warranty"); provided, the Owner shall provide written notice of each nonconformity (as between the Work and Scope of Work), if any, within ten (10) days of the Owner's discovery of such nonconformity. If Owner fails to notify the Contractor of nonconforming Work within ten (10) days of such discovery, the Owner waives its right to require correction by the Contractor. If the Contractor fails to correct nonconforming Work within ten (10) business days after receipt of the Owner's notice (or, if such nonconformance is such that it can not reasonably be corrected within such period, so long as Contractor is diligently prosecuting such correction, such longer period as is reasonably required to make such correction), the Owner may correct such nonconforming Work and recover from Contractor Owner's reasonable cost of making such corrections. Owner's exclusive remedy for the Contractor's breach of the Warranty shall be correction of the nonconforming Work.
7. **Limitation of Liability.** EXCEPT AS SET FORTH IN SECTION 6 OF THESE TERMS AND CONDITIONS, THE CONTRACTOR OFFERS NO OTHER WARRANTIES OR REMEDIES RELATED TO OR ARISING OUT OF THE WORK, EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION ANY WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. OWNER'S RIGHTS AND REMEDIES ARE EXPRESSLY LIMITED TO THOSE SET OUT IN THESE TERMS AND CONDITIONS TO THE EXCLUSION OF ANY AND ALL OTHER REMEDIES, AND IN NO EVENT SHALL CONTRACTOR BE LIABLE FOR ANY INDIRECT, INCIDENTAL, CONSEQUENTIAL, OR SPECIAL DAMAGES.
8. **Indemnification.** Owner will defend, indemnify, and hold harmless Contractor and its affiliates, directors, officers, employees, shareholders, representatives, agents, servants, predecessors, successors, and permitted assigns (each an "Indemnitee") from and against any claim, suit, demand, loss, damage, expense (including reasonable attorneys' fees and costs), or liability that may result from or arise out of (a) Owner's breach of these Terms and Conditions and/or any other agreements entered into between the parties relating to the Work; (b) the presence, dispersal, or release of or contamination by any hazardous substance on or at the subject property; and/or (c) any personal injury or property damage caused by, arising out of, or related to the Work, but only to the extent not attributable, partly or wholly, (i) to the negligence or willful misconduct of any Indemnitee, or (ii) an Indemnitee's breach of a duty imposed on such Indemnitee by these Terms and Conditions and/or applicable law.
9. **Force Majeure.** Contractor shall not be liable for any loss or damage resulting from any delay in performance or failure to give notice of delay when such delay is due to any cause or event beyond Contractor's control, including, without limitation, acts of nature, unavailability of supplies or sources of energy, riots, wars, fires, strikes, war, terrorism, labor difficulties, delays in transportation, delays in delivery or defaults by vendors (each a "Force Majeure Event"). In the event of delay due to a Force Majeure Event, time for performance shall be extended for a period of time equal to the duration of the Force Majeure Event and Owner shall not be entitled to refuse performance or otherwise be relieved of any obligations as a result of the Force Majeure Event. If, as a result of a Force Majeure Event, any scheduled performance is delayed for a period in excess of ninety (90) days, Contractor and Owner shall each have the right by written notice to the other party to cancel performances without liability of any kind.
10. **Insurance.** The Contractor shall maintain and provide evidence of (a) workers' compensation insurance in the statutory amount and (b) general liability insurance; provided, however, Contractor's insurance shall exclude coverage excluded from Owner's policy. Owner shall maintain property, building, personal property, and premises liability insurance during the Work. For the avoidance of doubt, during the Work, Owner shall bear the risk of loss or damage to the subject property and other improvements on or to the subject property. The Owner may, at their own expense, obtain such other insurance coverage, as they deem appropriate.
11. **Materials.** Unless specified in a Change Order, all materials used will be standard stock materials and will match existing materials within reasonable tolerance as to color, texture, design, etc. All painting will match preexisting color as closely as reasonably possible.
12. **Removal of Property.** If the damage to the subject property being repaired requires the occupants to vacate the subject property during the Work, any and all remaining contents left at the subject property upon commencement of Work will be deemed to be damaged and non-salvageable. Such items will be disposed of and the Owner agrees to hold harmless the Contractor for any items that may have been overlooked during Owner's inventory process.
13. **Owner's Default.** If the Contractor determines in Contractor's reasonable discretion that Owner is in default of any of Owner's obligations under these Terms and Conditions (and Owner has not cured such breach within five (5) days of receiving notice of such breach from the Contractor), then the Contractor may stop all Work, cancel all of Contractor's remaining obligations under these Terms and Conditions, the Proposal, and the Scope of Work, and submit a final invoice for Work completed to Owner, which Owner shall pay pursuant to Section 4 above. Upon Contractor stopping work, Contractor shall owe no further obligations to Owner and may pursue any remedy available under these Terms and Condition, under the common law, in equity, or by statute. In the event that Owner is in default of any payment obligations, without prejudice to any of its other rights and remedies, Contractor reserves the right to charge interest on any unpaid invoice balance, without notice, at the rate of 2% per month, 24% annually.
14. **Miscellaneous.** (a) These Terms and Conditions shall be binding upon and inure to the benefit of the parties hereto and their respective successors, and permitted assigns. The benefits and obligations under these Terms and Conditions shall not be assigned by either party hereto without the prior written consent of the other party. (b) These Terms and Conditions, together with the Proposal (including the Scope of Work), constitute the entire agreement between the parties hereto with respect to the subject matter hereof and supersedes all prior agreements, understandings, and negotiations of any nature with respect to the subject matter hereof. No amendment, waiver, or discharge of any provision of these Terms and Conditions shall be effective against any party unless in writing signed by both parties. (c) These Terms and Conditions shall be governed by and construed in accordance with the laws of the State of Colorado without regard to conflict of laws principles. The parties hereby specifically waive their right to a trial by jury. If either Party takes action to enforce its rights hereunder (or under the Proposal or the Scope of Work), the prevailing Party shall be entitled to recover its reasonable costs and expenses of enforcement, including, without limitation, attorneys' fees. (d) The parties hereto agree that each provision of these Terms and Conditions is intended to be severable from every other provision, and the invalidity or illegality of any portion hereof shall not affect the validity or legality of the remainder hereof. (e) Each capitalized term used but not defined by these Terms and Conditions shall have the meaning given such term in the Proposal. (f) In the event that Owner is more than one person or entity, all obligations under these Terms and Conditions and/or the Proposal shall be joint and several obligations of such persons and entities. (g) **HAZARDOUS MATERIALS:** The Owner represents there is no asbestos or other known hazardous or illegal materials or substances on or at the subject property. (h) These Terms and Conditions and the Proposal (i) may be executed in several counterparts and all counterparts so executed shall constitute one agreement binding on all parties hereto, and (ii) may be delivered by facsimile or by email PDF document.



## **Jim Black Construction, Inc**

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12279 Pennsylvania Street  
Thornton, CO 80241  
Ph: 303-452-8710  
Fax: 303-450-0626

Client: Sunridge Condos  
Property: 2000 Sunridge Circle  
Broomfield, CO 80020

Home: (303) 562-4206

**Operator Info:**

Operator: NBUFFING

Estimator: Nick Buffington

E-mail: [nbuffington@jimblackconstruction.com](mailto:nbuffington@jimblackconstruction.com)

Type of Estimate: Other

Date Entered: 6/29/2012

Date Assigned:

Price List: CODE7X\_FEB12

Labor Efficiency: Restoration/Service/Remodel

Estimate: SUNRIDGECONDOS-EXT

**All material and labor included in pricing with inclusions of the materials listed below.**

ALL NEW WINDOW TRIM WILL BE TEXTURED COLLINS TRUWOOD PAINTED.  
ALL NEW DECK FASCIA , RIM-SKIRT BOARD WILL BE PAINTED HARDI TRIM.  
ALL NEW DIMENSIONAL LUMBER WILL BE TREATED AND PAINTED TO MATCH.  
ALL NEW LAG BOLTS AND WASHERS WILL BE ZINC PLATED.  
ALL NEW 2X2 PICKETS FOR DECKING AND RAILING WILL BE PAINTED REDWOOD.

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**SUNRIDGECONDOS-EXT****2000/ 2002**

DESCRIPTION	QNTY	UNIT COST	TOTAL
21. R&R 2" x 10" hand rail lumber with 2"x2" pickets	1.00 EA @	801.77 =	801.77
25. Remove and replace rim skirt/ top rail/lag bolts/ misc pickets- rear deck.	1.00 EA @	344.64 =	344.64
24. Paint ext. railing - white	1.00 EA @	138.00 =	138.00
26. Paint rear deck - white	1.00 EA @	123.00 =	123.00

**2004**

DESCRIPTION	QNTY	UNIT COST	TOTAL
27. Remove and replace rim skirt- rear deck.	1.00 EA @	230.00 =	230.00
28. Paint rear deck - white	1.00 EA @	46.15 =	46.15

**2006**

DESCRIPTION	QNTY	UNIT COST	TOTAL
29. Remove and replace rim skirt- rear lower deck.	1.00 EA @	230.00 =	230.00
31. Remove and replace rim skirt- rear upper deck.	1.00 EA @	200.00 =	200.00
30. Paint rear lower deck - white	1.00 EA @	46.15 =	46.15
32. Paint rear upper deck - white	1.00 EA @	46.15 =	46.15

**2021**

DESCRIPTION	QNTY	UNIT COST	TOTAL
36. Exterior garage trim- man door	1.00 EA @	70.00 =	70.00
35. Fencing gate latch replacement	1.00 EA @	69.00 =	69.00
33. R&R 6" x 6" square wood post	1.00 EA @	215.39 =	215.39
37. Paint door/window trim & jamb -white	1.00 EA @	23.00 =	23.00
39. Paint window trim - 2 coats (per side)	1.00 EA @	30.77 =	30.77
34. Paint/finish - fence post - white	1.00 EA @	23.00 =	23.00
38. Exterior window trim- south side	1.00 EA @	146.00 =	146.00

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**2023**

DESCRIPTION	QNTY	UNIT COST	TOTAL
40. Fencing gate latch replacement	1.00 EA @	69.00 =	69.00
42. Paint window trim- white	1.00 EA @	23.00 =	23.00
41. Exterior window trim- north side	1.00 EA @	107.70 =	107.70

**2025**

DESCRIPTION	QNTY	UNIT COST	TOTAL
46. Paint door/window trim & jamb -white	1.00 EA @	23.00 =	23.00
44. Paint window trim- white	1.00 EA @	23.00 =	23.00
49. Paint/finish - fence post - white	1.00 EA @	23.00 =	23.00
43. Exterior window trim- north side	1.00 EA @	107.70 =	107.70
198. Wood door frame & trim - exterior garage man door	1.00 EA @	61.50 =	61.50

**2027**

DESCRIPTION	QNTY	UNIT COST	TOTAL
47. R&R 6" x 6" square wood post	1.00 EA @	215.39 =	215.39
51. Paint window trim- white	1.00 EA @	53.85 =	53.85
48. Paint/finish - fence post - white	1.00 EA @	23.00 =	23.00
52. R&R Gutter / downspout check	1.00 EA @	38.00 =	38.00
50. Exterior window trim- north side	1.00 EA @	202.00 =	202.00

**2029**

DESCRIPTION	QNTY	UNIT COST	TOTAL
53. Remove and replace 5' of rim skirt- rear deck.	1.00 EA @	46.00 =	46.00
54. Paint rear deck - white	1.00 EA @	23.00 =	23.00
56. Paint window trim- white	1.00 EA @	46.00 =	46.00
55. Exterior window trim- north and south side	1.00 EA @	202.00 =	202.00

**2050**

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DESCRIPTION	QNTY	UNIT COST	TOTAL
57. R&R 2" x 10" hand rail lumber with 2"x2" pickets	1.00 EA @	801.77 =	801.77
61. R&R 2" x 10" hand rail lumber- Shorter railing	1.00 EA @	54.00 =	54.00
58. Paint ext. railing - white	1.00 EA @	138.00 =	138.00
62. Paint short ext. railing - white	1.00 EA @	23.00 =	23.00
60. Paint window trim- white	1.00 EA @	23.00 =	23.00
59. Exterior window trim- south side	1.00 EA @	100.00 =	100.00

**2052**

DESCRIPTION	QNTY	UNIT COST	TOTAL
65. Remove and replace 2 x8 rim skirt- south deck.	1.00 EA @	61.50 =	61.50
66. Paint skirt 2x8 - white	1.00 EA @	23.00 =	23.00
64. Paint window trim- white	1.00 EA @	38.46 =	38.46
63. Exterior window trim- south side	1.00 EA @	207.00 =	207.00

**2054**

DESCRIPTION	QNTY	UNIT COST	TOTAL
69. Fencing gate latch replacement	1.00 EA @	69.00 =	69.00
67. 14' -Picket fence & gate - 3' to 4' high	1.00 EA @	730.80 =	730.80
70. Remove and replace 6' rim skirt	1.00 EA @	54.00 =	54.00
73. Paint window trim- white	1.00 EA @	30.00 =	30.00
71. Paint - 6' rim skirt	1.00 EA @	23.00 =	23.00
68. Paint - wood fence/gate	1.00 EA @	108.00 =	108.00
72. Exterior window trim- south side	1.00 EA @	100.00 =	100.00

**2056**

DESCRIPTION	QNTY	UNIT COST	TOTAL
74. Fencing gate latch replacement	1.00 EA @	69.00 =	69.00
75. 26' -Picket fence & gate - 3' to 4' high	1.00 EA @	1,127.00 =	1,127.00
80. R&R 2" x 10" hand rail lumber with 2"x2" pickets - south deck	1.00 EA @	615.77 =	615.77
81. Paint ext. railing - white	1.00 EA @	115.00 =	115.00
83. Paint window trim- white	1.00 EA @	23.00 =	23.00
76. Paint - wood fence/gate	1.00 EA @	169.00 =	169.00

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**CONTINUED - 2056**

DESCRIPTION	QNTY	UNIT COST	TOTAL
79. R&R Gutter / downspout check - south side	1.00 EA @	38.00 =	38.00
84. Exterior window trim- south side	1.00 EA @	100.00 =	100.00

**2058**

DESCRIPTION	QNTY	UNIT COST	TOTAL
91. R&R Top hand rail lumber with 2"x2" pickets - south deck	1.00 EA @	576.77 =	576.77
89. Remove and replace 6' of rim skirt- rear deck.	1.00 EA @	54.00 =	54.00
92. Paint ext. railing - white	1.00 EA @	107.70 =	107.70
90. Paint rear deck - white	1.00 EA @	23.00 =	23.00
86. Paint siding board trim- white	1.00 EA @	38.00 =	38.00
88. Paint window trim- white	1.00 EA @	38.46 =	38.46
85. (Material Only) Siding - hardboard - 20' flashing at band on north side	1.00 EA @	115.00 =	115.00
87. Exterior window trim- 1 east and south side	1.00 EA @	161.50 =	161.50

**2141**

DESCRIPTION	QNTY	UNIT COST	TOTAL
94. Paint door/window trim & jamb -white	1.00 EA @	23.00 =	23.00

**2145**

DESCRIPTION	QNTY	UNIT COST	TOTAL
95. Remove and replace 2 x8 dividing wall top	1.00 EA @	123.00 =	123.00
96. Paint 2x8 - white	1.00 EA @	30.00 =	30.00
97. R&R Siding - hardboard - fix gap on west face of entrance	1.00 EA @	38.00 =	38.00

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**2147**

DESCRIPTION	QNTY	UNIT COST	TOTAL
104. R&R Top hand rail lumber - north deck	1.00 EA @	130.00 =	130.00
98. R&R replace (4) 2"x2" pickets	1.00 EA @	38.77 =	38.77
100. Remove and replace rim/ skirt for deck- north side	1.00 EA @	192.00 =	192.00
99. Paint ext. pickets - white	1.00 EA @	23.00 =	23.00
105. Paint ext. railing - white	1.00 EA @	38.00 =	38.00
103. Paint corner trim- white	1.00 EA @	30.00 =	30.00
101. Paint - rim skirt	1.00 EA @	46.00 =	46.00
102. Exterior corner trim- north side	1.00 EA @	107.00 =	107.00

**2149**

DESCRIPTION	QNTY	UNIT COST	TOTAL
108. Fencing gate latch replacement	1.00 EA @	69.00 =	69.00
106. R&R Remove and replace deck 4" x 4" legs- north side	1.00 EA @	77.00 =	77.00
107. Paint ext. 4x4 posts - white	1.00 EA @	23.00 =	23.00
110. Paint window trim- white	1.00 EA @	23.00 =	23.00
111. R&R Siding - hardboard lap covers (7)	1.00 EA @	30.00 =	30.00
109. Exterior trim board and flashing over bird hole damage- north side	1.00 EA @	70.00 =	70.00

**2154**

DESCRIPTION	QNTY	UNIT COST	TOTAL
114. Fencing gate latch replacement	1.00 EA @	69.00 =	69.00
113. Paint window trim- white	1.00 EA @	30.00 =	30.00
112. Exterior trim piece in courtyard-	1.00 EA @	76.00 =	76.00

**2156**

DESCRIPTION	QNTY	UNIT COST	TOTAL
115. Fencing gate latch replacement	1.00 EA @	69.00 =	69.00



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**2158**

DESCRIPTION	QNTY	UNIT COST	TOTAL
116. Fencing gate latch replacement	1.00 EA @	69.00 =	69.00

**2179**

DESCRIPTION	QNTY	UNIT COST	TOTAL
118. Paint window trim- white	1.00 EA @	38.00 =	38.00
117. Exterior window trim & NE corner	1.00 EA @	115.00 =	115.00

**2181**

DESCRIPTION	QNTY	UNIT COST	TOTAL
125. R&R Stairway 2" x 10" hand rail lumber with 2"x2" pickets	1.00 EA @	801.77 =	801.77
127. R&R Top hand rail lumber - rear deck	1.00 EA @	130.00 =	130.00
126. Paint ext. railing - white	1.00 EA @	138.00 =	138.00
128. Paint hand rail- white	1.00 EA @	38.00 =	38.00
120. Paint window trim- white	1.00 EA @	30.00 =	30.00
121. R&R Gutter / downspout check	1.00 EA @	38.00 =	38.00
119. Exterior window trim- north side	1.00 EA @	100.00 =	100.00

**2183**

DESCRIPTION	QNTY	UNIT COST	TOTAL
136. Fencing gate latch replacement	1.00 EA @	69.00 =	69.00
134. 12' -Picket fence & gate - 3' to 4' high	1.00 EA @	390.00 =	390.00
131. R&R Vinyl decking replacement- front entrance deck	1.00 EA @	2,000.00 =	2,000.00
132. Remove and replace rim - front deck.	1.00 EA @	70.00 =	70.00
130. Paint window trim- white	1.00 EA @	30.00 =	30.00
133. Paint - rim skirt	1.00 EA @	23.00 =	23.00
135. Paint - wood fence/gate	1.00 EA @	123.00 =	123.00
129. Exterior window trim- north side	1.00 EA @	100.00 =	100.00

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**2185**

DESCRIPTION	QNTY	UNIT COST	TOTAL
138. R&R 2" x 10" deck joist replacement	1.00 EA @	61.50 =	61.50
141. Paint hand 2x10- white	1.00 EA @	23.00 =	23.00
140. Paint window trim- white	1.00 EA @	30.00 =	30.00
142. R&R Siding - hardboard lap covers (10)	1.00 EA @	30.00 =	30.00
139. Exterior window & door trim- south side	1.00 EA @	100.00 =	100.00

**2187**

DESCRIPTION	QNTY	UNIT COST	TOTAL
147. Fencing gate latch replacement	1.00 EA @	69.00 =	69.00
145. 14' -Picket fence & gate - 3' to 4' high	1.00 EA @	730.00 =	730.00
144. Paint window trim- white	1.00 EA @	30.00 =	30.00
146. Paint - wood fence/gate	1.00 EA @	107.00 =	107.00
143. Exterior window trim- north side	1.00 EA @	100.00 =	100.00

**2189**

DESCRIPTION	QNTY	UNIT COST	TOTAL
156. Wood gate - repair	1.00 EA @	40.00 =	40.00
153. Trim board - 1" x 6" - north side	1.00 EA @	54.00 =	54.00
148. R&R Replace (12) 2"x2" pickets	1.00 EA @	85.00 =	85.00
149. Paint ext. pickets - white	1.00 EA @	23.00 =	23.00
154. Paint 1x6 trim- white	1.00 EA @	30.00 =	30.00
151. Paint window trim- white	1.00 EA @	30.00 =	30.00
152. R&R Gutter / downspout check - front side	1.00 EA @	38.00 =	38.00
150. Exterior window trim- north side	1.00 EA @	100.00 =	100.00

**2200**

DESCRIPTION	QNTY	UNIT COST	TOTAL
159. Fencing gate latch replacement	1.00 EA @	69.00 =	69.00
157. 19' -Picket fence & gate - 3' to 4' high	1.00 EA @	835.00 =	835.00
Owner has to remove stone planter for fence to get replaced. Contractor will not move for the owner.			
158. Paint - wood fence/gate	1.00 EA @	107.00 =	107.00
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**CONTINUED - 2200**

DESCRIPTION	QNTY	UNIT COST	TOTAL
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**2206**

DESCRIPTION	QNTY	UNIT COST	TOTAL
162. Fencing gate latch replacement	1.00 EA @	69.00 =	69.00
160. 14' -Picket fence & gate - 3' to 4' high	1.00 EA @	742.00 =	742.00
163. R&R Stairway 2" x 10" hand rail lumber with 2"x2" pickets	1.00 EA @	801.77 =	801.77
164. Paint ext. railing - white	1.00 EA @	138.00 =	138.00
166. Paint window trim- white	1.00 EA @	30.00 =	30.00
161. Paint - wood fence/gate	1.00 EA @	107.00 =	107.00
165. Exterior window trim- north side	1.00 EA @	100.00 =	100.00

**2221**

DESCRIPTION	QNTY	UNIT COST	TOTAL
169. Fencing gate latch replacement	1.00 EA @	69.00 =	69.00
167. 14' -Picket fence & gate - 3' to 4' high	1.00 EA @	730.00 =	730.00
168. Paint - wood fence/gate	1.00 EA @	107.00 =	107.00

**2223**

DESCRIPTION	QNTY	UNIT COST	TOTAL
172. Fencing gate latch replacement	1.00 EA @	69.00 =	69.00
170. 19' -Picket fence & gate - 3' to 4' high	1.00 EA @	785.00 =	785.00
171. Paint - wood fence/gate	1.00 EA @	107.00 =	107.00

**2225**

**Jim Black Construction, Inc**

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DESCRIPTION	QNTY	UNIT COST	TOTAL
174. Paint window trim- white	1.00 EA @	30.00 =	30.00
173. Exterior chimney trim- west side	1.00 EA @	100.00 =	100.00

**2227**

DESCRIPTION	QNTY	UNIT COST	TOTAL
178. Paint trim- white	1.00 EA @	23.00 =	23.00
176. Paint window trim- white	1.00 EA @	30.00 =	30.00
177. Exterior trim behind gutter on garage- north side	1.00 EA @	70.00 =	70.00
175. Exterior window trim- north side	1.00 EA @	100.00 =	100.00

**2254**

DESCRIPTION	QNTY	UNIT COST	TOTAL
179. Fencing gate latch replacement	1.00 EA @	69.00 =	69.00
180. R&R Gutter / downspout check - front side over entrance	1.00 EA @	38.00 =	38.00

**2256**

DESCRIPTION	QNTY	UNIT COST	TOTAL
181. Fencing gate latch replacement	1.00 EA @	69.00 =	69.00

**2258**

DESCRIPTION	QNTY	UNIT COST	TOTAL
186. Paint roof trim- white	1.00 EA @	30.00 =	30.00
184. Paint window trim- white	1.00 EA @	30.00 =	30.00
185. Fix roof and trim on fireplace exterior	1.00 EA @	223.00 =	223.00
182. R&R Downspout fix on garage	1.00 EA @	38.00 =	38.00
183. Exterior window trim- north side	1.00 EA @	138.00 =	138.00

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**2261**

DESCRIPTION	QNTY	UNIT COST	TOTAL
188. Paint trim- white	1.00 EA @	30.00 =	30.00
187. Corner trim- north side	1.00 EA @	70.00 =	70.00

**2263**

DESCRIPTION	QNTY	UNIT COST	TOTAL
190. Paint window trim- white	1.00 EA @	30.00 =	30.00
189. Exterior window trim- north side	1.00 EA @	138.00 =	138.00

**2265**

DESCRIPTION	QNTY	UNIT COST	TOTAL
192. Paint window trim- white	1.00 EA @	30.00 =	30.00
191. Exterior window & door trim (not entrance door)- south side	1.00 EA @	138.00 =	138.00

**2267**

DESCRIPTION	QNTY	UNIT COST	TOTAL
194. Paint trim- white	1.00 EA @	30.00 =	30.00
196. Paint window trim- white	1.00 EA @	30.00 =	30.00
197. R&R Downspout fix	1.00 EA @	38.00 =	38.00
193. Corner trim- NW side	1.00 EA @	70.00 =	70.00
195. Exterior window trim- north & south side	1.00 EA @	138.00 =	138.00

**Jim Black Construction, Inc**

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**Summary**

Line Item Total				23,959.70
Material Sales Tax	@	8.600% x	2,521.98	216.89
<b>Replacement Cost Value</b>				<b>\$24,176.59</b>
<b>Net Claim</b>				<b>\$24,176.59</b>

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Nick Buffington

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**Recap by Room****Estimate: SUNRIDGECONDOS-EXT**

2000/ 2002	1,407.41	5.87%
2004	276.15	1.15%
2006	522.30	2.18%
2021	577.16	2.41%
2023	199.70	0.83%
2025	238.20	0.99%
2027	532.24	2.22%
2029	317.00	1.32%
2050	1,139.77	4.76%
2052	329.96	1.38%
2054	1,114.80	4.65%
2056	2,256.77	9.42%
2058	1,114.43	4.65%
2141	23.00	0.10%
2145	191.00	0.80%
2147	604.77	2.52%
2149	292.00	1.22%
2154	175.00	0.73%
2156	69.00	0.29%
2158	69.00	0.29%
2179	153.00	0.64%
2181	1,275.77	5.32%
2183	2,805.00	11.71%
2185	244.50	1.02%
2187	1,036.00	4.32%
2189	400.00	1.67%
2200	1,011.00	4.22%
2206	1,987.77	8.30%
2221	906.00	3.78%
2223	961.00	4.01%
2225	130.00	0.54%
2227	223.00	0.93%
2254	107.00	0.45%
2256	69.00	0.29%
2258	459.00	1.92%
2261	100.00	0.42%
2263	168.00	0.70%
2265	168.00	0.70%
2267	306.00	1.28%

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**Subtotal of Areas**

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**23,959.70 100.00%**

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**Total****23,959.70 100.00%****SUNRIDGECONDOS-EXT**

7/2/2012

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