

INVOICE

INVOICE # 08282024A
INVOICE DATE: 08/28/2024

JBLC Construction

PO Box 974,
Philomath, OREGON 97370
Phone: 541-829-0259
CCB# 219135

BILL TO Ruth Wyse
37909 Hungry Hill Dr
Scio, OREGON 97352

Customer ID: SCIO

Main Contractor
remedied all
crucial inspection
findings and
did major siding
work

QTY	ITEM ID#	DESCRIPTION	UNIT PRICE	ITEM TOTAL
1	REPAIR	Completion Of All Items Detailed On Scope Of Work. (see Attached SOW)	\$2,755.00	\$2,755.00
1	SID	Remove/Replace All Siding/Trim (Valley Side) Paint New Siding/trim	\$27,185.00	\$27,185.00
1	DEPOSIT	Initial Deposit Received	\$3,000.00	\$3,000.00

SUBTOTAL \$26,940.00

TAX

TOTAL DUE \$26,940.00

PAYMENT TERMS On Receipt
PAYMENT DUE Upon Completion

Make All Checks Payable To: JBLC Construction

THANK YOU FOR YOUR BUSINESS!



JBLC Construction
PO Box 974
Philomath, OR 97370
jblcarturo@gmail.com
CCB#219135

Estimate for Construction Work

This is a scope of work for construction work to be performed by **JBLC Construction** for:

INFORMATION

1. License No.

219135

2. JBLC Construction is located at:

PO Box 974
Philomath, OR 97370
(503) 516-8456
jblcarturo@gmail.com

3. HOMEOWNER'S Name and Address:

Ruth Wyse
37909 Hungry Hill Dr, Scio, OR, 97374,
Jefferson, OR, 97352

4. HOMEOWNER'S Phone and Email:

541-207-6074
michael@teamkrealty.com

5. The work site is located at:

37909 Hungry Hill Dr, Scio, OR, 97374,
Jefferson, OR, 97352

SCOPE OF WORK / COST ESTIMATE:

- 1) Item #'s 4.2, 4.16 dry rot touch ups
 - a) Rotted siding materials were observed. Recommend replacement of all rotted materials.
- 2) 4.12 trim repair and touch up

- a) Aluminum, single pane. Window Hardware Condition: Window glazing in the room was broken. Recommend repair or replacement of the window.
- 3) 4.10 sealant
 - a) Openings between the materials that may allow water to travel between the materials was observed. Properly sealing the openings is recommended.
- 4) 4.13 scrape paint trim touch up
 - a) Paint was worn in the trim materials. Recommend scraping and repainting worn areas. Sealant installed between siding materials and exterior trim had shrunk, exposing the area between the materials. Recommend replacement of the sealant in all areas where existing sealant had failed.
- 5) 4.15 window trim touch up pain
 - a) Window trim materials were showing signs of wear. Recommend re-painting in deteriorated locations. Sealant materials at window(s) appeared aged/shrunk, revealing an opening between the window frame and the structure. Recommend applying new weather resistant sealant around the window frame. Preferably a product rated for longevity and advertised to not shrink
- 6) 4.21 seal vent screen
 - a) Vent Condition: Penetration through the vent screen was not properly sealed. Properly sealing the penetration in the screen system to prevent future pest infestation is recommended.
- 7) 4.23 seal concrete crack
 - a) Previous repairs to the foundation were observed. The full depth and process of the repairs were unknown. Further evaluation and inquiry into the contractor that performed the foundation repair and the extent of the repair is recommended.
- 8) 6.4 strap water heater
 - a) Water heater was not correctly or inadequately secured. Strapping in accordance with local standards is recommended.
- 9) 7.13, 12.3 - exhaust fans ducted outside of attic
 - a) Powered Ventilation Condition: Exhaust line terminated in attic. Recommend extending the exhaust line to terminate through an exterior vent.
- 10) electric- fix gfci in kitchen, garage, exterior, 7.27, 7.28, 7.3, 7.46, and 7.31 is reverse polarity possible hose off ductless filter screens**
- 11) 9.6- fire rated paint on garage attic access
 - a) Attic access panel did not appear to be fire rated. Replacing the access panel with a fire rated panel or modifying the panel to be fire rated is recommended.
- 12) 14.2 garage door not fire rated- can it be fire painted or does it need to be replaced?
 - a) The door separating the garage from the living areas of the house appeared to not be a fire rated door. Replacement of the structure penetration with a fire rated door between the garage and living areas of the house is recommended.
- 13) 11.5- dryer vent stuck open- quick fix
 - a) The dryer ventilation as installed was not functioning properly. The vent flap was stuck open. Recommend cleaning/repairing this levered flap so it will only open from the dryer exhaust. If the hardware remains open, the opportunity is high for an unwanted creature to enter the vent and to be present in the dryer during the

- dryer operation.
- 14) 12.2- kitchen stove anti tip brackets
- a) Electric, No anti-tip system appeared to have been installed to prevent the stove from unintentionally tipping over.

Project to be billed @ Time (\$75/hr) + Materials _____

PAYMENT TERMS

PROPERTY/HOMEOWNER shall pay for the work on the following schedule:

Deposit down upon commencement = \$3,000

Intermediate Payment = once fees of \$10,000 have been accrued

Completion payment = Final Balance

EXPLANATION OF PROPERTY/HOMEOWNER RIGHTS

1. Consumers have the right to receive the products and services agreed to in the contract.
2. Consumers have the right to file a complaint with the CCB. Any arbitration or mediation clauses in the contract may need to be complied with during the resolution of the CCB complaint.
This Estimate is valid for a period of 30 days. Any alteration or deviation from the above specifications involving cost will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon accident or delays beyond our control.

Owner will carry all necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance and General Liability Insurance.

If either party commences legal action to enforce its rights pursuant to this agreement, the prevailing party in said legal action shall be entitled to recover its reasonable attorney's fees and cost of litigation relating to said legal action, as determined by a court of competent jurisdiction.

By signing below, I certify that I agree with the terms of this contract,

Client Signature Date

JBLC Construction Date