

**Date:** October 23, 2006

**Project:** Monte Vista HOA

**Location:** 179-272 Serravista Avenue  
Daly City, CA

**Subject:** Additional hidden damage repairs  
Change order #4

**To:** Celeste Moore

**Company:** Prime Management  
819 Second Street  
Fairfield, CA 94533

**Fax:** celeste@prime-management.com

**From:** Mike Yin

**CC:** \_\_\_\_\_

<b>Scope of Work:</b>	<b>Man</b>	<b>Hours</b>	<b>Total Hrs</b>	<b>Rate</b>	<b>Total</b>
Remove and replace existing damaged 2x6 wall studs.					
-Labor and Materials LF=192 ft (24) total		192	ft	\$ 4.14	\$ 793.99
Remove and replace existing damaged 2x4 wall studs.					
-Labor and Materials LF=192 ft (24) total		192	ft	\$ 3.62	\$ 694.74
<b>Subtotal</b>					<b>\$ 9,894.60</b>
<b>Unit 211 - Subfloor</b>					
Remove and replace existing damaged 2x6 wall studs.					
-Labor and Materials LF=224 ft (14) total		224	ft	\$ 4.14	\$ 926.33
Remove and replace existing damaged 2x4 wall studs.					
-Labor and Materials LF=80 ft (5) total		80	ft	\$ 3.62	\$ 289.48
Remove and replace existing damaged 5/8" gypsum wallboard.					
-Labor and Materials SF=32 sq ft (1) sheet		1	sheets	\$106.83	\$ 106.83
Remove and replace existing damaged 2x12 fascia.					
-Labor and Materials LF=8 ft		8	ft	\$ 14.43	\$ 115.45
<b>Subtotal</b>					<b>\$ 1,438.08</b>
<b>Unit 211 - Rear deck</b>					
Remove and replace existing damaged 2x12 deck joists.					
-Labor and Materials LF=80 ft (4) total		80	ft	\$ 16.11	\$ 1,288.86
Install new GSM cap flashing.					
-Labor and Materials LF=80 ft		80	ft	\$ 14.56	\$ 1,164.80

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Remove and replace existing 2x6 deck boards.					
-Labor and Materials LF=216 ft (18) total		216	ft	\$ 8.44	\$ 1,823.70
Remove and replace existing damaged railings and fascia.					
-Labor and Materials LF=21 ft		21	ft	\$ 65.89	\$ 1,383.63
Remove and replace existing damaged stucco.					
-Labor and Materials SF=10 sq ft		10	sq ft	\$ 34.55	\$ 345.48
Install new GSM deck to wall flashing.					
-Labor and Materials LF=20 ft		20	ft	\$ 13.70	\$ 273.97
Remove and replace existing damaged 2x6 window trims.					
-Labor and Materials LF=16 ft		16	ft	\$ 9.61	\$ 153.70
<b>Subtotal</b>					<b>\$ 6,434.14</b>
<b>Unit 217 - Side</b>					
Remove and replace existing damaged 4'x9' T1-11 siding.					
-Labor and Materials SF=72 sq ft (2) sheets		2	sheets	\$336.00	\$ 672.00
Remove and replace existing damaged 2x6 window trims.					
-Labor and Materials LF=12 ft		12	ft	\$ 9.61	\$ 115.27
Install new Vycor ultra self-adhered waterproof membrane around window and slider.					
-Labor and Materials SF=12 ft		12	sq ft	\$ 4.65	\$ 55.83
Remove and replace existing damaged 2x6 Douglas Fir backing.					
-Labor and Materials LF=96 ft		96	ft	\$ 5.34	\$ 512.79

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Remove and replace existing damaged 2x4 Douglas Fir blocking.					
-Labor and Materials LF=32 ft		32	ft	\$ 5.00	\$ 159.90
<b>Subtotal</b>					<b>\$ 1,515.79</b>
<b>Unit 217 - Rear</b>					
Remove and replace existing damaged 2x12 fascia.					
-Labor and Materials LF=3 ft		3	ft	\$ 14.43	\$ 43.29
Remove and replace existing damaged 1x6 rail boards.					
-Labor and Materials LF=15 ft (3) total		15	ft	\$ 6.42	\$ 96.28
Remove and replace existing 2x4 balcony rail cap.					
-Labor and Materials LF=23 ft		23	ft	\$ 9.56	\$ 219.95
Install new GSM deck to wall flashing.					
-Labor and Materials LF=52 ft		52	ft	\$ 13.70	\$ 712.32
Install new GSM Z- flashing.					
-Labor and Materials LF=12 ft		12	ft	\$ 9.91	\$ 118.89
<b>Subtotal</b>					<b>\$ 1,190.73</b>
<b>Total This Estimate</b>					<b>\$ 22,555.90</b>

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Hidden Damages are not included in this proposal.

Final paint is not included in this proposal.

The contractor shall use proper care and endeavor to minimize damages to existing landscaping adjacent to the work area. The owner understands that some damage may occur and is inherent to this type of retrofit work.

The owner recognizes that exterior repairs of a completed and occupied structure produce certain interior damages, such as nail pops, which are not the result of contractor negligence, but are in fact inherent to the construction retrofit process.


Engineering is not included in this proposal; if engineering is necessary, the cost for the same is payable by owner/agent

Plans, permits (up to 15% of total job cost), processing, and code upgrades are not included in this proposal, if such costs are necessary, they are payable by owner/agent.

The four pages of Draeger Construction Inc., Terms and Conditions are acknowledged to be a part of this proposal, a copy of which is on file with your property management firm.

Thank you for choosing Draeger Construction, Inc. Should you have any questions or concerns, please do not hesitate to call our office at 408-536-0420.

- PM = Project Mngr - \$65./hr.
- F = Foreman - \$48./hr.
- DW = Drywall - \$46./hr.
- DC = Deck Coating - \$46./hr.
- J = Journeyman - \$46./hr.
- A = Apprentice - \$40./hr.
- S = Sheestmetal - \$46./hr.
- P = Painter - \$42./hr.
- E = Electrician - \$70./hr.
- PL = Plumber - \$65./hr.

Estimator Signature  
  
 Authorized Signature \_\_\_\_\_ Title \_\_\_\_\_

Date  
11-9-06  
 Date \_\_\_\_\_

**Draeger Construction, Inc. reserves the right to withdraw any proposal 60 or more days outstanding.**

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 \_\_\_\_\_  
 Estimator Signature

10/27/06  
 \_\_\_\_\_  
 Date

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

\_\_\_\_\_  
 Title

\_\_\_\_\_  
 Date

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