

BUNKY AND SON CONSTRUCTION, LLC

Angela Poole
15 Beckins Cliff Drive
Spring, Texas 77379

February 3, 2023

Addendum #3

Re: Removal of paint from project, & removal of fireplace repairs

1} This Addendum is in reference to the signed/accepted *Contract dated: 1/18/2023*, and will follow the same terms and conditions of the *original contract* unless otherwise described within. *If this Addendum increases the days of labor to the project, or revises the draw schedule either by decrease or increase, or adds or changes the description of materials to be utilized it will be noted below. Please note additional labor will increase the projects time frame.*

2} The Customer/Company Representative has requested the following materials to be added/deleted/or clarified in the *Contract*.

- **Upon acceptance this Addendum effectively changes 1/18/23 proposal and adds the following labor & work and information per recent emails and phone call.**
- **(The previous addendum of 1/26/23 was not accepted and is void).**
- **(Please read work description carefully for updated changes):**
- **Summary: This Addendum removes all painting (interior and exterior) and is only for construction/carpentry repairs as follows. Projects will be left caulked or spackled through this Addendum.**
- *****Painting will be done by Customer at own cost.**
- **Project #1,(from 1/18/23 Contract): First floor of Front porch/handrail front steps:**
 - Remove approximately 30% of decking from various areas on front porch – 1st floor
 - Replace/sister/brace framing as needed (up to four – 2 x 16 x 10' treated lumber)
 - Replace decking that is removed with 1 x 4 T & G pine
 - Remove front porch step handrails and post at bottom (one has already fallen off)
 - Set two – new post/new post feet
 - Build and set new handrails with new pickets
 - Caulk only. (No paint).
 - This work is being done due to visual rot from site visit.
 - If more than 30% rot is found during work, Customer will be notified and final amount will be placed on final invoice.
 - Contractor is supplying all materials for this project. Work estimated to take up to 7 man hours.
 - *****2nd front porch floor not included, not inspected.**
- **Project #2,(from 1/18/23 Contract): Laundry Room:**
 - Laundry room was leveled, and seemed to slightly separate from house.
 - Cut back inside and outside corners to even spots...
 - Replace inside and outside corners with like materials
 - Insulate open wall area with R-13
 - Install new beveled siding
 - Caulk only (No paint)
 - **Work estimated to take up to 7 man hours. Contractor supplying all materials.**

• **Project #3,(from 1/18/23 Contract): Sunroom(Exterior):**

- Remove/replace rotted 1 x 4 trim around windows and doors- approximately 60 LF
- Remove/replace 1' ft of door jamb on both sides of double door
- Caulk only. (No Paint)
- Adjust door as needed, as best as possible.
- Work estimated to take up to 7 man hours. Contractor supplying materials.

• **Project #4,(from 1/18/23 Contract): Drywall repairs(**Specific areas):**

- Specific areas: Sunroom/Kitchen area, Living room,
- Cut out damaged areas of drywall as needed.
- Patch areas with drywall, tape, joint compound. (Thickness of drywall may vary in this house)
- Reinstall Ceiling tiles by pulldown stairway on 2nd floor .
- Project estimated to take up to 34 man hours.
- No painting.
- Other than ceiling tiles that are laying there, Contractor will supply other materials.

• **Project #5, Middle Room Fireplace:**

- ~~Remove damaged drywall from both sides of fireplace/and associated trim~~
- ~~Reattach boards behind wall (from leveling) that have shifted as best as possible.~~
- ~~Hang, tape, float new drywall in this area.~~
- ~~Reinstall same trim.~~
- ~~No painting or staining.~~
- ~~Work estimated to take up to 6 man hours.~~
- ~~Contractor will supply materials. (trim is customer supplied)~~

• **Project #6, Front Room Fireplace:**

- ~~The face of this fireplace has been pushed out from house leveling, per previous photos shown.~~
- ~~Remove decorative tile from front of fire box.~~
- ~~Remove wood mantel/mirror~~
- ~~Push firebox, brick back into place as best as possible, secure it with a metal strapping to studs if possible.~~
- ~~Fill gaps in mortar joints with new mortar.~~
- ~~Reinstall mantel/mirror~~
- ~~Reinstall decorative tile~~
- ~~Repair cracks in drywall around fireplace~~
- ~~Work estimated to take up to 13 man hours.~~
- ~~Contractor will supply mortar, thinset, grout, strapping, drywall and drywall mud.~~
- ~~The existing wood and fireplace and tile are customer supplied.~~
- ~~No painting or staining.~~

**** Per Homeowner email of 2-2-23 Project #5 & #6 are being deleted from project/proposals.**

**Note both fireplaces were inspected by a Chimney company and do not go past 1st floor, results: are not operational and for aesthetics only.

****Work schedule proposed:** Once this addendum is accepted today and first draw is paid, we will schedule Exterior work for Monday per weather forecast. Contractor will rotate the interior work back into his schedule and start in a week or so.

3) The cost of this Addendum :

• **Project #1,(from 1/18/23 Contract): First floor, Front porch/handrail front steps:**
Option A: Cost: \$1,982.47 -50% down to schedule for Monday, 50% due upon Project #1 completion.
(Option B cost: \$2,049.87)

• **Project #2,(from 1/18/23 Contract): Laundry Room:**
Option A: Cost: \$2,261.89 -50% down to schedule for Monday, 50% due upon Project #2 completion.
(Option B cost: \$2,338.79)

• **Project #3,(from 1/18/23 Contract): Sunroom(Exterior):**
Option A: Cost: \$1,262.03 -50% down to schedule for Monday, 50% due upon Project #3 completion.
(Option B cost: \$1,304.94)

• **Project #4,(from 1/18/23 Contract): Drywall repairs(**Specific areas):**
Option A: Cost: \$5,360.39 -50% down to schedule project, 50% due upon Project #4 completion.
(Option B cost: \$5,542.64)

• ~~**Project #5, Middle Room Fireplace:**~~
~~Option A: Cost: \$1,088.66 -50% down to schedule project, 50% due upon Project #5 completion.~~
~~(Option B cost: \$1,125.67)~~

• ~~**Project #6, Front Room Fireplace:**~~
~~Option A: Cost: \$2,228.68 -50% down to schedule project, 50% due upon Project #6 completion.~~
~~(Option B cost: \$2,304.45)~~

Total Option A cost Project #1-#4 is: \$10,866.78


Total Option B cost Project #1-#4 is: \$11,236.24

**Upon acceptance, please advise, by email, on Option A or Option B and an invoice will be sent.
Thank you!

****Work schedule proposed:** If this addendum is accepted today and the first draw is paid, Contractor will schedule Exterior work for Monday per weather forecast. If time allows interior drywall can start Monday as well, but if not due to outside work being done, Contractor will rotate the interior work back into his schedule and start as soon as possible and keep the Customer informed. As soon as outside work is done, Customer will be notified with final invoices and can schedule painters to come.

For this Addendum to be accepted by all parties, it must be signed by the Customer/Company Representative authorized to sign work orders on the Company's behalf. Please return signed copy to the Contractor for the work to commence, and with any payments or draws that are requested within for the purchase of materials or labor, and with a signed copy of the *original contract* if the *original* was not previously turned in to the Contractor.

The Contractor reserves the right to either, withdraw or re-bid, this Addendum if not accepted within 15 days of the date at the top of this letterhead.

Respectfully submitted:  , Date: February 3, 2023
 Bunky Jordan, Bunky and Son Construction, LLC

4) Acceptance of costs and specifications by Customer:

- I have signed/accepted this proposal of my own accord; I have not signed/accepted this proposal under coercion or duress.
- This Addendum, and described Specifications, and draw schedule costs set forth within are satisfactory and are hereby accepted. The Contractor is authorized to perform the work as specified in this agreement.

ACCEPTED: Angela Poole Date: _____
Angela Poole (Feb 3, 2023 10:17 CST)
Angela Poole , Homeowner/Customer

Date: 2-3-2023

Enclosure: Painting removal from project & removal of Fireplace repairs addendum #3

Cc: File, Poole VIA Email

Bunky and Son Construction, LLC

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Contact Info: Phone: 281-245-6243

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Members of the: Alvin-Manvel Chamber of Commerce



Poole Addendum #3- Date 2-3-23

Final Audit Report

2023-02-03

Created:	2023-02-03
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