7120 Tamarack Fork Road
Minocqua, WI 54548
(715) 555-0118
lahtiandsons.example

Lahti & Sons Construction

Contract - Shed Conversion to Bunkhouse

Owners: Raymond and Margaret Ostrander, Trustees

Job site: 8815 Skein Lake Road, Minocqua, WI 54548

Date of contract: March 4, 2025

Work to start: May 19, 2025. **Completed:** June 20, 2025

The existing 12 by 16 foot shed is to be made into sleeping quarters for four. No plumbing. The county treats a building without plumbing as an accessory structure and no sanitary permit is needed.

Work	Price
Insulation, walls and ceiling, with vapor barrier	$1,150.00
Pine paneling, walls and ceiling, and trim	$2,050.00
Two windows, installed	$1,300.00
Steel entry door with keypad lock	$780.00
Wiring: four outlets, two lights, an electric wall heater on its own breaker	$1,620.00
Four built-in bunks with ladders and rails	$1,650.00
Stain and paint	$350.00
Contract price	**$8,900.00**

Payments

When	Amount	Paid
On signing	$2,500.00	March 4, 2025
At the start of work	$3,500.00	May 19, 2025
On completion	$2,900.00	June 20, 2025 ck 4287

Terms

- Changes are made only by a written change order signed by both parties. There were none.

- The owners will paint the door themselves.
- Workmanship is warranted for ~~one year~~ two years – N.L. R.C.O. from completion.
- The wall heater is for spring and fall use. The bunkhouse is not built to be heated through the winter.

Signed: Nathan Lahti for Lahti & Sons Construction; Raymond C. Ostrander; Margaret A. Ostrander.

Nate changed the warranty to 2 yrs when we signed – because of the door sticking on the porch job. Both initialed. P.