7120 Tamarack Fork Road
Minocqua, WI 54548
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lahtiandsons.example

Lahti & Sons Construction

Contract - Screened Porch Addition

Owners: Raymond and Margaret Ostrander

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

Date of contract: March 15, 2021

Plans: Drawings A1 to A3 by Samir Khoury, dated February 2021. Porch 14 by 20 feet on the lake side.

Work	Price
Footings, posts and floor framing	$6,900.00
Roof framing, tie-in, and steel roofing to match the cabin	$4,300.00
Decking, cedar	$3,100.00
Screen system, fiberglass screen in fixed frames	$2,200.00
Electrical: four outlets, two lights	$1,250.00
County zoning and shoreland permit	$350.00
Stain and finish	$500.00
Contract price	**$18,600.00**

The porch stands 78 feet from the ordinary high-water mark. The county requires 75 feet.

Change order no. 1, May 28, 2021

Change	Price
Screen system changed to removable aluminum-framed panels	$480.00
Two ceiling fans, supplied and wired	$320.00
Added to the contract price	**$800.00**

Total

	Amount
Contract price	$18,600.00

	Amount
Change order no. 1	$800.00
Total paid, final payment June 25, 2021	**$19,400.00**

Payments

When	Amount	Paid
On signing (30% of the contract price)	$5,580.00	March 15, 2021
When the roof is framed (40%)	$7,440.00	May 21, 2021
On completion, with change order no. 1	$6,380.00	June 25, 2021

Terms

- Work to start when the frost is out and the road limits are lifted, about May 3, 2021.
- The owners supply the drawings and are responsible for their accuracy.
- Changes are made only by a written change order signed by both parties.
- Workmanship is warranted for one year from completion.

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