



Ganser COMPANY

Ganser has the answer

July 10, 2009

Madison Landmarks Commission
Department of Planning & Development
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985



Dear Landmarks Commission,

Lucy Mathiak and Jim Sewell at 716 Orton Court have contracted Ganser Company to enclose their front porch and replace the existing flat roof.

The front porch will keep the existing railing, posts, and design. If any non-structural wood is damaged or rotten it will be replaced with Azek material. The existing floor boards will be removed and replaced with $\frac{3}{4}$ " Plywood, $\frac{1}{2}$ " Durock, and tile flooring. The homeowner will be cutting in holes into existing porch foundation for proper ventilation. The front porch will be insulated in the ceiling, floor, and new framed walls. The front porch electrical wiring will be updated to meet code for the enclosed area. The windows going above the railing are Infinity by Marvin Double Hung with the exterior color being Bronze and the interior being Everwood. The painting of the exterior and staining of the interior will be completed by the homeowner. Please see enclosed drawings, pictures, and specifications for further details.

The flat roof above the porch will be replaced with Fibertite roofing system and the railing on the roof will stay in place. Please see 1st page of sales contract for details on flat roof replacement.

If you have any questions or concerns please contact me at 608-310-7367.

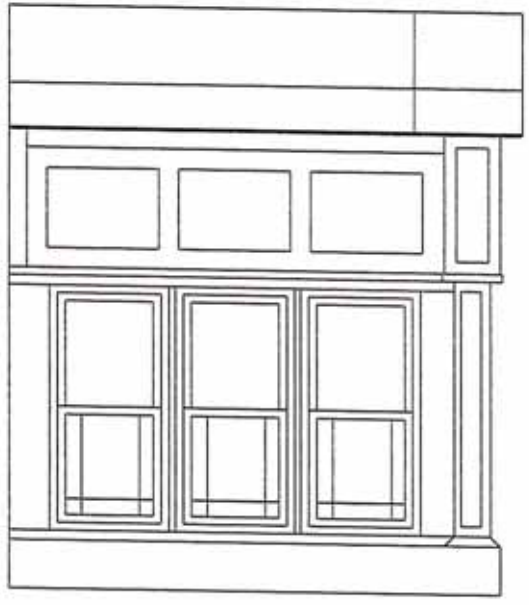
Thank you,

Dana Bjerke
Internal Project Manager
Ganser Company
Direct Office: 608-310-7367
Cell: 608-807-9556

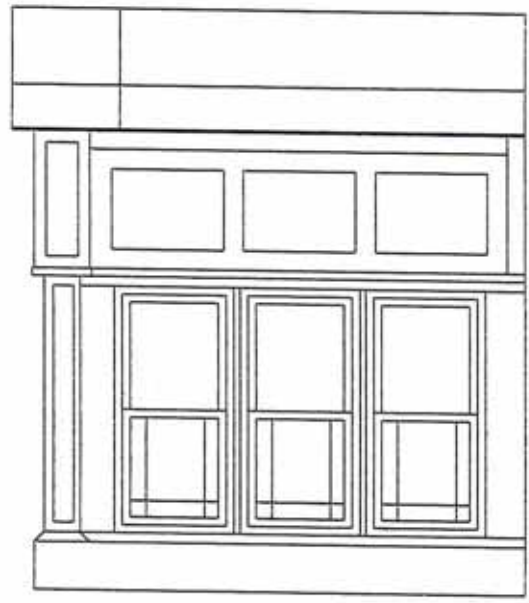
2616 Industrial Drive
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www.GanserCompany.com
Phone: 608.222.1243 Fax: 608.222.8199

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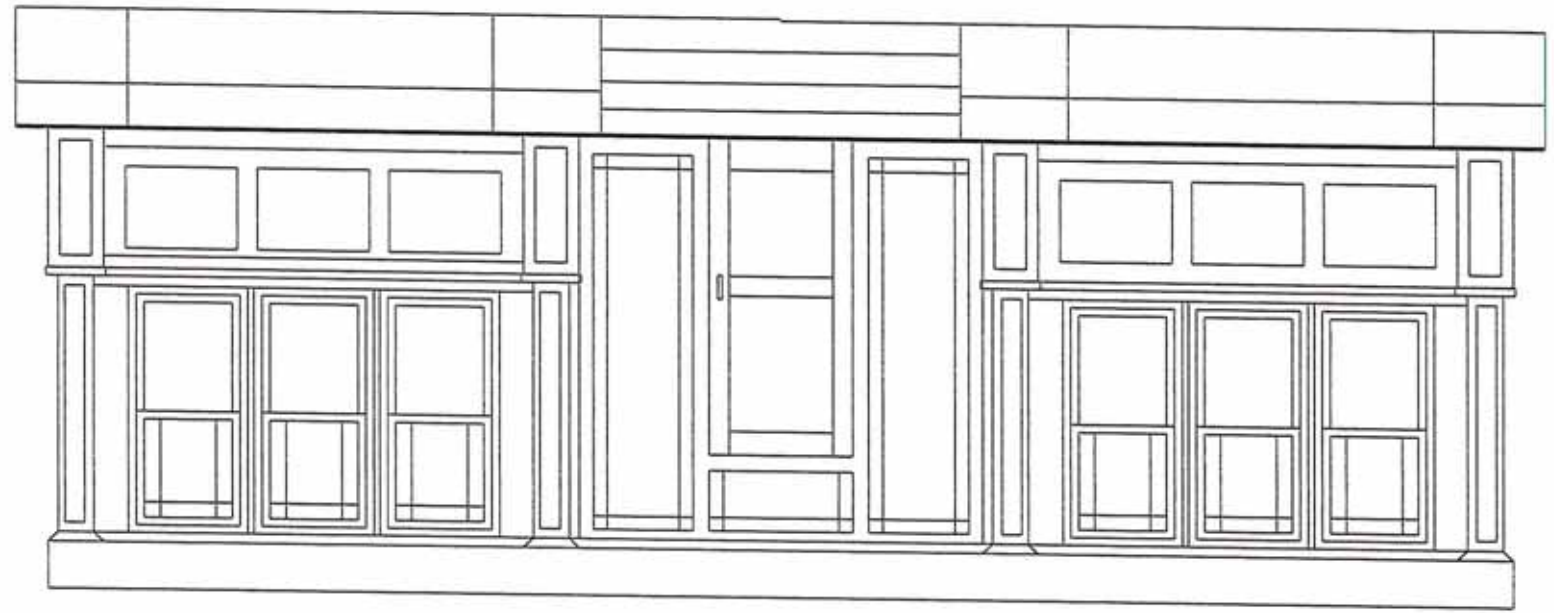
NORTH ELEVATION



SOUTH ELEVATION

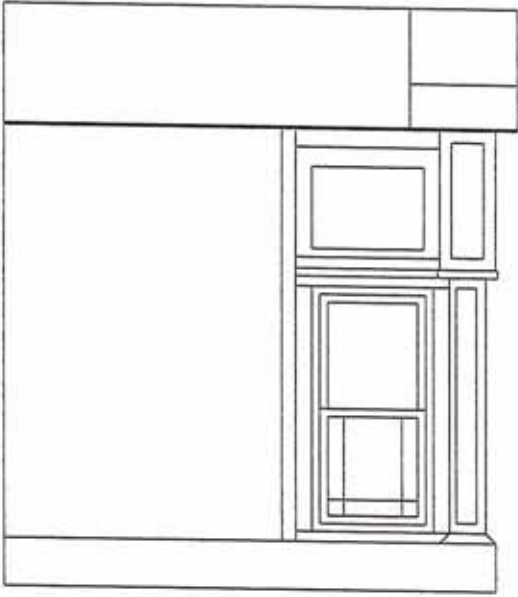


SOUTH ELEVATION

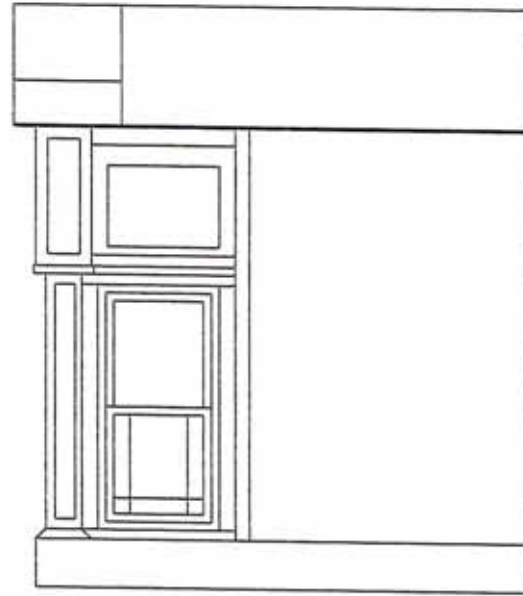


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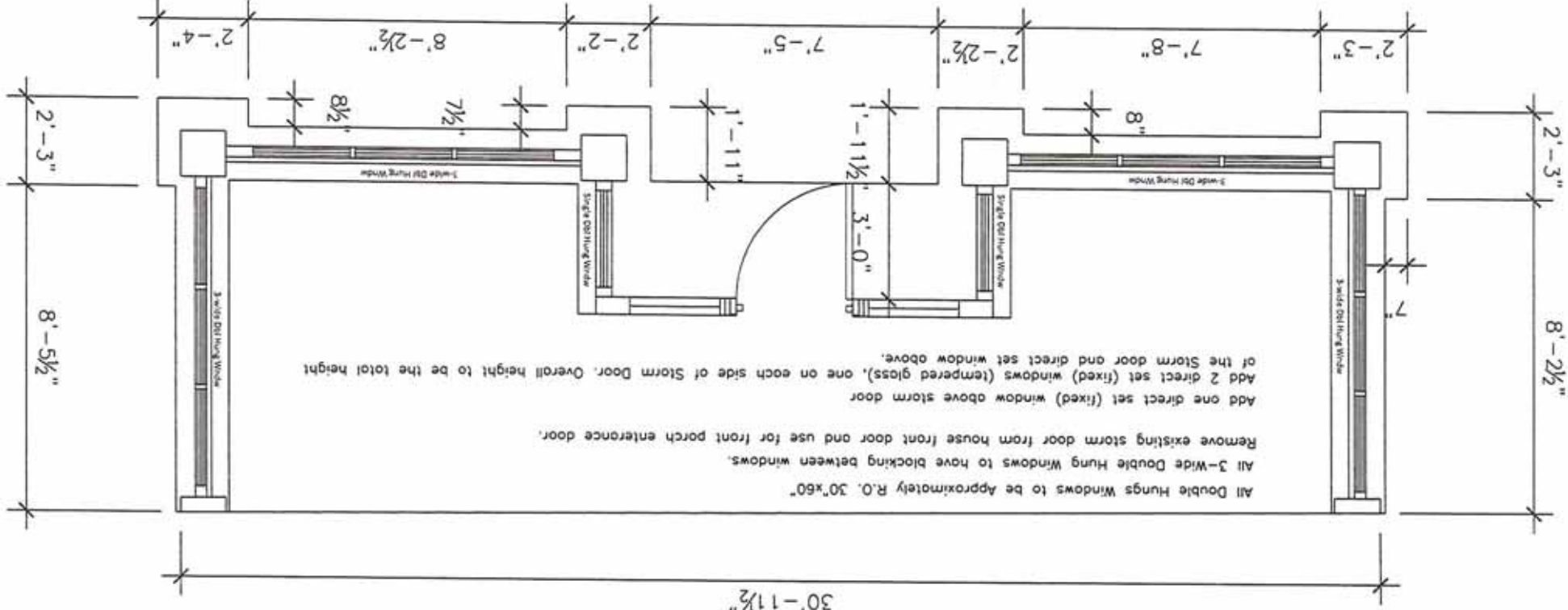
LANDING - NORTH ELEVATION



LANDING - SOUTH ELEVATION



30'-1 1/2"



All Double Hungs Windows to be Approximately R.O. 30"x60"
All 3-Wide Double Hung Windows to have blocking between windows.
Remove existing storm door from house front door and use for front porch entrance door.
Add one direct set (fixed) window above storm door
Add 2 direct set (fixed) windows (tempered glass), one on each side of Storm Door. Overall height to be the total height of the Storm door and direct set window above.

Remove and set aside gutters and downspouts. Reinstall when project is completed.

Tear down existing aluminum ceiling and soffits/fascia and replace (Mastic Color: Linen).

Remove any existing insulation in the ceiling and replace with spray in an average R-33 Corbond sprayed closed cell foam insulation.

2x4 Wall on Top of Roiling for Window Framing.

Windows to be Infinity Double Hung, Exterior: Bronze, Interior: Everwood.

Below roiling odd 2x4 framing/blocking to add additional support to roiling.

Interior firred wall along side roiling to be 2x6.

Insulate Firred Wall with R-19 Fiberglass Insulation.

Interior Firred Wall to have 1x Clear Pine Ledge.

All interior trim to be unfinished clear pine unless specified.

Interior firred wall to be finished with pine box car siding pattern #116, board groove to be inside seen.

Base Trim to be 1x6 Oak with rounded top.

All Staining/Painting to be by Homeowner.

Electrical to be updated to meet code requirements. Add up to 6 wall outlets, 2 floor outlets, and 1 exterior outlet located to the left of the door on front porch landing. Adding two paddle fan rough-ins on left and right side of porch and odd light fixture opening in middle of porch by entry door. Add required light switches, location to be determined by homeowner.

Homeowner to remove existing floor boards.

Install R-30 Kraft Fiberglass under the newly installed floor plywood.

New floor to be 3/4" Plywood, 1/2" Durock, and tile. Floor tile to be determined per Homeowner. **Verify tile and grout can be exposed to the weather elements for porch landing.

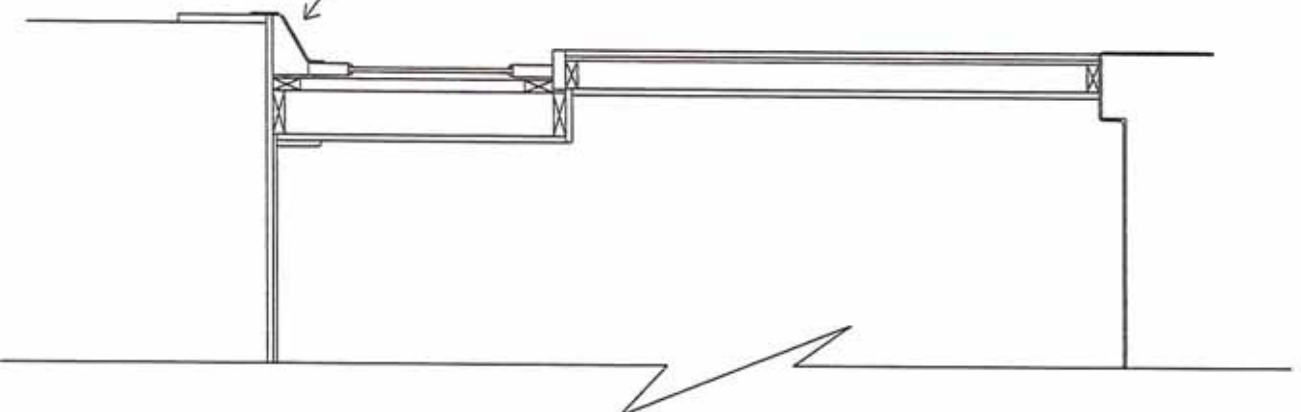
Homeowner to install ventilation at the sides of the porch to avoid water vapor build-up and install visqueen on the dirt floor before insulation is installed.

Existing porch stairs are not being replaced per homeowners request.

Add framing at base of roiling to edge of porch deck and odd custom bent PacClad metal trim to water proof. To be continuous around exterior of porch edge going around porch columns.

Match existing roiling detail for landing side walls. Use Azek or exterior use materials to get a close match as possible.

On existing roiling and posts replace any damaged or rotten trim with Azek material.



WALL SECTION





Infinity Double Hung Windows

Exterior Color: Bronze



Bronze

Interior: Everwood

****Homeowner to stain interior windows**



Everwood Interior

Larson Storm Door - Model #346-60, Color: Cranberry

****actual color of storm door is deeper in color, see the same door on home elevation picture**



Pac-Clad Trim



▲ Medium Bronze



▲ Dark Bronze

Mastic – Aluminum Soffit and Fascia

****Color is a white.**

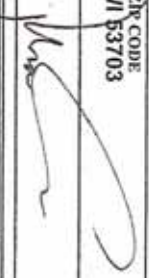
LINEN



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Proposal

PROPOSAL SUBMITTED TO Lucy Mathiak and Jim Sewell	PHONE 265-8287/658-6481	DATE April 28, 2009
STREET 716 Orion Ct.	JOB NAME Job Name: Same	
CITY, STATE AND ZIP CODE Madison, WI 53703	JOB LOCATION Job Location: Same	
Authorized Signature 	Note: This proposal may be withdrawn by us if not accepted within <u>1</u> days	

We hereby submit specifications for **FRONT PORCH REMODEL AND FLAT PORCH FLAT ROOF**

- ✓ Includes Ganser Exteriors' 5 year workmanship warranty. (Based on 70 years of application experience)
- ✓ Homeowners to remove floor planks and paneling around interior porch before construction.
- ✓ All painting/Staining to be done by homeowner.

✓ As 1 layer(s) of flat roofing are removed, use tarps/plywood where necessary to minimize the risk of damage to the building and landscaping. A dumpster will be provided for daily clean-up. (Each evening, the roof is dried-in and water tight)

✓ Dumpster Placement: Driveway

FLAT ROOF (All possessions, plants, to be removed by homeowner):

- ✓ Remove and ~~disposal~~ of floating cedar deck the left side of the flat roof. — reinstall when done.
- ✓ To provide a proper base for the flat roof membrane, install a 1/2" Dens Deck™ over the plywood with galvanized screws and plastic plates.
- ✓ With manufacturer's bonding adhesive, install a 36 mil FiberTite™ membrane over the Dens Deck™.

✓ (Color: Thermal Tan.)

- ✓ Heats weld the seams to create a monolithic membrane.
- ✓ Remove the siding to properly flash the membrane up the wall. Reinstall when completed. (Although great care will taken, vinyl/aluminum siding is delicate and may bend/break.)
- ✓ Properly flash membrane 18" up at the flat to shingle roof connection and bridge connection with Grace® Ice and Water Shield™ 3' up at the transition.
- ✓ Use GAF/Elk Timberline®, Natural Shadow™ shingles to properly flash in the roof transition.
- ✓ Color: Barkwood—Color will vary due to age/batch of shingles.
- ✓ Install 2" x 6" treated #2 pine blocking at the railing posts and screw done and sandwich blocking to membrane with Mastic® Water Cut-off.
- ✓ Heat welds FiberTite™ over the blocking to flash posts to roof for railing.
- ✓ Install new FiberClad™ edge metal around the perimeter of the roof.

✓ (Color: Bronze.)

Around the Porch 1" story Outskirts (Flat Roof Membrane):

- ✓ Install new 3/4" plywood where the floor planks were removed by homeowners.
- ✓ Install 1/2" Dens Deck™ around outskirts with galvanized screws and plates.
- ✓ Install 36mil FiberTite™ membrane with manufacturer's bonding adhesive.
- ✓ A 1x4" Aztec Board™ will be used to terminate FiberTite™ to porch wall.

Porch Framing and Finishing:

- ✓ Frame out the interior of the porch with #2 pine boards to create the floor plane proposed. (Please sign off on sketch to confirm floor plan)
- ✓ Porch Door area will be framed back to accommodate 3' required by code and building framing for entry door, sidelights with transoms, and side panels to duplicate rest of porch architecture.
- ✓ Remove and set aside gutters and downspouts. Reinstall when project is completed.
- ✓ Tear-down the existing aluminum ceiling and soffits/fascia.

ACCEPTANCE OF PROPOSAL: The above prices, specifications and conditions, together with the TERMS AND CONDITIONS incorporated from the reverse side of this document, are hereby ACCEPTED. You are authorized to do the work as specified. Payment will be made as outlined herein.

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Signature:



Date:

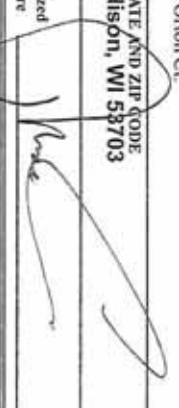
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We hereby submit specifications and estimates for:

~~Remove any existing insulation in the ceiling.~~

✓ Spray in an average R-33 Corbond™ Sprayed closed cell foam in the soffit ceiling.

✓ Install a new Mastic® aluminum soffit ceiling and Mastic® aluminum fascia.

✓ Color: linen.

Electrical:

✓ Add up to (6) wall outlets to meet code required outlets.

✓ ~~Water-access to rear under-decking will be required to install floor outlets.~~ - eliminate

✓ Add (1) exterior GFI outlet location to the left of the door on front of porch. (Location to be confirmed with homeowner.)

✓ Note: Wiring to be tapped off of existing grounded wiring circuitry in basement.

✓ Install new owner provided light at existing ceiling light location.

Note:

1.) Price does not include repair of unknown code violations.

2.) Price assumes toggle switches and standard duplex receptacles in Ivory, white, or light almond.

Remainder of Porch:

✓ Install a ½" tongue and groove plywood substrate to prepare for the tile to be installed.

✓ ~~Remove and dispose of stairs leading up to porch to access porch from underneath.~~

✓ Install an R-30 Kraft fiberglass under the newly installed ¾" plywood substrate.

✓ Homeowners to install visqueen on the dirt floor before insulation install.

✓ Homeowners to install ventilation at the side of the porch to avoid water vapor build-up.

✓ Install a ½" Durock™ Pema base substrate over the plywood.

✓ Install a new ceramic (Stock) tile and grout and mortar tile.

✓ Tile Style: _____

✓ Color: _____

✓ In the newly framed in porch walls, install an R-15 blown in blanket fiberglass insulation.

✓ Cover the interior of the walls with 6" vertical douglas fir pine veneered wainscoting - box car siding

✓ Install new interior base trim.

✓ Style and Species: Oak 6" Mission beveled top

Windows:

← round top corner 1x6 oak

✓ Professionally install and insulate. Infinity's made to order, Ulrex® pultruded fiberglass windows and (2) Marvin Ultimate Clad Casement Window Side lights.

✓ Ulrex® outperforms all other window materials in virtually every category:

✓ Strength: 8x stronger than vinyl; 3 ½ x stronger than wood/vinyl composites; 3x stronger than wood.

✓ Low Maintenance: No sanding, scraping, or refinishing over time.

✓ No Finishing Required: Ulrex on the interior and exterior.

✓ Durability: Won't rot, warp, corrode, crack, dent, chalk, or fade.

✓ Stability: minimal expansion/contraction is virtually the same as glass for tightly sealed units with consistently easy operation - won't bend, buckle, twist, or warp in extreme conditions.

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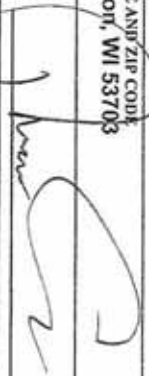
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**We hereby submit specifications and estimates for:
Energy Efficiency and Top Performance:**

- ☒ **Low E II & Argon Gas:** The standard glazing on Infinity that reflects heat back to its source and enhances thermal efficiency.
- ☒ **Energy Star:** Qualifies in all regions to reduce energy usage to mandated levels.
- ☒ **Meets NFRC Certification:** One of the highest energy performance ratings from the national council that defines ratings for the window and door industry.
- ☒ **32 U-Value:** A measure of how well the window insulates – the lower the value, the better the energy efficiency.

☒ **Warranty:** All Infinity products are covered by a 10 year manufacturing, materials, and workmanship warranty / 20 year glass warranty.

☒ **Window Order Details (Please sign off on specification sheets to confirm order details):**

- ☐ **Window Locations & Unit Styles:** (2) 3 Wide x 1 High Double Hung Infinity Windows on the front of the porch, (2) 3 Wide x 1 High Infinity Double Hung Windows on left and right side of porch, (2) 1 Wide x 1 High Infinity Double Hung Windows door alcove, (2) Infinity Picture Window Sidelites, (1) Infinity Transom Picture Window above front entry door. Total of 17 Windows. (Initial) JAW
- ☐ **Exterior Color:** Bronze ☐ **Interior Color:** Ever wood™
- ☒ Ganser will install homeowner provided door.
- ☒ Build a new treated pine stair trust and install #2 pine cedar boards as steps.
- ☒ I hereby acknowledge receipt of the Right to Cure Brochure. (Initial) JAW
- ☒ I hereby acknowledge receipt of two (2) copies of the Consumer's Right To Cancel Notice. (Initial) JAW
- ☒ I decline Ganser Exteriors' deferred payment plan and understand that the full project amount is due upon completion. (Initial): JAW

BASE INVESTMENT: LABOR, MATERIALS, INSURANCE, AND SALES TAX

Additional Costs and Notes:

- If Ganser Exteriors furnishes a building or street permit(s), the cost will be forwarded to the owner.
- A 50% Deposit is required upon acceptance of this proposal. No deposit is required if the project is being financed through Ganser Exteriors. (Ask salesperson for details)
- Replacement of spaced, rotten, cracked, or delaminated materials, not included in this bid, will be replaced on a time and material basis, at a rate of \$91.00/hr. plus the cost materials. (Painting by others)
- Weather permitting; this project is scheduled to be completed in the 2nd or 3rd quarter of 2009.

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Date:

4/28/09

(11)