



**CABIN-N-CASTLE HOMES, INC.**

**KARL G. RAACKE**

*P.O. Box 25*

*252 East Shore Ridge*

*North Hero, VT 05474*

*802-310-9186*



Date: September 8, 2016

**To:**

The North Hero Historical Society

Tracy Giroux-President

P.O. Box 175

North Hero Vermont 05474

**Job Title:** "Hookenspoon" Museum Porch Renovation for The North Hero Historical Society

**Job Description:**

Temporarily shore up porch roof and remove handicap ramp. Remove and dispose of porch slab, slate tiles, stairs and fill. (Approximately 350 Square feet of porch, foundation and related materials and 21 yards of fill).

Repair foundation, as necessary, once slab and porch are removed and access to foundation is gained.

Build porch deck using pressure-treated joists and 1 x 4 tongue and groove fir decking. Replace seven porch posts. Replace all wooden railings. Repair and re-attach wheelchair ramp. Posts are to be wrapped in pine. Posts and exterior trims will be pine. All new exterior finishes will be painted. Rebuild entry steps to original width. Remove substandard porch ceiling materials to expose framing. Assess ceiling to determine need for replacing ceiling finish. May need to replace with beadboard or shiplap.

Patch and repair Interior floorboards, plaster as needed; paint

Regrade problem areas around exterior.

**Estimated Job Cost: \$47,000.00**

Estimated by:

*Karl G. Raacke*

Date:

*9/08/16*

***This estimate is for completing the job as described above. It is based upon our evaluation and does not include material price increases or additional labor and materials that may be required should unforeseen problems or adverse weather conditions after the work has started.***