



PROPOSAL

Dated: July 29, 2003

P.O. Box 8318
Bartlett, Illinois 60103

Proposal Submitted to:	Williamson Management	Phone:	(630) 787-0305
Address:	215 William Street	Job Name:	Proposal # 03305 Page 01 of 02
City, State, Zip:	Bensenville, IL 60106	Job Location:	Dominion Plaza Condominium

We hereby submit specifications and estimates for:

Prep & painting work to be completed on exterior of buildings at Dominion Plaza Condominium Association located in Wood Dale, IL

- All labor, materials and equipment needed to complete work is to be supplied by American Decorating, Inc.
- All labor, materials and procedures are to conform with pages two through thirteen of this proposal
- All labor and materials are to be guaranteed against defects for three years from completion of work.

WE PROPOSE

hereby to furnish material and labor, complete in accordance with the above specifications, for the sum of Twenty Three Thousand Six Hundred Thirty Two dollars (\$23,632.00)

Payment to be made as follows: 1/3 Down before start of work. 2/3 Due within 30 days after completion.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviations from the above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, wind damage and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature: *[Signature]*
Note: This proposal may be withdrawn by us if not accepted within 90 days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance _____

Signature _____
Signature _____

American ~~Decorating~~ Inc.

~~(630) 837-6545~~

P.O. Box 8318
Bartlett, Illinois 60103

**Dominion Plaza Condominium Association
Wood Dale, IL.**

Proposal # 003305 - Page 02

Re: Exterior prep & painting specifications for Dominion Plaza Condo Association

- Power washing at 3000 psi of all surfaces to receive paint.
- A bleach solution will be applied to all mold or mildew stained areas.
- All protruding nails on surfaces to receive paint to be pounded flush with surface.
- Scraping and sanding to remove all loose and blistering paint.
- Removal of all badly damaged or loose caulk. Application of Vulkum 116 polyurethane sealant where caulk has been removed. All cracked caulk in good condition to be cleaned and caulked over. This work is to be completed on all wood to wood surfaces, all wood to aluminum surfaces, all wood to brick surfaces as needed.
- Application of (1) coat Zinsser Cover Stain oil primer to all bare or stained areas on all painted surfaces. Application of (1) coat XIM rust inhibiting primer to all bare and rusted areas on metal surfaces. Primers are to be tinted towards finish color.
- Application of (1) coat Sherwin William's Woodscapes solid stain to match existing color to all painted T-111 siding & trim. Colors are to match existing.
- Application of (1) coat Sherwin William's Super Paint satin to match existing color to all painted garage doors, door trim, soffits & balconys. Colors are to match existing.
- Application of one (1) coat Sherwin William's Super Paint Hi-Gloss paint to all main entry doors. Doors are to be cleaned and sanded before top coat is applied. Color is to match existing.
- Application of (1) coat Cuprinol solid stain to all balusters above garages. Color is to match existing.
- Application of (1) coat Sherwin William's Industrial Oil Enamel paint to all metal railings & metal lentils. Color is to match existing.

ops/mch



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PROPOSAL

(630) 837-6545

Dated: August 13, 2003

Box 8318
Chicago, IL 60613

Submitted to:	Phone
Williamson Management	(630) 787-0305
215 William Street	Job Name
Zip	Proposal # 03318
Bensenville, IL	Job Location
	Dominion Plaza Association

By submit specifications and estimates for:

Painting work to be completed on metal caps and bands located at Dominion Plaza
Inium Association located in Wood Dale, IL. All labor, materials and equipment
to complete work is to be supplied by American Decorating, Inc. All labor and
materials are to be guaranteed against defects for three years from completion of work.

Remove and any loose or peeling paint and rust as needed.
Application of (1) coat spot prime Kem Kromik metal primer to rusted or bare areas.
Application of (1) coat Sherwin William's Industrial Enamel to all metal caps & bands.
Colors to match existing

Estimate Building: \$ 57.00

PROPOSE hereby to furnish material and labor, complete in accordance with the above specifications, for the sum of
_____ dollars (\$ _____)

Payment to be made as follows
Payment in full within 30 days after completion of work.

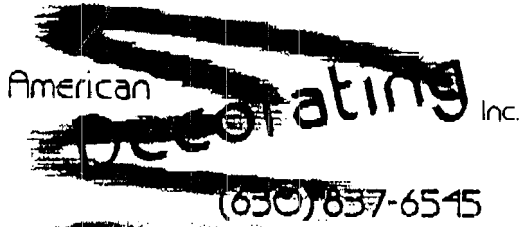
Work is guaranteed to be as specified. All work to be completed in a workmanlike
accord to standard practices. Any alterations or deviations from the above
specifications involving extra costs will be executed only upon written orders, and will
be an extra charge over and above the estimate. All agreements contingent upon
accidents or delays beyond our control. Owner to carry fire, wind damage and
necessary insurance. Our workers are fully covered by Workman's Compensation
Insurance.

Authorized Signature

Note: This proposal may be withdrawn by us if not accepted within 90 days.

ACCEPTANCE OF PROPOSAL
Prices, specifications and conditions are satisfactory and are hereby accepted.
Authorized to do the work as specified. Payment will be made as outlined above.

Acceptance _____ Signature _____



PROPOSAL

Dated: July 29, 2003

P.O. Box 8318
Bartlett, Illinois 60103

Proposal Submitted to: Williamson Management	Phone: (630) 787-0305
Address: 215 William Street	Job Name: Proposal # 03304 Page 01 of 13
City, State, Zip: Bensenville, IL 60106	Job Location: Dominion Plaza Condominium

We hereby submit specifications and estimates for:

Carpentry work to be completed on exterior of building at Dominion Plaza Condominium Association located in Wood Dale, IL

- All labor, materials and equipment needed to complete work is to be supplied by American Decorating, Inc.

- All labor, materials and procedures are to conform with pages two through thirteen of this proposal.

- All labor and materials are to be guaranteed against defects for three years from completion of work.

WE PROPOSE hereby to furnish material and labor, complete in accordance with the above specifications, for the sum of **Thirty Four Thousand Two Hundred Seventy Four** dollars (\$ 34,274.00)

Payment to be made as follows: 1/2 Down before start of work. 1/2 Due within 30 days after completion.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviations from the above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, wind damage and other necessary insurance. Our workers are fully covered by Workmans Compensation Insurance.

Authorized Signature: *[Signature]*
Not: This proposal may be withdrawn by us if not accepted within 90 days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____

Signature: _____

Signature: _____

American Decorating Inc.

(630) 657-6545

P.O. Box 8318
Bartlett, Illinois 60103

Williamson Management
215 William Street
Bensenville, IL 60106
Proposal # 03304 - Page 02

July 29, 2003

Re. Dominion Plaza Association Carpentry Work in Wood Dale, IL.

- All rotted or damaged materials to be marked with paint for Associations approval.
 - Removal and off site disposal of all materials removed.
 - All new trim and fascia materials to be 7/8" kiln dried western red cedar. All new siding materials to be T-111 siding & 3/4 plywood siding to match existing textures. All new moldings to be kiln dried clear white pine. All new balcony materials to be pressure treated pine. All new soffit materials to be 4 ply BC exterior grade plywood.
 - All new lumber to be primed with one coat Zinsser Cover Stain oil primer on all sides before installation. Primer is to be tinted toward finish color for one coat coverage.
 - Application of Vulkum one part urethane sealant as needed to all new lumber installed.
-
- All work to be completed in a professional manner.
 - All areas to be cleaned up at end of each working day.
 - Notices are to be posted on all garage doors at least 2 days prior to start date.
 - A certificate of insurance, establishing General Liability coverage (including complete operations) in the amount of \$ 1,000,000.00 including the management and association as additional insured. Evidence of Worker's Compensation, as required by Illinois statute, will also be included.

Authorized Company Signature: *James D. Williamson*

American ~~Decorating~~ Inc.

~~(630) 837-6545~~

P.O. Box 8318
Bartlett, Illinois 60103

Williamson Management
215 William Street
Bensenville, IL 60106

July 29, 2003

Proposal # 03304 - Page 03

Re: Carpentry work at Dominion Plaza Condominium Association

Total Amount Of Wood To Be Replaced

1 x 2	Pine Brickmold	333 LF
1 x 2	Cedar Trim Board	16 LF
1 x 4	Cedar Trim Board	103 LF
1 x 4	Garage Stop	83 LF
1 x 6	Cedar Garage Jamb	43 LF
1 x 6	Pressure Treated Floor Tread	80 LF
1 x 8	Cedar Trim Board	32 LF
1 x 8	Cedar Fence Picket	814 LF
2 x 2	Cedar Baluster	1,632 LF
2 x 4	Cedar Trim Board	20 LF
2 x 4	Pressure Treated Hand Rail	95 LF
2 x 4	Pressure Treated Bottom Rail	33 LF
2 x 6	Pressure Treated Pergola	372 LF
2 x 6	Pressure Treated Top Rail	20 LF
2 x 8	Pressure Treated Top Rail	481 LF
2 x 10	Pressure Treated Stringer	02 EA
4 x 4	Pressure Treated Bottom Plate	35 LF
4 x 8	T-111 Siding	1,735 SF
4 x 10	T-111 Siding	2,660 SF
5/4 x 6	Pressure Treated Floor Tread	116 LF
5/4 x 6	Pressure Treated Fence Picket	43 LF
3/4	Plywood	50 SF

Authorized Company Signature: _____

[Handwritten Signature]

~~American Decorating Inc.~~
~~(630) 837-6545~~

P.O. Box 8318
Bartlett, Illinois 60103

Williamson Management
215 William Street
Bensenville, IL 60106

July 29, 2003

Proposal # 03304 - Page 04

Re: Carpentry work at Dominion Plaza Condominium Association

Total Amount Of Wood To Be Replaced Per Unit

313 Dominion Drive - Brian Caraba

- 40 SF T-111 siding in front left of garage by corner
- 28 LF Brickmold around garage door
- 1 x 8 x 10 Trim board on basement well cover
- 2 x 2 x 4 Baluster above garage on patio
- 1 x 8 x 6 Picket on fence above garage
- 40 SF T-111 siding left of sliding door

315 Dominion Drive - Russo

- 104 SF T-111 siding above garage
- 1 x 4 x 40 Trim board on basement well cover
- 2 x 4 x 16 Trim board on basement well cover
- 2 x 2 x 8 Baluster above garage on patio

317 Dominion Drive - Sowers

- 20 LF Brickmold around garage door

321 Dominion Drive - Phillips

- 32 SF T-111 siding in front under metal stairs on patio
- 2 x 8 x 20 Top rail in front above garage
- 16 LF Brickmold in front above garage
- 80 LF T-111 siding in front on garage

Williamson

~~American Decorating Inc.~~
 American Decorating Inc.
 (630) 837-6545

P.O. Box 8318
 Bartlett, Illinois 60103

Williamson Management
 215 William Street
 Bensenville, IL 60106

July 29, 2003

Proposal # 03304 - Page 05

Re: Carpentry work at Dominion Plaza Condominium Association

Total Amount Of Wood To Be Replaced Per Unit

323 Dominion Drive

- 24 LF Brickmold in front above garage door
- 1 x 6 x 24 Garage door jamb in front
- 1 x 4 x 24 Garage stop in front on garage door
- 2 x 2 x 20 Baluster on patio above garage
- 1 x 8 x 6 Trim board over window well in courtyard
- 2 x 2 x 4 Baluster in front on balcony left of entry
- 80 SF T-111 siding on patio above garage

325 Dominion Drive - *Stewenson*

- 32 SF T-111 siding right of entry in front
- 3/4 x 4 SF Plywood in front above garage on patio
- 32 SF T-111 siding on patio above garage
- 1 x 8 x 108 Pickets on divider fence on garage top patio
- 2 x 4 x 4 Trim board on gate latch
- 8 LF Brickmold around entry door to garage
- 8 LF Brickmold on garage door right side
- 1 x 6 x 8 Garage door jamb right side

327 Dominion Drive

- 2 x 2 x 4 Baluster on railing above garage
- 64 LF T-111 siding above entry door
- 2 x 2 x 4 Baluster on balcony above kitchen
- 1 x 8 x 150 Pickets on divider fence on garage top patio
- 4 x 4 x 36 Bottom plate on divider fence garage to patio

John [Signature]

American ~~Decorating~~ Inc.

~~(630) 837-6545~~

P.O. Box 8318
Bartlett, Illinois 60103

Williamson Management
215 William Street
Bensenville, IL 60106

July 29, 2003

Proposal # 03304 - Page 06

Re: Carpentry work at Dominion Plaza Condominium Association

Total Amount Of Wood To Be Replaced Per Unit

331 Dominion Drive

Deblasio

- 2 x 4 x 10 Hand rail to balcony
- 64 SF T-111 siding on front balcony
- 96 SF T-111 siding on patio above garage
- 2 x 8 x 20 Top rail on patio above garage
- 8 LF Brickmold on garage door right side

333 Dominion Drive

Herlien

- 40 SF T-111 siding on garage
- 3/4 x 8 LF Plywood siding on garage
- 60 SF T-111 siding on garage
- 32 SF T-111 siding on patio above garage

341 Dominion Drive

- 64 SF T-111 siding on patio above garage
- 1 x 6 x 80 Floor treads on steps to garage top patio
- 2 x 12 x 1 ea. Stringer to support new treads
- 16 SF T-111 siding on patio above garage
- 8 LF Garage stop on left side of garage door

343 Dominion Drive

-Mickel

- 2 x 6 x 20 Pergola board at front stairway
- 80 SF Renail siding on wall left of stairway



(630) 637-6545

P.O. Box 8318
Bartlett, Illinois 60103

**Williamson Management
215 William Street
Benzenville, IL 60106**

July 29, 2003

Proposal # 03304 - Page 07

Re: Carpentry work at Dominion Plaza Condominium Association

Total Amount Of Wood To Be Replaced Per Unit

345 Dominion Drive

40 SF T-111 siding in back 2nd floor left of sliding door

347 Dominion Drive *Jon Demaine*

40 SF T-111 siding on garage
32 LF Brickmold around garage door
2 x 4 x 10 Hand rail on stairway to entry
1 x 8 x 18 Pickets on fence above garage on patio
16 SF T-111 siding on patio above garage
2 x 8 x 20 Top rail on patio above garage

351 Dominion Drive - *Stapleton*

16 SF T-111 siding in front above entry
2 x 8 x 6 Top rail on patio above garage
32 SF T-111 siding on patio above garage
2 x 8 x 20 Top rail on patio above garage
80 SF T-111 siding in back left of sliding door
8 LF Brickmold on garage door
2 x 2 x 4 Baluster on patio above garage
80 SF T-111 siding in front on garage

353 Dominion Drive

40 SF T-111 siding in front above garage entry door
2 x 6 x 12 Pergola board on front stairway
16 SF T-111 siding to be railed on garage
4 SF Plywood siding on patio above garage

Jon Demaine

American Decorating Inc.

(630) 837-6545

P.O. Box 8318
Bartlett, Illinois 60103

**Williamson Management
215 William Street
Bensenville, IL 60106**

July 29, 2003

Proposal # 03304 - Page 08

Re: Carpentry work at Dominion Plaza Condominium Association

Total Amount Of Wood To Be Replaced Per Unit

355 Dominion Drive - Marks

2 x 8 x 6	Top rail on patio above garage
1 x 8 x 48	Pickets on fence on patio above garage
2 x 6 x 20	Top rail on fence on patio above garage
2 x 2 x 156	Baluster on patio above garage
2 x 8 x 40	Top rail on patio above garage
32 SF	T-111 siding on patio above garage
80 SF	T-111 siding on garage right of entry door
2 x 6 x 12	Pergola board on front stairway between garages
2 x 6 x 72	Pergola board on front stairway between garages
7 LF	Brickmold on left side of garage door
16 SF	T-111 siding in front on garage
16 SF	T-111 siding in back left of sliding door

357 Dominion Drive Sogko

80 SF	T-111 siding on garage
24 LF	Brickmold left side of garage door
32 LF	Garage stop right side of garage door
1 x 6 x 8	Garage jamb right side of garage door
2 x 4 x 10	Top rail on entry steps
2 x 4 x 10	Top rail on steps to garage top patio
2 x 4 x 10	Bottom plate on stair to garage top patio
2 x 2 x 12	Baluster on patio above garage
1 x 8 x 30	Pickets on fence on garage top patio
64 SF	T-111 siding above entry door

Signature

American ~~Decorating~~ Inc.

(630) 837-6545

P.O. Box 8318
Bartlett, Illinois 60103

**Williamson Management
215 William Street
Benzenville, IL 60106**

July 29, 2003

Proposal # 03304 - Page 09

Re: Carpentry work at Dominion Plaza Condominium Association

Total Amount Of Wood To Be Replaced Per Unit

452 Dominion Drive

- Ryback

- 240 SF T-111 siding on side of garage
- 40 SF T-111 siding right of garage door
- 2 x 8 x 6 Top rail on patio above garage
- 1 x 8 x 30 Pickets on fence on garage top patio
- 96 SF T-111 siding on patio above garage
- 1 x 4 x 20 Trim board on patio above garage
- 2 x 2 x 156 Baluster on patio above garage
- 2 x 8 x 40 Top rail on patio above garage

454 Dominion Drive

Ryback Griffin

- 8 LF Brickmold on garage door
- 8 LF Garage door jamb
- 120 SF T-111 siding in front on garage
- 2 x 6 x 72 Pergola board between garages
- 2 x 6 x 16 Pergola board support
- 2 x 4 x 8 Top rail on stairway
- 64 SF T-111 siding on patio above garage
- 2 x 2 x 156 Baluster on patio above garage
- 2 x 8 x 40 Top rail on patio above garage
- 1 x 8 x 78 Pickets on fence on patio above garage

Williamson



(630) 837-6545

P.O. Box 8318
Bartlett, Illinois 60103

Williamson Management
215 William Street
Bensenville, IL 60106

July 29, 2003

Proposal # 03304 - Page 10

Re: Carpentry work at Dominion Plaza Condominium Association

Total Amount Of Wood To Be Replaced Per Unit

456 Dominion Drive *Reneiri*

- 1 x 8 x 42 Pickets on fence on patio above garage
- 160 SF T-111 siding on garage
- 2 x 6 x 48 Pergola boards between garages
- 2 x 6 x 16 Pergola support board on garage
- 20 LF Brickmold on garage entry door
- 32 SF T-111 siding in back 2nd floor
- 2 x 2 x 12 Baluster on patio above garage

458 Dominion Drive

- 120 SF T-111 siding on garage
- 1 x 2 x 16 Trim board around window on garage
- 3/4 x 14 SF Plywood siding front of garage left of door
- 32 SF T-111 siding left of entry door
- 2 x 2 x 156 Baluster on patio above garage
- 2 x 8 x 40 Top rail on patio above garage
- 1 x 8 x 60 Pickets on fence on patio above garage
- 80 SF T-111 siding in back 2nd floor

9/10/03



630-837-6545

P.O. Box 8318
Bartlett, Illinois 60103

Williamson Management
215 William Street
Bensenville, IL 60106

July 29, 2003

Proposal # 03304 - Page 11

Re: Carpentry work at Dominion Plaza Condominium Association

Total Amount Of Wood To Be Replaced Per Unit

484 Dominion Court - *Latzke*

- 3/4 x 10 SF Plywood siding left of garage door
- 2 x 4 x 10 Hand railing on stairway
- 96 SF T-111 siding on patio above garage
- 5/4 x 6 x 72 Floor boards on stair to garage top patio
- 2 x 10 x 1 ea. Stringer support for steps to garage top patio
- 80 SF T-111 siding left of sliding door
- 2 x 4 x 14 Top rail on stairs to garage top patio
- 1 x 8 x 48 Pickets on fence on garage top patio
- 32 SF T-111 siding on garage top patio
- 2 x 8 x 6 Top rail on patio above garage
- 2 x 2 x 156 Balusters on patio above garage
- 120 SF T-111 siding on garage
- 1 x 4 x 8 Trim board around window on garage
- 10 LF Brickmold on patio above garage
- 80 SF T-111 siding on side of garage
- 80 SF T-111 siding in back 2nd floor

482 Dominion Court - *Kyle*

- 200 SF T-111 siding on garage
- 32 LF Brickmold on garage door
- 16 LF Garage stop on garage door
- 2 x 4 x 10 Hand rail on stairway to courtyard
- 1 x 8 x 36 Pickets on fence on patio above garage
- 2 x 2 x 156 Balusters on patio above garage
- 2 x 8 x 40 Top rail on patio above garage
- 1 x 4 x 16 Trim board in front above entry
- 132 SF T-111 siding in back above and left of sliding door

Williamson



630-837-6545

P.O. Box 8318
Bartlett, Illinois 60103

Williamson Management
215 William Street
Bensenville, IL 60106

July 29, 2003

Proposal # 03304 - Page 12

Re: Carpentry work at Dominion Plaza Condominium Association

Total Amount Of Wood To Be Replaced Per Unit

478 Dominion Court

- 40 SF T-111 siding above entry door
- 2 x 4 x 10 Hand railing on stairway to courtyard
- 32 SF T-111 siding in courtyard
- 64 SF T-111 siding in courtyard left of entry
- 1 x 8 x 8 Pickets on fence on patio above garage
- 144 SF T-111 siding on patio above garage
- 5/4 x 6 x 12 Pickets on fence on patio above garage
- 2 x 8 x 20 Top rail on patio above garage
- 2 x 2 x 156 Balusters on patio above garage
- 2 x 8 x 40 Top rail on patio above garage
- 32 LF Brickmold around garage door
- 8 LF Garage stop on left side of garage door
- 120 SF T-111 siding on garage
- 3/4 x 10 SF Plywood siding on garage
- 16 SF T-111 siding in back above sliding door

476 Dominion Court

- 40 SF T-111 siding on garage
- 80 SF T-111 siding in courtyard
- 1 x 8 x 80 Pickets on fence in courtyard
- 1 x 4 x 8 Trim board left of sliding door
- 96 SF T-111 siding on patio above garage
- 2 x 2 x 156 Balusters on patio above garage
- 2 x 8 x 40 Top rail on patio above garage
- 2 x 4 x 28 Bottom rail on patio above garage

Williamson



P.O. Box 8318
Bartlett, Illinois 60103

Williamson Management
215 William Street
Bensenville, IL 60106

July 29, 2003

Proposal # 03304 - Page 13

Re: Carpentry work at Dominion Plaza Condominium Association

Total Amount Of Wood To Be Replaced Per Unit

474 Dominion Court

- 40 SF T-111 siding on garage
- 2 x 6 x 90 Pergola boards between garages
- 40 SF T-111 siding on patio above garage
- 2 x 2 x 156 Baluster on patio above garage
- 2 x 8 x 40 Top rail on patio above garage
- 5/4 x 6 x 24 Pickets on fence on patio above garage

472 Dominion Court

Paul Weber

- 1 x 4 x 16 Trim board on window on garage
- 32 LF Brickmold around garage door
- 16 SF T-111 siding above sliding door in courtyard
- 64 SF T-111 siding on wall in courtyard
- 5/4 x 6 x 16 Floor board in court garage side
- 5/4 x 6 x 28 Stair tread leading to garage top patio
- 2 x 4 x 10 Top rail on steps leading to garage top patio
- 180 SF T-111 siding on patio above garage
- 2 x 4 x 8 Top rail on patio fence above garage
- 5/4 x 6 x 12 Pickets on fence on garage top patio
- 2 x 2 x 156 Balusters on patio above garage
- 2 x 8 x 40 Top rail on patio above garage
- 40 SF T-111 siding on side above entry
- 80 SF T-111 siding in back 2nd floor

Paul Weber