

## ***Specifications And Cost Estimate for:***

Costigan Residence

10131 Willow Drive

New Orleans, LA 70131

September 6, 2022

### Square Footage

Living	1188	1 <sup>st</sup> and 2 <sup>nd</sup> Floor
Porches	776	1 <sup>st</sup> and 2 <sup>nd</sup> Floor
<b>Total</b>	<b>1975</b>	
<b>4 Bedrooms</b>		

### Cost

#### **SITE WORK**

House to be built as per site layout

#### **FOUNDATION**

As per plan

Piling 40' embedment depth, 10' exposed above lowest grade

ANSI Class 5

Termite to meet state specifications per section 318

**\$11,927**

#### **FRAMING**

Plates 2x6

Studs 2x6

Sheeting 5/8" OSB

Roof Sheathing 5/8" OSB

Sub Floor 3/4" Tongue and Groove

Ceiling height – 9' 1<sup>st</sup> Floor, 8' 2<sup>nd</sup> Floor

Overhang – 16"

**\$45,863**

#### **ROOFING**

Aluminum Standing Seam – 24 Gauge

**\$14,300**

#### **EXTERIOR WALL FINISHES**

Fiber cement lap siding 4"

Fiber cement soffit – 16"

Fiber cement fascia – 8"

**\$16,140**

**WINDOWS** \$16,500  
Vinyl – SHGC 0.22, U-Factor – 0.28

**EXTERIOR DOORS**  
Per Plan

**INSULATION** \$5,000  
Attic and Sub-Floors Rockwool R30 Insulation  
Exterior Walls Rockwool R23 Insulation  
Interior Walls Rockwool R15 Insulation

**DRYWALL** \$7,500  
½" sheetrock screwed off  
Level 4 finish

**INTERIOR PAINTING** \$2,500  
Walls promar 200 flat  
Ceilings and closets to be white  
Interior trim white semi gloss promar 200

**EXTERIOR PAINTING** \$2,500  
Flat Semi Gloss

**PLUMBING** \$18,800  
Per plan  
Water supply by sewerage and water board. 2" Meter Installed  
Water supply line 2" to building \$5,000  
Drain and sewer lines – PVC Schedule 40  
Water Heater – Rheem 24kw Self-Modulating 4.68 GPM Tankless Electric Water Heater  
Treatment Plant 500 GPD  
Tub in first floor bath TBD  
Shower in second floor bath TBD  
No Gas

**ELECTRICAL** \$22,000  
As per national electric code  
Service to house provided by Entergy – including trenching, conduit and wire  
Wiring underground as per plan and Entergy specifications  
Electrician to connect temporary power

**AIR CONDITIONING AND HEATING** \$11,100  
To be designed by A/C Contractor

**APPLIANCES**  
Range  
Hood  
Microwave

Dishwasher  
Refrigerator  
Washer and Dryer (stacked)

**LIGHT FIXTURES**

**\$1,250**

Recess  
Heat Vent Lights  
Floodlights  
All Fans

**INTERIOR TRIM**

**\$1,250**

Doors per plan  
5-1/4 base trim  
Hardware TBD

**CABINETS**

**\$1,000**

Per Plan

**FLOORS**

**\$2,500**

1<sup>st</sup> Floor kitchen, bedroom, closet – Hardwood  
1<sup>st</sup> Floor bath, laundry room – Tile  
2<sup>nd</sup> Floor bedrooms, living area – TBD  
2<sup>nd</sup> Floor bath – Tile

**DRIVES AND WALKS**

**\$15,000**

Driveway per plan  
4" concrete – wire mesh for sidewalks

**LANDSCAPING**

Finish Grade

**SEPTIC**

**\$6,500**

Per Plan

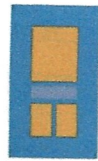
**SOLAR**

**\$30,000**

**TOTAL COST:**

**\$236,630**

Date: September 12, 2022



**OSBORNE**  
CONTRACTORS, LLC

**PROPOSAL**

PO Box 792732  
New Orleans, LA 70179  
Mobile: 732-648-6959  
Office: (504) 304-5578  
Fax: (504) 342-2390

<b>Estimator:</b> Will Maranto		<b>Email:</b> willm@osbornecontractors.com	
<b>Company:</b>		<b>Contact name:</b> Jim Costigan	
<b>Name:</b>		<b>Phone:</b> (608)-797-2403	
<b>Address:</b>		<b>Fax Phone:</b>	
<b>City/State/Zip:</b>		<b>Email:</b> jwhcostigan@gmail.com	
<b>Project:</b> Residential New Construction		<b>Bill terms:</b> Due upon receipt	
<b>Address:</b> 10131 Willow Drive, New Orleans, LA		<b>Job Type:</b> Timber Pile	
<b>Quantity</b>	<b>Job Specifications</b>	<b>Unit Price</b>	<b>Amount</b>
	Supply & Drive 23 – 40' 12/7 Treated Timber Piles .80 CCA		\$11,927.00
	Mobilization Fee – included (Vibratory Hammer)		
	Option for Vibration Monitor - \$500 per day		
	Does not include pile staking. Option to stake piles \$15 per pile		
	Requires 4 corners staked by surveyor		
	Does not include fill dirt.		
	Option to supply and spread fill \$450 Per load (18cy)		
	License # 60653 (Commercial) # 882509 (Residential)		
<b>Exclusions</b>		<b>Subtotal:</b>	
1) Retainage		<b>Tax:</b>	Included
2) Mats		<b>Shipping:</b>	
3) Punching Piles and Re-drives			
4) Bond, added insurance		<b>Grand Total:</b>	\$11,927.00
5) Time delay penalties			
6) Cut offs & removal			
7) Field treating cut piles			
8) Cutting piles below ground level			
9) Pile Straps			
9) Testing lab (for piles not logged & documented, not liable for pile length, size, or quantity).			
10) Responsibility for overhead and underground obstruction			
11) Pre-drilling if required, GC is responsible for water supply, and any/all run off			
12) Layout for piles, engineering, templates, field measurements			
13) Responsibility to remove pre-drilling spoils and or dirt			
14) Responsibility to grade spoils and or dirt from pre-drilling			
15) Damage to concrete / flatwork caused by pile driving equipment.			
16) Piles will be invoiced as actual piles driven			
17) NOT responsible for location of piles, walking piles or additional concrete and/or steel to accommodate piles.			
Time Delay Charges: After 5 business days of pile driving equipment downtime, a downtime charge of \$2500 per business day or a remobilization fee may be charged. All material is guaranteed as specified. All work to be completed in a workmanlike manner according to standard practices. Piles will be cut off to grade / top of select fill level. Any punching below any grade will incur additional fee. Any alteration or deviation from 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, tornado, and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.			
Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. If any type of collection agency/attorney is hired for payment collection, reimbursement of fees will be at the owner's expense. If option for Vibration Monitoring is denied, Osborne Construction is not responsible for any damages due to pile driving. Upon receipt of demolition permit all moveable items in or on property become the property of O.C. All items to be salvaged by owner must be removed before Demo permit is secured. If any items are to be saved it must be in writing. O.C. is not responsible for damage to sidewalks, curbs or driveways when accessing equipment to property. The quoted price does not include the removal of environmentally hazardous materials. The undersigned jointly and severally, does hereby personally guarantee and agree to pay and all indebtedness incurred by this proposal.			
Signature: <u>James W. Costigan</u>		Date: 9-12-2022	

James W. Costigan  
(Owner)

By Will Maranto Osborne Contractors LLC  
W-Maranto 9/12/22



# Kellett Lumber

1600 L & A Road, Metairie LA

**504.831.4155**

Thank you for allowing Kellett Building Products to be of service and accepting our quote. Please Read Carefully our terms and conditions governing sales and quotes at [WWW.KELLETTLUMBER.COM](http://WWW.KELLETTLUMBER.COM) and those below. Your quote may also have additional notes pertaining to any takeoffs.

The quote we are submitting is an illustration of prices at today's market and is good for five (5) days. If accepted, quantities and prices are valid for 10 days from date of quote. Unless the bid is for purchase within that time, it may be repriced at the current market levels at the time of acceptance or when shipments begin. Please read all takeoff notes pertaining to the quote. Prices are based upon our receiving an order for the entire list of materials quoted and for payment within agreed terms.

We provide free material takeoff estimates which can include engineered wood products and as such we do not guarantee their accuracy or that the estimate is of sufficient quantity to complete construction. We assume no responsibility for errors or omissions and reserve the right to correct them at any time. It is the contractor's responsibility to verify all specifications, sizes, quantities, layouts, dimensions, bearings and loads prior to construction. Engineered Wood Product layouts are to be reviewed and approved by an engineer before ordering. EWP are a special order cut to size for each project.

Special orders on EWP and non-stock items can require a deposit before acceptance and may be accompanied by our Special Order Acknowledgement. There will be no returns allowed on special orders. Any discrepancies or claims must be handled between the buyer and the manufacturer. We will assist in establishing lines of communication.

Credit for returns will be given only if made within thirty (30) days of receipt or delivery. Requests for returns must be accompanied by our invoice or order number on which they appear. To obtain credit, all items returned must be clean, bright, dry, unsoiled, unaltered and in resalable condition. It is the buyer's responsibility to keep items above ground and dry. Returns may be subject to a restocking fee.

Our quotes or lists do not include materials for items such as saw horses, tables, benches, scaffolds, ladders, ramps, waste, window impact panels, framing errors, items not shown on plans, etc., and may not contain forms, all Simpson framing anchors, hardware or Tyvek flashings. You may wish to add a certain percentage to the price for such items normally consumed during the construction process (usually 5% to 10%). Our quotes are only an estimate of material requirements and should be reviewed by the owner and/or builder for accuracy. Please contact us with any questions you may have.

**GEORGE KELLETT & SONS INC**  
**1600 L & A ROAD**  
**METAIRIE, LA 70001**  
**FAX : (504) 831-4150**  
**PHONE: (504) 831-4155**

PAGE NO 1

CUST NO: *4	JOB NO: 000	PURCHASE ORDER:	REFERENCE:	TERMS: CASH/CHECK/BANKCARD	CLERK: LB	DATE / TIME: 9/13/22 3:55
----------------	----------------	-----------------	------------	-------------------------------	--------------	------------------------------

SOLD TO:  
CASH

SHIP TO:  
JIM COSTIGAN  
10131 WILLOW DR  
JWHCOSTIGAN@GMAIL.COM  
ALGIERS LA 70131

EXP. DATE: 9/20/22  
 TERMINAL: 551

SALESPERSON: WC WAYNE CAMARDELLE  
 TAX: ORL ORLEANS PARISH

**ESTIMATE: 286249**

LINE	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/	PER	EXTENSION
1				PILING BRACES				
2	16	PC	21010T	2X10X10 #2 TREATED PINE S4S	266.66	789.60	/MF	210.56
3	4	PC	21014T	2X10X14 #2 TREATED PINE	93.33	820.285	/MF	76.56
4				FOUNDATION				
5	60	PC	21216T	2X12X16 #2 TREATED PINE S4S	1920	923.437	/MF	1,773.00
6	47	PC	21212T	2X12X12 #2 TREATED PINE S4S	1128	923.333	/MF	1,041.52
7	100	EA	H8	H8 RAFTER TIES (EA)	100	0.76	/EA	76.00
8	4	EA	EA	HU212-3TF	4	59.98	/EA	239.92
9	90	EA	JL210Z	2X10 ZINC COATED JOIST HANGER	90	2.12	/EA	190.80
10	2	EA	50131	3000 CT 1-1/2" GALV J H NAILS	2	77.09	/EA	154.18
11	17	PC	34TGA	4X8 - 3/4" ADVANTECH T & G	544	1300.312	/MS	707.37
12	2	EA	2011	ADVANTECH GEL-FOAM ADHESIVE	2	20.14	/EA	40.28
13	1	EA	2012	ADVANTECH ADHESIVE CLEANER	1	16.99	/EA	16.99
14	1	EA	2014	ADVANTECH FOAM ADHESIVE GUN	1	56.69	/EA	56.69
15				1ST FLR WALLS				
16	3	PC	2416	2X4X16 #2 PINE S4S	31.99	969.375	/MF	31.02
17	7	PC	2616	2X6X16 #2 PINE S4S	112	498.125	/MF	55.79
18	75	EA	249PCS	2X4X104-5/8" PRECUT SPRUCE STUDS	450	1063.333	/MF	478.50

Continued...

**GEORGE KELLETT & SONS INC**  
**1600 L & A ROAD**  
**METAIRIE, LA 70001**  
**FAX : (504) 831-4150**  
**PHONE: (504) 831-4155**

PAGE NO 2

CUST NO: *4	JOB NO: 000	PURCHASE ORDER:	REFERENCE:	TERMS: CASH/CHECK/BANKCARD	CLERK: LB	DATE / TIME: 9/13/22 3:55
----------------	----------------	-----------------	------------	-------------------------------	--------------	------------------------------

SOLD TO:  
CASH

SHIP TO:  
JIM COSTIGAN  
10131 WILLOW DR  
JWHCOSTIGAN@GMAIL.COM  
ALGIERS LA 70131

EXP. DATE: 9/20/22

TERMINAL: 551

SALESPERSON: WC WAYNE CAMARDELLE  
TAX: ORL ORLEANS PARISH

**ESTIMATE: 286249**

LINE	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/	PER	EXTENSION
19	150	PC	269PCS	2X6X104-5/8 PRECUT SPRUCE STUDS	1350	1330.00	/MF	1,795.50
20	50	PC	2416S	2X4X16 #2 & BTR SPRUCE S4S	533.33	984.375	/MF	525.00
21	25	PC	2616S	2X6X16 #2 & BTR SPRUCE S4S	400	850.625	/MF	340.25
22	6	PC	2128	2X12X8 #2 PINE S4S	96	558.75	/MF	53.64
23	9	PC	21212	2X12X12 #2 PINE S4S	216	704.583	/MF	152.19
24	2	PC	6610TCS	6X6X10' TREATED COLUMNS SQ. KDAT	2	142.16	/PC	284.32
25	30	PC	58OSB	4X8- 5/8" ORIENTED STRAND BOARD	960	764.687	/MS	734.10
26	1	EA	TWRAP	10'X150' TYVEK HOMEWRAP	1	232.22	/EA	232.22
27	1	BX	1PCN	1" PLASTIC CAP NAILS 3000/CARTON	1	25.49	/BX	25.49
28				1ST FLR CLG JST & BEAMS				
29	5	PC	6610TCS	6X6X10' TREATED COLUMNS SQ. KDAT	5	142.16	/PC	710.80
30	4	PC	21212	2X12X12 #2 PINE S4S	96	704.583	/MF	67.64
31	2	PC	21214	2X12X14 #2 PINE S4S	56	698.571	/MF	39.12
32	56	PC	21216	2X12X16 #2 PINE S4S	1792	668.125	/MF	1,197.28
33	21	PC	21218	2X12X18 #2 PINE S4S	756	1555.277	/MF	1,175.79
34	4	PC	716OSB	4X8- 7/16" ORIENTED STRAND BOARD	128	456.562	/MS	58.44
35				SUB-FLR & STAIRS				
36	33	PC	34TGA	4X8 - 3/4" ADVANTECH T & G	1056	1300.312	/MS	1,373.13

Continued...

**GEORGE KELLETT & SONS INC**  
**1600 L & A ROAD**  
**METAIRIE, LA 70001**  
**FAX : (504) 831-4150**  
**PHONE: (504) 831-4155**

PAGE NO 3

CUST NO: *4	JOB NO: 000	PURCHASE ORDER:	REFERENCE:	TERMS: CASH/CHECK/BANKCARD	CLERK: LB	DATE / TIME: 9/13/22 3:55
----------------	----------------	-----------------	------------	-------------------------------	--------------	------------------------------

SOLD TO:  
CASH

SHIP TO:  
JIM COSTIGAN  
10131 WILLOW DR  
JWHCOSTIGAN@GMAIL.COM  
ALGIERS LA 70131

EXP. DATE: 9/20/22

TERMINAL: 551

SALESPERSON: WC WAYNE CAMARDELLE  
TAX: ORL ORLEANS PARISH

**ESTIMATE: 286249**

LINE	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/	PER	EXTENSION
37	3	EA	2011	ADVANTECH GEL-FOAM ADHESIVE	3	20.14	/EA	60.42
38	2	EA	2012	ADVANTECH ADHESIVE CLEANER	2	16.99	/EA	33.98
39	4	PC	21216	2X12X16 #2 PINE S4S	128	668.125	/MF	85.52
40	4	PC	21212	2X12X12 #2 PINE S4S	96	704.583	/MF	67.64
41	6	PC	34TGA	4X8 - 3/4" ADVANTECH T & G	192	1300.312	/MS	249.66
42				2ND FLR WALLS				
43	10	PC	2416S	2X4X16 #2 & BTR SPRUCE S4S	106.66	984.374	/MF	105.00
44	6	PC	2616S	2X6X16 #2 & BTR SPRUCE S4S	96	850.625	/MF	81.66
45	200	PC	248PCS	2X4X92-5/8" PRECUT SPRUCE STUDS	1066.66	990.00	/MF	1,056.00
46	110	PC	269PCS	2X6X104-5/8 PRECUT SPRUCE STUDS	990	1330.00	/MF	1,316.70
47	70	PC	2416S	2X4X16 #2 & BTR SPRUCE S4S	746.66	984.374	/MF	735.00
48	12	PC	2616S	2X6X16 #2 & BTR SPRUCE S4S	192	850.625	/MF	163.32
49	4	PC	21216	2X12X16 #2 PINE S4S	128	668.125	/MF	85.52
50	6	PC	2616	2X6X16 #2 PINE S4S	96	498.125	/MF	47.82
51	38	PC	58OSB	4X8- 5/8" ORIENTED STRAND BOARD	1216	764.687	/MS	929.86
52	1	EA	TWRAP	10'X150' TYVEK HOMEWRAP	1	232.22	/EA	232.22
53	1	BX	1PCN	1" PLASTIC CAP NAILS 3000/CARTON	1	25.49	/BX	25.49
54				ROOF FRAMING				

Continued...



**GEORGE KELLETT & SONS INC**  
**1600 L & A ROAD**  
**METAIRIE, LA 70001**  
**FAX : (504) 831-4150**  
**PHONE: (504) 831-4155**

PAGE NO 4

CUST NO: *4	JOB NO: 000	PURCHASE ORDER:	REFERENCE:	TERMS: CASH/CHECK/BANKCARD	CLERK: LB	DATE / TIME: 9/13/22 3:55
----------------	----------------	-----------------	------------	-------------------------------	--------------	------------------------------

SOLD TO:  
CASH

SHIP TO:  
JIM COSTIGAN  
10131 WILLOW DR  
JWHCOSTIGAN@GMAIL.COM  
ALGIERS LA 70131

EXP. DATE: 9/20/22  
 TERMINAL: 551

SALESPERSON: WC WAYNE CAMARDELLE  
 TAX: ORL ORLEANS PARISH

**ESTIMATE: 286249**

LINE	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/	PER	EXTENSION
55	4	PC	21216	2X12X16 #2 PINE S4S	128	668.125	/MF	85.52
56	4	PC	21222	2X12X22 #2 PINE S4S	176	2636.59	/MF	464.04
57	36	PC	21014	2X10X14 #2 PINE S4S	839.99	564.857	/MF	474.48
58	28	PC	21020	2X10X20 #2 PINE S4S	933.33	498.00	/MF	464.80
59	36	PC	21022	2X10X22 #2 PINE S4S	1319.99	1579.363	/MF	2,084.76
60	7	PC	21014	2X10X14 #2 PINE S4S	163.33	564.856	/MF	92.26
61	7	PC	2816	2X8X16 #2 PINE S4S	149.33	492.187	/MF	73.50
62	75	PC	2416	2X4X16 #2 PINE S4S	799.99	969.374	/MF	775.50
63	50	EA	EA	LRU212Z	50	11.60	/EA	580.00
64	1	BX	HC2.5	BX. HURRICANE CLIP 2.5	1	43.94	/BX	43.94
65	24	EA	EA	H1	24	1.71	/EA	41.04
66	1	EA	50131	3000 CT 1-1/2" GALV J H NAILS	1	77.09	/EA	77.09
67				ROOF DECKING				
68	42	PC	58OSB	4X8- 5/8" ORIENTED STRAND BOARD	1344	764.687	/MS	1,027.74
69	6	EA	GAFGS	STORM GUARD ROOFING 2 SQ ROLL	6	108.74	/EA	652.44
70	1	BX	1932PLY	19/32" STEEL PLYCLIPS	1	30.34	/BX	30.34
71				ALLOWANCES				
72	1	EA	EA	MISC HARDWARE	1	800.00	/EA	800.00

Continued...

**GEORGE KELLETT & SONS INC**  
**1600 L & A ROAD**  
**METAIRIE, LA 70001**  
**FAX : (504) 831-4150**  
**PHONE: (504) 831-4155**

PAGE NO 5

CUST NO: *4	JOB NO: 000	PURCHASE ORDER:	REFERENCE:	TERMS: CASH/CHECK/BANKCARD	CLERK: LB	DATE / TIME: 9/13/22 3:55
----------------	----------------	-----------------	------------	-------------------------------	--------------	------------------------------

SOLD TO:  
CASH

SHIP TO:  
JIM COSTIGAN  
10131 WILLOW DR  
JWHCOSTIGAN@GMAIL.COM  
ALGIERS LA 70131

EXP. DATE: 9/20/22  
 TERMINAL: 551

SALESPERSON: WC WAYNE CAMARDELLE  
 TAX: ORL ORLEANS PARISH

**ESTIMATE: 286249**

LINE	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/	PER	EXTENSION
73	1	EA	EA	NAIL	1	1200.00	/EA	1,200.00
74	1	EA	EA	MISC TYVEK FLASHINGS	1	1500.00	/EA	1,500.00
75				DECK & PORCH FLOORING				
76	28	EA	EA	1X6X16 AERITAS DECKING	28	107.40	/EA	3,007.20
77	92	EA	EA	1X4X16 T&G AERITAS PORCH FLOOR	92	63.00	/EA	5,796.00
78				EXTERIOR STAIRS				
79	6	PC	4412T	4X4X12 #2 TREATED PINE S4S	96	1123.75	/MF	107.88
80	5	PC	4414T	4X4X14 #2 TREATED PINE S4S	93.33	1063.392	/MF	99.25
81	2	PC	21220T	2X12X20 #2 TREATED PINE S4S	80	2351.00	/MF	188.08
82	6	PC	21216T	2X12X16 #2 TREATED PINE S4S	192	923.437	/MF	177.30
83	8	PC	21210T	2X12X10 #2 TREATED PINE S4S	160	917.50	/MF	146.80
84	24	EA	EA	1X6X16 AERITAS DECKING	24	107.40	/EA	2,577.60
85				COLUMN CAPS & BASES				
86	2	EA	EA	LCE4	2	6.16	/EA	12.32
87	3	EA	EA	LPC6Z	3	5.80	/EA	17.40
88	3	EA	EA	BC6	3	18.83	/EA	56.49
89	5	EA	EA	BC60	5	12.00	/EA	60.00
				608-797-2403				

Continued...

PAGE NO 6

**1600 L & A ROAD  
METAIRIE, LA 70001  
FAX : (504) 831-4150  
PHONE: (504) 831-4155**

CUST NO:	JOB NO:	PURCHASE ORDER:	REFERENCE:	TERMS:	CLERK:	DATE / TIME:
*4	000			CASH/CHECK/BANKCARD	LB	9/13/22 3:55

**SOLD TO:**  
**CASH**

SHIP TO:  
JIM COSTIGAN  
10131 WILLOW DR  
JWHCOSTIGAN@GMAIL.COM  
ALGIERS LA 70131

**EXP. DATE: 9/20/22**

TERMINAL: 551

SALESPERSON: WC WAYNE CAMARDELLE  
TAX: ORL ORLEANS PARISH

**ESTIMATE: 286249**

LINE	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/ PER	EXTENSION

TAXABLE	41903.67
NON-TAXABLE	0.00
SUBTOTAL	41903.67

<b>TAX AMOUNT</b>	<b>3959.90</b>
-------------------	----------------

<b>TOTAL</b>	<b>45863.57</b>
--------------	-----------------

**TOT WT: 0.00**

Leslie Bird  
Geo. Kellett & Sons Ltd  
9/13/22

x

Received By

Jim Costian - Owner

# CONTRACT & GUARANTEE

## MIDDLE SOUTH SYSTEMS, INC.

"INVEST IN THE FUTURE, TODAY"

3129 Massachusetts Ave.

Kenner, LA 70065

(504) 468-2111

Name Jim Costigan Address 10131 Willow Dr. Date 9/13/22  
 Job Location Same City NOLA Zip 70131 Phone 608-797-2463

ON OR IN THE BUILDING AT THE ABOVE ADDRESS, MIDDLE SOUTH SYSTEMS, INC. AGREES TO FURNISH AND INSTALL ALL THE FOLLOWING MATERIALS AND GUARANTEE TO DO THE WORK IN A WORKMANLIKE MANNER IN ACCORDANCE WITH STANDARD PRACTICES, AND USE QUALITY MATERIALS.

### WORK ORDER

- Furnish & Install new vents, Trim, and Flashings
- Furnish & Install titanium mesh awnguard underlayment
- Furnish & Install ice/water shield around penetrations/wall Flashings
- Furnish & Install 24ga. Kynar paint Finished galvalume Standing Seam Roofing System
- Clean up
- \* customer will pay deposit once material is Received in Shop
- \* Predicated on Bank Approval
- \* Predicated on 13 roofing Squares - Any change to design must be presented to MSS. Color:

MIDDLE SOUTH SYSTEMS, INC. CARRIES FULL PUBLIC LIABILITY AND WORKMENS COMPENSATION INSURANCE FOR THE PROTECTION OF THE OWNER. YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE 3RD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION.

WE, THE UNDERSIGNED CUSTOMER'S, REQUEST THE CONTRACTOR OR HIS ASSOCIATES, ASSISTANCE IN SUGGESTING A LENDING INSTITUTION AND CREDIT CLEARING NECESSARY TO SATISFY THE CASH AMOUNT SHOWN. THE TERMS ARE 11/11 MONTHS WITH PAYMENTS OF APPROXIMATELY \$ 11/11 PLUS INSURANCE IF DESIRED. THERE IS NO OBLIGATION TO ACCEPT CONTRACTOR'S SUGGESTION OF LENDING INSTITUTIONS, AND WE MAKE OUR OWN ARRANGEMENTS TO SATISFY THIS CONTRACT UPON COMPLETION. OWNER AGREES TO SIGN ALL NECESSARY PAPERS REQUIRED BY ANY FINANCIAL INSTITUTION.

CASH PRICE

14,300

TOTAL

DEPOSIT

UNPAID BALANCE

4,750

9,550

NO VERBAL AGREEMENTS

THIS IS A CONTRACT — NOT AN ESTIMATE

ACCEPTED BY Tyler Martin DATE 9/13/22

BY Tyler Martin  
REPRESENTATIVE

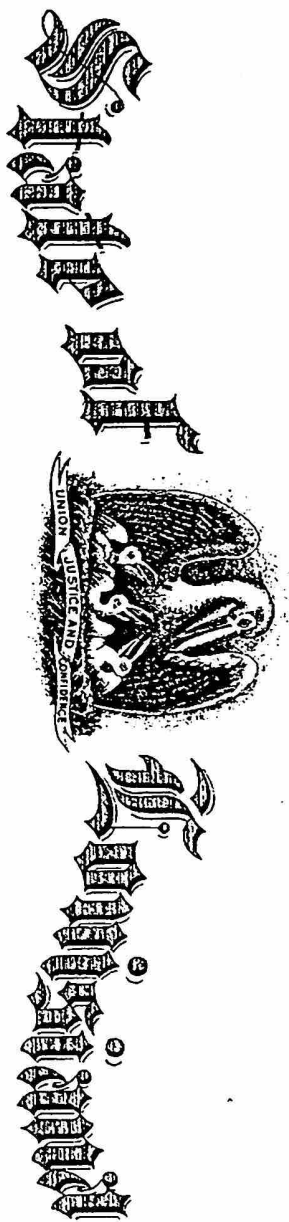
Jim Costigan 09-13-22 DATE

Jim Costigan  
OWNER

## TERMS AND CONDITIONS

1. Any work done at the request of the owners and not specifically listed will be charged for as an extra. No plumbing, electrical, carpentry or painting, is included unless specifically listed.
2. This contract is binding, subject only to acceptance by an executive of the company who reserves the right to reject it without liability on its part.
3. Unless otherwise specified it is understood that the owner is ready for this work to begin. Failure by owner to permit the work to be started shall be a breach of contract.
4. In the event of cancellation of this contract, with the written consent of the company, it is hereby agreed that the owner shall first pay to the company the amount of any expenses already incurred, plus liquidated damages as the nature of the case may require, the minimum, however, being 20% of the cash amount of the contract, minimum of \$200.00, plus the proportionate price of any work performed, subject to compliance with any applicable laws pertaining to truth and lending and consumer laws.
5. Contractor calls attention of the owner to the limitations of matching plaster, stucco, concrete, masonry, paint and roofing materials, and while contractor shall make every effort to match existing materials, texture, colors and planes, exact duplication is not promised.
6. Middle South Systems, Inc. shall not be responsible for damages caused by strikes, fires, new governmental regulations or other causes beyond its control.
7. If it becomes necessary to employ an attorney to enforce any provisions of this contract, the owner agrees to pay as attorney's fee an additional 25% of the sum involved.
8. At owners request, and upon his behalf Middle South Systems, Inc. shall seek financing for payment of work. If financing is arranged for payment then owner is made aware of the following.  
**NOTICE: ANY HOLDER OF THIS CONSUMER CREDIT CONTRACT IS SUBJECT TO ALL CLAIMS AND DEFENSES WHICH THE DEBTOR COULD ASSERT AGAINST THE SELLER OF GOODS OR SERVICES OBTAINED PURSUANT HERETO OR WITH THE PROCEEDS HEREOF. RECOVERY HEREUNDER BY THE DEBTOR SHALL NOT EXCEED AMOUNTS PAID BY THE DEBTOR HEREUNDER.**
9. If the request set forth in paragraph eight is applicable then the owner agrees to permit Middle South Systems, Inc. subject to compliance with any applicable laws pertaining to truth in lending and consumer laws to arrange the necessary financing, with or without a mortgage, and to execute all necessary papers for such a loan on or before completion of the work, and agrees to pay all costs which may thereby be incurred.
10. It is understood that contractor is not responsible for any defects warranted by manufactures of materials used on the job.
11. Middle South Systems, Inc. carries public liability and workmen's compensation insurance for the protection of the owner.





## State Licensing Board for Contractors

This is to Certify that:

MIDDLE SOUTH SYSTEMS, INC.  
3129 Massachusetts Ave  
Kenner, LA 70065

is duly registered, as a Home Improvement Contractor



Expiration Date: February 16, 2023

Registration No: 554989

Witness our hand and seal of the Board dated,  
Baton Rouge, LA 17th day of February 2022

*[Signature]*  
Director

*[Signature]*  
Chairman

This Registration Is Not Transferrable

*[Signature]*  
Treasurer



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/08/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Shaver-Robichaux Insurance Services 1110 Canal Blvd  Thibodaux LA 70301-4534		<b>CONTACT NAME:</b> Cheryl Benoit <b>PHONE (A/C, No, Ext):</b> (985) 448-2590 <b>FAX (A/C, No):</b> (985) 448-2536 <b>E-MAIL ADDRESS:</b> cheryl@srsinsurance.com	
<b>INSURED</b> Middle South Systems, Inc. 3129 Massachusetts Avenue  Kenner LA 700654731		<b>INSURER(S) AFFORDING COVERAGE</b> <b>INSURER A:</b> STONETRUST COMMERCIAL INS CO. <b>INSURER B:</b> CRUM&FORSTER SPECIALTY <b>INSURER C:</b> <b>INSURER D:</b> <b>INSURER E:</b> <b>INSURER F:</b>	

**COVERAGES****CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GENTL AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			BAK-31780-5	07/25/2021	07/25/2022	EACH OCCURRENCE \$ 500,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 500,000 GENERAL AGGREGATE \$ 1,000,000 PRODUCTS - COM/OP AGG \$ 1,000,000
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED \$ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> Y/N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		WCV0084301 09	01/30/2021	01/30/2022	PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

**CERTIFICATE HOLDER****CANCELLATION**

Middle South Systems, Inc.  La	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE Cheryl Benoit
--------------------------------------	--



**C3NOLA Construction Services**  
5568 Catina Street  
New Orleans, LA 70124  
Phone: 504-220-2539

**Company Representative**  
Nick  
Phone: (504) 382-6541  
nick@usec3nola.com

09/19/2022

The scale is off on most of these plans. This project will have to be field measured for a final accurate price.  
Gutters are not quoted and must be field measured.

**Jim Costigan**  
10131 Willow Drive  
New Orleans, LA 70131  
(608) 797-2403

Job: Jim Costigan

### Fiber Cement Siding Section

No underside or porch ceilings quoted. No porch columns quoted. Porch deck fascia is not quoted.

Fiber cement lap siding

4/4 x 4" fiber cement trim and custom sills with Azek drip cap

Fiber cement soffit

Up to 16" wide

Fiber cement fascia

4/4 x 8"

Hardie porch ceilings


No porch beams under the house are quoted

Primed hardie porch beams

No porch ceiling under house are quoted.

**TOTAL**

**\$16,140.00**

Starting at **\$255/month** with  **Acorn** • [APPLY](#)



.....

Due to current construction environment, **ESTIMATES ARE VALID FOR 14 DAYS ONLY**. Prices to be reevaluated thereafter. The COVID-19 pandemic and multiple natural disasters have caused severe disruptions to supply chains, causing unprecedented material shortages and increasing costs.

**PLAN CHANGES AND ADDITIONAL FEES**

Any changes to plans or specifications may result in price change and should be agreed to in advance. All materials are property of C3NOLA unless specified otherwise. A minimum call-out fee of \$195.00 shall apply to any repairs after job completion that are not the result of C3NOLA. A \$45.00 per hour pickup and delivery fee shall apply to materials not supplied by C3NOLA. Any labor only roof installations that are not roof dropped will have a minimum \$450.00 service fee for hand carrying shingles and roof materials to the roof. Any plywood found that needs to be replaced with be at a cost of \$150.00 per sheet.

**ADDITIONAL TERMS**

**CUSTOMER RESPONSIBILITY**

It is customer's responsibility to move and/or remove any items that are to be protected from system installation (i.e. vehicles, potted plants, etc.). Utmost of caution is used by C3NOLA; however, accidents may still occur.

It is customer's responsibility to notify C3NOLA in writing prior to commencement of work of any interferences (i.e. AC lines, electrical wiring, plumbing, etc.) in the attic near roof decking or in walls that may impact or be impacted in any way by work being performed. C3NOLA is not responsible for damages to other systems caused by nail penetrations.

It is customer's responsibility to perform inspection of property after work is complete. C3NOLA uses large magnets to sweep perimeter of house for nails and also performs a visual walk around for small debris. Although this is thorough, it is no guarantee that all materials or debris will be found.

C3NOLA is not responsible for interior or exterior property damage caused by exterior demolition and exterior system installations and customer expressly releases C3NOLA from liability for any personal injuries or property damaging relating hereto.

**ACCEPTANCE AND PAYMENT**

Commencement of work shall constitute acceptance of this estimate, and C3NOLA shall be paid in full upon completion. C3NOLA shall be entitled to recover interest at a rate of 1.5% per month on all amounts outstanding until paid in full. In addition to the interest owed on all amounts outstanding as set forth herein, customer expressly agrees that it shall be obligated to pay costs, expenses, and attorney's fees that may be incurred or paid by C3NOLA. C3NOLA further reserves all rights to lien property for nonpayment.

.....

<div>e-Signed by Nicholas Taravella</div> <div>_____ Company Authorized Signature</div>	<div>09/19/2022</div> <div>_____ Date</div>
<div>e-Signed by Jim Costigan</div> <div>_____ Customer Signature</div>	<div>09/19/2022</div> <div>_____ Date</div>
<div>_____ Customer Signature</div>	<div>_____ Date</div>

## Product Quote

**Email:**  
**dispatch@doctorpipe.com**



**Phone (504) 833-7072**  
**Fax (504) 469-2272**

**Steve Chambers**  
*Owner*  
**LMP #1656**

### *"When the Doctor Shows, The Water Flows"*

**COSTIGAN  
PROPOSAL**  
\*\*\*\*\*

SUBMITTED TO: JIM COSTIGAN DATE: 7-28-22  
ADDRESS: 10131 WILLOW DR. NEW ORLEANS, LA.  
PHONE: EMAIL: jwhcostigan@gmail.com

WE HEREBY PROPOSE THE FOLLOWING:

- ❖ ROUGH IN SEWER AND WATER LINES FOR 12 PLUMBING FIXTURES TO INCLUDE, 2 TOILETS, 2 LAVATORIES, 1 SHOWER, 1 TUB, 1 KITCHEN SINK, 1 DISHWASHER, 1 GARBAGE DISPOSAL, AND 1 ICEMAKER
  - ❖ INSTALL DRAIN LINES AND VENTS AFTER SLAB IS POURED AND WALLS ARE INSTALLED
  - ❖ ROUGH IN FIXTURES FOR WALL CLOSE
- PRICE: 15,300.00**
- ❖ INSTALL CUSTOMER SUPPLIED PLUMBING FIXTURES
- PRICE: \$3,500.00**

**TOTAL PRICE: \$18,800.00**

NO GAS WORK REQUIRED

NOTE: DOCTOR PIPE IS NOT RESPONSIBLE FOR ANY WORK ON THE SEWER TREATMENT PLANT, ONLY THE LINE RUN TO THE SEWER TREATMENT PLANT.

ANY ITEM BEYOND THE ABOVE SCOPE OF WORK SHALL BE DEEMED AS AN "EXTRA"  
WHEREUPON THERE WILL BE AN ADDITIONAL CHARGE

ALL WORKMANSHIP GUARANTEED FOR ONE FULL YEAR FOLLOWING DATE OF COMPLETION.

NOTE: WE WILL NOT BE RESPONSIBLE FOR ANY SHRUBS, PLANTS, GRASS, FLOWERBEDS, EDGING, TRIM, MILDEW OR MOISTURE, SHEETROCK DAMAGE, SLAB CRACKING OR MOVEMENT OF SLAB.

WE HEREBY PROPOSE TO FURNISH MATERIALS AND LABOR-COMPLETE IN ACCORDANCE WITH THE ABOVE SPECIFICATIONS.

PAYMENT TO BE MADE AS FOLLOWS: 50% TO BEGIN, 30% DUE UPON ROUGH IN AND 20% UPON COMPLETION

SERVICE CHARGE OF 1.5% COMPUTED MONTHLY ON PAST DUE ACCOUNTS. REASONABLE ATTORNEY FEES AND COURT COSTS WILL BE CHARGED ON PAST DUE ACCOUNTS.

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED. ALL WORK WILL BE DONE WITH PROPER WORKMANSHIP ACCORDING TO STANDARD PRACTICES. ANY ALTERATIONS OR DEVIATION FROM 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 ACCIDENTS OR DELAYS BEYOND OUR CONTROL. OUR WORKERS ARE FULLY INSURED.

**AUTHORIZED SIGNATURE: OWNER/PRESIDENT**

DATE 9-13-22

ACCEPTANCE OF THIS PROPOSAL CONSTITUTES A CONTRACT. THE ABOVE PRICES, SPECIFICATIONS, AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED.

THE OWNER/AGENT ACKNOWLEDGES HAVING RECEIVED NOTICE HEREIN THAT DOCTOR PIPE, INC. HAS THE RIGHT TO FILE A LIEN AGAINST THIS PROPERTY FOR PAYMENT OF THIS CONTRACT INCLUDING INTEREST AND LEGAL FEES IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 4801-4855. YOU ARE HEREBY AUTHORIZED TO DO THE WORK AS SPECIFIED.

SIGNATURE: X

DATE OF ACCEPTANCE: X 9-16-22

Owner

**SYSTEM RENEWABLE LLC**  
**JOSHUA SCALF, ELECTRICAL CONTRACTING**  
8217 Jeannette st NOLA 70118  
504 231 8816 [xkilojosh@gmail.com](mailto:xkilojosh@gmail.com)

Proposal # 7-31-2022 Costigan

**10131 Willow Drive New Build**

For Jim Costigan,

This is an estimate for a new wiring, electrical underground wiring for the service is not included.

**Preface:**

This estimate is based on the architectural information submitted to me from Jim Costigan via email on July 13, 2022.

I recommend an hourly rate for this project to get the best pricing. My hourly labor rate is \$60 an hour per electrician. Materials can be purchased by company, or directly by the homeowner, set up and delivered through System Renewable llc.

**Estimated cost of electrical wiring for 10131 Willow Drive is between \$22,000 and \$28,000**, including materials, and labor. Excluding light fixtures and smoke detectors (installation is included).

**Project Description:**

This is a new build with a building set very far back from the street. Once the framing is complete and the plumbing and AC work is complete for the open wall work, we can begin.

**25 circuits total**, including 40 amp electric hot water, 40 amp heat pump, a 50 amp electrical stove, a 30 amp electric dryer and twenty more 120 volt circuits.

A new 200 amp single phase electrical service with an outdoor main disconnect, and in interior 200 amp circuit breaker panel for most of the branch circuits. The main disconnect will be in the same exterior cabinet as the main breaker, and a small bus bar for some extra capacity.

**Total Estimated Price: \$22,000 to \$28,000**

Property Owner. Signature and Date

 9-19-2022

Joshua Scalf. Signature and Date



9-19-22



## Mike's Maintenance, Inc.

Date 9/12/22

Sold to: Jim Castigan  
Name 314 N. Miro St / 10131 Willow Dr.  
Address N.O., LA. 70114 / N.O., LA. 70131  
City ☐ CASH ☐ CHARGE ☐ C.O.D. ☐ DELIVER ☐ WILL CALL

**No warranty implied or given unless otherwise noted on this invoice.**  
**TERMS:** Net 30 days to approved credit account. 1 1/2 % per month will be made on all items not collected within 30 days of due date. in addition, costs and reasonable attorney fees for collection may be charged.

**Work performed by:**

Received by:

MIKE MAHL (CONTRACTOR) / JIM. Costigan (Owner) 9/12/22