Deschutes Custom Homes
19855 4th St. # 202
Bend, OR 97703
Phone: 547-408-3820
grant@deschuteshomes.com
Lot 13 Skyline Ranch / Tabtabai Residence
Bid Package

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ESTIMATE

WINTERS CONSTRUCTION INC
20975 Hicrest Pl
Bend, OR 97703
winterscconstruction@gmail.com

PROJECT		CLIENT	
NAME	Skyline Ranch Lot 13	NAME	Deschutes Custome Homes
DESCRIPTION	Residential Excavation	CONTACT	Grant Hamlin
ADDRESS	19128 Concannon Dr	PHONE	
ADDRESS		EMAIL	

CATEGORY	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL
PROJECT PREPARATION	Mobilization	LS	1	$ 4,000.00	$ 4,000.00
	Construction Entrance (includes 2 loads of open rock)	LS	1	$ 1,800.00	$ 1,800.00
	Clear & Grub	LS	1	$ 16,000.00	$ 16,000.00
	Erosion Control	LS	1	$ 1,500.00	$ 1,500.00
	Construction Water (water truck if needed)	LS	1	$ 3,000.00	$ 3,000.00
					-
					-
					-
	SUBTOTAL			$ -	$ 26,300.00
	VALUE ENGINEERING, OPTIONS, & SUGGESTIONS				
EARTH WORK	Excavation	LS	1	$ 26,000.00	$ 26,000.00
	Assumed Hammer time (Billed by the hour @ $250 an hour for 56,000 Lb machine)	PH	60	$ 250.00	$ 15,000.00
	Exterior Stemwall Excavation & Backfill	LS	1	$ 15,000.00	$ 15,000.00
	Backfill	LS	1	$ 12,000.00	$ 12,000.00
	Import (Billed by the load @ $385 a load)	PL	40	$ 385.00	$ 15,400.00
	Export (Billed by the load @ $175 a load)	PL	110	$ 175.00	$ 19,250.00
	Interior plumbing excavation (need more information, number for budget purposes)	LS	1	$ 3,800.00	$ 3,800.00
	Pool Excavation (Includes plumbing lines for pool, Need more information, number for budget purposes)	LS	1	$ 25,000.00	$ 25,000.00
	SUBTOTAL			$ -	$ 131,450.00
	VALUE ENGINEERING, OPTIONS, & SUGGESTIONS				
DOMESTIC WATER SERVICE	Water (200' Plumber to lay waterline)	LS	1	$ 4,000.00	$ 4,000.00
					-
					-
					-
					-
					-
					-
					-
	SUBTOTAL			$ -	$ 4,000.00
	VALUE ENGINEERING, OPTIONS, & SUGGESTIONS				
FIRE SERVICE					-
					-
					-
					-
					-
					-
					-
					-
	SUBTOTAL			$ -	$ -
	VALUE ENGINEERING, OPTIONS, & SUGGESTIONS				
	* need more clarification, plans call for storm drains in HDPE pipe, bid is for ADS & sch 40 pipe *				
STORM DRAINAGE	Footing Drains (600 ' 4" sock pipe covered in drain rock, wrapped in fabric)	LS	1	$ 12,000.00	$ 12,000.00
	Storm Drains around house (includes digging in pipe, landscaper to install open aspenrock where called out)	LS	1	$ 8,500.00	$ 8,500.00
	Swale (Assumes fabric capped with 18" topsoil)	LS	1	$ 9,600.00	$ 9,600.00
					-
	* Land scaper to do drains around pool area *				-
	* trench drian in front of garage covered by concrete guy *				-
					-
					-
	SUBTOTAL			$ -	$ 30,100.00
	VALUE ENGINEERING, OPTIONS, & SUGGESTIONS				
	Sewer (4" Sewer line to Septic Tanks, Assumes sewer has adequate fall to septic area)	LS	1	$ 8,500.00	$ 8,500.00
	Septic System (Includes 1500 gal tank, AX25RT tank, & 320' of drainfield) (Permit from 2022, could change.)	LS	1	$ 32,000.00	$ 32,000.00

SANITARY SEWER						-
						-
						-
						-
						-
						-
	SUBTOTAL			$	-	$ 40,500.00

VALUE ENGINEERING, OPTIONS, & SUGGESTIONS

DRY UTILITIES	Power (Assumes 200' 3" Conduit includes 3 loads clean fill for backfill)	LS	1	$	5,200.00	$ 5,200.00
	Communications	LS	1	$	1,280.00	$ 1,280.00
	Gas (Includes Gas bedding sand for gas pipe not in conduit if needed)	LS	1	$	1,500.00	$ 1,500.00
						-
						-
						-
						-
						-
	SUBTOTAL			$	-	$ 7,980.00

VALUE ENGINEERING, OPTIONS, & SUGGESTIONS

HARDSCAPE PREPS	Garage (Includes 4 loads of gravel)	LS	1	$	3,690.00	$ 3,690.00
	Slab prep in House (Insulation instalation not inclduded, includes 17 loads of gravel)	LS	1	$	23,500.00	$ 23,500.00
	Driveway Prep (Assumes asphalt driveway, paver to do final prep, if concrete driveway bid is $13,000)	LS	1	$	5,000.00	$ 5,000.00
	Patio Prep (Includes 7 loads of gravel Includes initial prep and final prep before concrete)	LS	1	$	16,950.00	$ 16,950.00
						-
						-
						-
						-
	SUBTOTAL			$	-	$ 49,140.00

VALUE ENGINEERING, OPTIONS, & SUGGESTIONS

HARDSCAPES						-
						-
						-
						-
						-
						-
						-
						-
	SUBTOTAL			$	-	$ -

VALUE ENGINEERING, OPTIONS, & SUGGESTIONS

BUILDING						-
						-
						-
						-
						-
						-
						-
						-
	SUBTOTAL			$	-	$ -

VALUE ENGINEERING, OPTIONS, & SUGGESTIONS

MISC	Final Grading (If needed)	LS	1	$	15,000.00	$ 15,000.00
						-
						-
						-
						-
						-
						-
						-
	SUBTOTAL			$	-	$ 15,000.00

VALUE ENGINEERING, OPTIONS, & SUGGESTIONS

TOTAL	**$ 304,470.00**

NOTES

- Budget created from walkthrough and plans on xx/xx/2021

EXCLUSIONS / OPTIONAL ITEMS

- Rock hammering to be billed hourly at $205 per hour
- Haul off of hammered rock or site spoils beyond estimations to be billed per load
- Additional site work requested beyond scope
- Engineering, Staking, or Surveying
- Project management/Facilitation
- Project Permits, Fees, Inspection responsibilities
- QA, QC, Compaction, or Soils Testing
- Plumbing of any on-site domestic water lines - see plumber
- Weather related costs and scheduled delays

TERMS

CONTRACTORS RESPONSIBILITIES ARE LIMITED TO ITEMS LISTED ABOVE. PROPOSAL INCLUDES, MATERIALS AND LABOR AS REQUIRED IN ACCORDANCE WITH THE ABOVE SPECIFICATIONS FOR THE BUDGET OF PROGRESSIVE BILLING FOR PROJECT IS DUE BY THE 10TH OF EACH MONTH. FINAL PAYMENT DUE UPON COMPLETION OF WORK.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration 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, and other necessary insurance. The contractor shall furnish all necessary liability insurance and shall furnish all necessary coverage under Workmen's Compensation. The Contractor is to ensure that all Subcontractors shall provide verification of Workers Compensation insurance and State liability and bond when appropriate.

This Proposal is valid for 15 days.

Customer accepts this Proposal by returning this Proposal signed below to Winters Construction Inc, or by accepting any part of Winters Construction Inc performance under this Proposal. This document and performance becomes the agreement acceptance and Contract. Upon acceptance, Terms and conditions stated above are binding.

Thank you

For any questions concerning this quote, please contact

Cody Winters

503-989-5199

cody@wintersconstructioninc.com

CLIENT SIGNATURE	DATE

CONTRACTOR SIGNATURE	DATE

7 PEAKS PAVING, LLC
PO BOX 2085
BEND, OREGON 97709

Phone (541) 550-5989
Fax (541) 550-5987
CCB# 193290

Estimator: Mark Grell **Cell No.:** (541) 408-1302 **Email:** markg@7peakspaving.com

TO:
Deschutes Custom Homes
2838 NW Crossing Dr, Suite 202
Bend, Or 97703

Date: 1/20/2026
Fax:
Phone: (503) 901-3893

PROJECT: DESCHUTES CUSTOM HOMES - LOT 13 19128 CONCANNON

7 Peaks Paving, LLC is pleased to submit the following proposal on the above referenced project. The following shall serve as a breakdown:

Item No.	Description	Quantity	U/M	Unit Price	Total Price
1	PLACE 4" DEPTH OF 3/4" MINUS COMMERCIAL BASE AND PREP/ PAVE 2" DEPTH OF ASPHALT , NO SUBGRADE WORK OR REMOVAL	3,333.00	SF	$3.00	$9,999.00

Total Proposal Price: $9,999.00

Special Conditions:

1. Proposal assumes that mutually agreeable contract terms and construction schedule will be negotiated with the prime contractor.
2. Proposal excludes all engineering, permits, permit acquisition, fees, right-of-way acquisition, erosion control, survey, staking, QC/QA, testing, over excavation, header boards, saw cutting, soil sterilization, weed killer and unsuitable material.
3. Proposal excludes all slurry seal, fog seal, aggregate base prime coat, utility lowering or raising, concrete aggregate base placement and traffic control.
4. Proposal is valid for ten (10) calendar days. 7 Peaks Paving, LLC reserves the right to change this proposal if not accepted.
5. All surrounding concrete structures shall be installed to true grades prior to mobilization to the project by our crew.
6. By signing this the Home Owner/Contractor Rep. agrees to allow 7 Peaks Paving to run our prep equipment, paving equipment and loaded trucks over concrete driveway and sidewalk. Home owner/Contractor Rep will not hold 7 Peaks Paving responsible for damaging or cracking concrete.
7. All drainage structures shall be installed to true grades prior to mobilization to the project by our crew.
8. Payment for work performed shall be based on the final quantities as measured in the field or plan quantities as indicated on the bid schedule
9. Notice is hereby given that a lien may be filed for all labor and materials furnished by 7 Peaks Paving, LLC.

DESCHUTES CUSTOM HOMES - LOT 13 19128 CONCANNON DR BEN

10	Payments to be made upon completion of work.
11	7 Peaks Paving, LLC will charge 1 ½% interest per month on balances not paid within 30 days of project completion.
12	7 Peaks Paving does not warranty and is not responsible for any edge cracking, thermal cracking or tree root damage that may occur as a result of insufficient mitigation measures.
13	This bid does not include any special or unusual insurance requirements (i.e. Waiver of Subrogation, etc.)
14	Cutting and Removing SUBGRADE IS NOT INCLUDED in the price of this BID. If 7 Peaks Paving LLC crews have to excavate and haul off subgrade materials the home owner/contractor will be charged on a cost plus basis.
15	Rock hammering/ excavation is not included in the above quote price. If rock is encountered it will be excavated and charged on a cost plus basis.
16	Payment in full will be due within 10 days of receipt of bill.
17	Asphalt, Level 2, 1/2" Dense Grade HMAC/PG 58-28
18	Due to volatile world crude markets, this proposal is subject to a fuel and asphalt escalation clause.

If you have any questions regarding this proposal, please call (541) 408-1302. Thank you for your consideration

Sincerely,

Mark Grell

7 Peaks Paving, LLC

ACCEPTANCE

Customer accepts this Proposal by returning this Proposal signed below to 7 Peaks Paving, LLC, or by accepting any part of 7 Peaks Paving, LLC's performance under this Proposal. This document and performance becomes the agreement acceptance and Contract. Upon acceptance, Customer agrees to be bound by the Terms and Conditions stated above. If acceptance fails to occur within thirty (30) days of the date above, this Contract shall be void unless accepted by 7 Peaks Paving, LLC .

ACCEPTANCE DATE _____ CUSTOMER:

By: _____

Title: _____

Land Effects, Inc. **LCB# 8573**
1705 NE Lytle St.
Bend, OR 97701 US
+15417069422
office@landeffectsinc.com
www.landeffectsinc.com

ADDRESS
Deschutes Custom Homes:Tabtabai/ Kendi Residence
Tabtabai/ Kendi Residence
Lot 13 Concannon Dr.
Bend, OR 97703

SHIP TO
Deschutes Custom Homes:Tabtabai/ Kendi Residence
Tabtabai/ Kendi Residence
Lot 13 Concannon Dr.
Bend, OR 97703

Estimate 7598

DATE 01/16/2026

JOB NAME
Landscape design

ACTIVITY	AMOUNT
Land Effects, Inc. proposes to furnish all labor, tools, materials, equipment, license and supervision to accommodate the work described below at the above job address. ***Proposal is good through the calendar year of 2026 and may need to be re-evaluated after that based on potential product increases. -Proposal based upon design presented by Szabo landscape design	
I) Removal and Debris Hauling Removal and debris hauling of existing contractor related debris, excess rock, garbage, and site weeds can be removed on a time and material basis at $90 .00 per man hours as necessary.	0.00
II) Soil/Grading 140 cu. yards of topsoil to be delivered and installed to achieve appropriate grades for drainage and to meet the level of existing hardscape features i.e. driveways, walks, patios, and foundations. Soil qty. based upon appx 2" of soil for appx. 23,000 sq. ft of landscape area.	12,600.00
III) Soil/Grading General contractor must provide grade to within +/- 0.10' of approved final grade. Any additional grading or debris removal needed can be done on a T&M basis @ $90.00 per man Hr. Topsoil needed to establish a final grade can be brought in & installed @ $90.00 per cu. yd.	0.00
IV) Irrigation 11 zones automated irrigation to accommodate landscape installation. System will be comprised of Rainbird, and Hunter components. System is based on the use of a 1" meter. Assumes a minimum working pressure of 45 PSI and minimum of 20 GPM. A booster pump can be added at additional cost if necessary.	26,400.00

Link to 3 day right to cancel notice https://www.oregon.gov/lcb/Documents/Notice%20of%20Right%20to%20Cancel%20Form.pdf . = Copy and paste in search bar.

ACTIVITY	AMOUNT
V) Pavers- Pool deck 1,500 sq. ft. concrete pavers to be installed as to the design specifications. Individual brick and pattern will vary depending upon client choice and the design layout.	36,000.00
VI) Gravel Path (s) Installation of (2) DG gravel path along North side of house (Backyard). Paths to be appx 75' and 50' in length 16 - cu. yds DG gravel installed 250 lin ft. steel edging installed	7,162.00
VII) Boulders 40 tons lichen covered boulders placed as to accommodate the design. ***Option to use Blue boulders would be $16,200.00	20,200.00
VIII) Dry creek bed/ drainage basins Installation of oversized river cobble at both front and rear of property 1,060 sq. ft. of drainage area 20 cu. yds oversized river cobble installed w/ fabric	5,670.00
IX) Plant Material 9 - 7-8' Vine Maple 9 - 2" Serviceberry 2 - 2" Honey Locust 16 - 2" Quaking Aspen 1 - 2" Red Oad 12 - 3 gal Yucca 42 - 5 gal Douglas Spirea 36 - 5 gal Wax Currant 86 - 5 gal Oregon Grape Holly 14 - 5 gal Ocean Spray 3 - 5 gal Var. Red Twig Dogwood 8 - 5 gal Desert Sweet 47 - 1 gal Great Basin Wild Rye 172 - 1 gal Or. Iris 32 - 1 gal Sulfur Buckwheat 214 - 4" Yarrow 188 - 4" Pussy Toes 188 - 4" Kinnikinnick 2,063 - 4" Idaho Fescue 635 - 4" Prairie June grass 216 - 4" Pachysandra Total Materials $47,424.00 Labor to Install $22,000.00 Tree Staking (19) $570.00	69,994.00
X) Flagstone pathway Installation of flagstone pathway and bridge stone as per design	2,200.00
X) Turf 2,000 sq. ft. central Oregon turf blend; graded, and installed	3,000.00
XI) Gravel -Firewise Installation of (Sierra or Aspen) gravel along the perimeter of the residence for firewise requirements. Appx 1,800 sq. ft. of area. 17 cu. yds. gravel installed w/ fabric	3,615.00

ACTIVITY	AMOUNT
XII) Compost cover 20 cubic yards compost installed at an average depth of 2" throughout specified planter beds. Estimated amount may change. Any additional bark needed can be provided on a per cubic yard basis.	2,000.00
XIII) Backflow test	150.00
XIV) Landscape Lighting -option Lighting not represented in the plan but an option for appx 30 lights and transformer would be appx 12K	0.00
***Not included but can be added upon request -Drainage -Firewise demo/ removal -Landscape Lighting -All concrete flatworks and retaining walls	

Restoration: Any damage that occurs to the existing landscape due to construction access can be restored on a Time & Material basis.

Rock Clause: Any extraordinary means necessary for any excavation will be billed on a time and material basis.

Sleeving: Owner/Contractor must provide sleeving for Irrigation/Electrical use. Any sleeving or water jetting needing to be done will be billed at $20.00 per linear ft.

Drainage: 3" corrugated drain lines extending from downspout locations, can be installed at $20.00 per linear foot as requested by the homeowner or builder.

Land Effects requires balance due upon job completion.
This bid is good only for the calendar year. Beyond that it may need to be rebid to reflect current material costs.
These conditions are satisfactory, you may proceed.

CLIENT: _____ DATE: _____

LE REP: _____DATE: _____

Terms: Payment due in full upon completion. A 2% per month finance charge will be added on all past due accounts. Land Effects, Inc. to provide a 1-year warranty for all new plantings for properties that contract to sign a continual maintenance contract with LEI. All other properties to have 1 season (3 months) warranty to ensure that proper planting practices were adhered to. Exclusions to warranty include but are not limited to: Frost/freeze damage, animal damage, alterations. Irrigation systems parts and labor are warrantied for one year. Any alterations or deviation from above specifications involving additional work and extra costs will become an extra charge over and above the contract. All agreements contingent upon delays beyond our control. If this contract exceeds $1000 the owner acknowledges receipt of the "Information Notice to Homeowners about construction Liens". This contract may be withdrawn by us if not

SUBTOTAL	188,991.00
TAX	0.00

Link to 3 day right to cancel notice https://www.oregon.gov/lcb/Documents/Notice%20of%20Right%20to%20Cancel%20Form.pdf . = Copy and paste in search bar.

accepted within 60 days. Credit card payments add 3% fee.

TOTAL	$188,991.00

Accepted By

Accepted Date

Link to 3 day right to cancel notice https://www.oregon.gov/lcb/Documents/Notice%20of%20Right%20to%20Cancel%20Form.pdf . = Copy and paste in search bar.

RIMROCK POOL & SPA

LUXURY BY DESIGN

PROPOSED CONSTRUCTION SPECIFICATIONS EXHIBIT A

Home Owner: Lot #13 Deschutes Custom Homes Date: 12 Jan. 26

Project Address 19128 CONCANNON DR. BEND, OR. Cell. 503-901-3893

INFO@RIMROCKPOOLANDSPA.COM 541-512-7913 OR. CCB # 252392 WA Contractor # RIMROP761KO

Desired Pool Shape: RECTANGLE

Length 40 Width: 16

Depth: TBD

Number of Steps 4

Lights: 2

SPA SPECIFIATIONS – (if applicable)

Style:

Height:

Lighting: Type:

Pump Mfg.: Model:

Control System:

Jets:

GENERAL CONSTRUCTION SPECIFICATIONS

	INCLUDED YES	INCLUDED NO
1. CONCEPTUAL DESIGN PLANNING-HOMEOWNERS VISION DRAWN TO PRESENT TO ARCHITECT & ENGINEER ----	■	☐
2. ARCHITECTURAL DESIGNER TO DRAW PLANS ACCORDING TO YOUR TASTES, LIFESTYLE, NEEDS, BUDGET & NATURE OF THE LAND ----------	■	☐
3. STRUCTURAL ENGINEER DEVELOPS PRIMARY BLUEPRINT FOR CONSTRUCTION TO MEET/EXCEED POOL STANDARDS--	■	☐
4. SOIL REPORTS, TOPO MAPS, SURVEYS, ROCK CONDITION & SOIL INSPECTION WHEN REQUIRED ----------	■	☐
5. CONSTRUCTION DOCUMENT PREPARATION FOR SUMISSION TO CITY & COUNTY BUILDING DEPARTMENTS TO SECURE CONSTRUCTION PERMITS. PERMIT COSTS INCLUDED ----------	■	☐
6. LAYOUT POOL PRIOR TO EXCAVATION – SET POOL ELEVATION TO HOMEOWNERS APPROVAL ----------	■	☐
7. EXCAVATION $15,000.00 included in bid for excavation. (overage paid by home owner)----------	■	☐
8. SUBGRADE CRUSHED ROCK COMPACTED *1 TRUCKLOAD ALLOWANCE INSIDE POOL STRUCTURE ----------	■	☐
9. STANDARD FORMS & FORMING CRUCIAL IN ENSURING THE POOL HAS A STURDY & DURABLE FOUNDATION ---	■	☐
10. STRUCTURAL STEEL REBAR AS PER ENGINEERING ----------	■	☐
11. GUNITE/SHOTCRETE DETAIL AS SPECIFIED BY PROJECT ENGINEER TO BUILD QUALITY CONTROLLED CONCRETE STRUCTURE--	■	☐
12. BRICK & TILE - WATER LINE TILE MATERIAL - 6" Frost Proof Ceramic Tile *($12.00 ALLOWANCE ------- **INCLUDED IN BID)**	■	☐
13. PIPING SYSTEM: GROUND PIPING (SCH.40 PVC) VALVE EXTENSIONS, UNIONS, PIPES & PIPE FITTINGS (SCHEDULE 40) SKIMMERS ----------	■	☐
14. POOL FIXTURES: APPROVED VGBA MAIN DRAIN W/ HYDROSTATIC RELIEF, FOUR INLETS, TWO SURFACE SKIMMERS	■	☐

PUMP, HEATING, FILTER, UTILITIES & OTHER FEATURES

	INCLUDED YES	INCLUDED NO
15. AUTO POOL COVER: POOL ENCLOSURE PER CODE. IN-WALL TRACK, STANDARD ALUMINUM LID, KEY SWITCH PAD, CONCRETE VAULT W/3" DRAIN STUBBED OUT 2' FOR AUTO COVER	■	□
16. CHLORINATION: RAINBOW CHLORINATOR	■	□
17. CHEMICAL AUTOMATION SYSTEM CONTROLS pH w/MURIATIC ACID FEEDER & CONTROLS ORP w/LIQUID CHLORINE FEEDER	□	■
18. PUMP: PENTAIR INTELLIFLO HIGH EFFICIENCY PROGRAMMABLE CIRCULATING PUMP: Inteliflow VSP	■	□
19. HEATER: PENTAIR MASTERTEMP HIGH PERFORMANCE HEAT PUMP Model # Mastertemp 400k	■	□
20. FILTER SYSTEM: PENTAIR CLEAN & CLEAR CARTRIDGE FILTER Model # Pentair 400 Series	■	□
21. POOL ACCENT LIGHTING: 2 Intelibright	■	□
22.ELECTRIC INSTALLATION: *($11,000 ALLOWANCE INCLUDED IN BID)	■	□
23. PLASTER TYPE: PLASTER (WHITE)	■	□
Plaster is not warranted against discoloration, staining or checking. Colored plaster is not of even color or hue and will streak white. This is caused by chemicals in the water (calcium, alkaline). (Owner must fill pool promptly after plaster complete and brush plaster daily for two weeks.)	□	□
24. POOL DECKING:	□	■
25. EQUIPMENT PAD: 8 x 8 CONCRETE EQUIPMENT PAD WITHIN 30' OF POOL:	■	□
26. CLEANING TOOLS: VACUUM WITH HOSE & HANDLE, LEAF NET, WALL BRUSH, THERMOMETER, 16' POLE & TEST KIT	■	□
27. INITIAL START UP SERVICE AND TWO HOURS INSTRUCTION	■	□
28. OWNER GRANTS PERMISSION FOR CONTRACTOR TO PHOTOGRAPH POOL FOR USE IN ADVERTISING OR PROMOTION-	■	□
29. HOMEOWNER RESPONSIBLE TO PROVIDE ACCESS, REMOVING FENCE/WALLS REQUIRED FOR ACCESS TO POOL SITE	■	□

RIMROCK POOL & Spa hereby proposes to furnish materials, equipment and labor in complete accordance with specifications listed on pages 1 and 2 of this document. **"Available Options and Add-ons" found on page 3 can be added to this document** to further customize your pool. From page 1 and 2 Rimrock Pool and Spa proposes a bid price that will be guaranteed for 30 days.

BID Pool: $212,060.00 BID Spa: Total Bid: $212,060.00

RIMROCK Representative _____ Date: 12 Jan. 2026

Notes:

Bid assumes that the pool will be constructed using the engineering from VLMK and drawings from Otten and Associates. Geotech report shows basalt layer within 3 ft. of surface. There is a high likelihood of heavy rock excavation being required.

RIMROCK Available Options and Add-ons

1. **Water Features**
   - **WATERFALLS----------**
   - **FOUNTAINS----------**
   - **DECK JETS----------**
   - **BUBBLERS----------**
   - **LAMINARS----------**
   - **FLORIDA FALLS ----------**
   - **INFINITY EDGE----------**

2. **Lighting**
   - **FIBER OPTIC LIGHTING----------**
   - **LANDSCAPE LIGHTING AROUND THE POOL----------**
   - **4 COLOR CHANGE LED GLO-BRIGHT ACCENT LIGHTS----**

3. ***Heating**
   - **SOLAR POOL HEATERS----------**
   - **ELECTRIC HEAT PUMPS----------**

4. **Automation Systems**
   - **POOL CONTROL SYSTEMS (SMARTPHONE INTEGRATION)-**
   - **AUTOMATIC POOL CLEANERS----------**
   - **IN-FLOOR CLEANING SYSTEM----------**

5. **Pool Decking**
   - **CONCRETE: BROOMED – SANDED - STAMPED**
   - **BRICK PAVERS----------**
   - **NATURAL STONE ----------**

6. **Pool Interior Finishes
   - **UPGRADE TILES----------**
   - **HYDRAZZO----------**

7. **Spas and Hot Tubs**
   - **INTEGRATED SPA----------**
   - **STAND ALONE INGROUND HOT TUB----------**
   - **AUTO SPA COVER----------**

8. **Seating and Shelving**
   - **BUILT-IN BENCHES ----------**
   - **BAJA SHELF ----------**
   - **CORNER SEATING----------**
   - **6' WALL BENCHES ----------**

9. ***Landscaping and Surroundings**
   - **HARDSCAPING ELEMENTS (PATIOS, PATHWAYS)---------**
   - **OUTDOOR KITCHENS AND BBQ AREAS----------**
   - **FIRE PITS OR FIREPLACES----------**

10. **Safety Features**
    - **ANTI-SLIP SURFACES----------**

11. **Maintenance and Cleaning Systems**
    - **SALTWATER CHLORINATORS----------**

12. **Recreation and Accessories**
    - **DIVING BOARDS----------**
    - **SLIDES----------**
    - **SWIM-UP BARS----------**

LIST OPTIONS YOU'D LIKE INCLUDED IN AN UPDATED BID FOR YOUR CUSTOM RIMROCK POOL

Once Rimrock receives your additional precise selections, another bid will be prepared reflecting your choices. You have unlimited options for basic, average and high-end selections. Your Project Manager can answer questions and assist in helping you make the best choices for your budget.

NOT ALL BIDS ARE CREATED EQUAL. When comparing offers from other builders, review carefully all that is included in their initial numbers. At RIMROCK Pool and Spa we believe in total transparency. Included in our initial bid are all we feel should be considered "standard features." Items like permits and fees, excavation, electrical installation, **and an automatic pool cover to protect your investment are included**, along with the finest equipment package and warrantees. Carefully review low-ball bids from other pool builders, as certain of these necessary items will be added later, all needed to finish your pool, thus increasing their original bid price dramatically.

Another advantage over many other companies is the fact we can begin immediately requesting your permits and upon receiving those, will begin construction at a time appointed by you. We look forward to working with you.

Jensen & Son Construction Inc.

Po Box 686

Redmond, Or. 97756
541-977-3736
CCB 168703

Budget Estimate

Proposal Submitted To:
Name: Deschutes Custom Homes
Street: 64415 Strickler Ave #108
City: Bend State: OR
Phone: 541-408-3820
Attn: Grant

Work To Be Performed:
Project: Skyline Ranch Residence
Street: 19128 Concannon Dr (lot 13)
City: Bend State: OR
Plan date: 7/21/25
Architect: Observation Studio
Engineer: Grummel Engineering LLC

We hereby propose this budget estimate to perform the labor, provide the materials, and equipment necessary for the completion of the following scope of work. This is a budget only and the final pricing will be determined after final review.

Board Form 12" Basement Wall:	$ 89,813.00	
Basement Foundation:	$ 32,219.00	
Upper Foundation:	$ 47,448.00	
East Stone Veneer Wall:	$ 38,815.00	(stone by others)
Board Form Wall at Pool:	$ 66,895.00	
Site Wall:	$159,837.00	
Basement Slab:	$ 22,595.00	
Upper Floor Slab:	$ 30,711.00	
Garage Slab:	$ 13,457.00	
Driveway w/trench drain:	$ 72,240.00	(rebar excluded)
Exterior Flat w/trench drains:	$ 42,830.00	(rebar excluded)
Pool Deck Rat Slab:	$ 36,260.00	
10 Mil Vapor Barrier:	$ 5,100.00	
Mock up for walls:	$ 3,500.00	

Excludes:
Frost protection (i.e. blanketing rental/labor, hot water & chemicals), insulation, water proofing, excavation & backfill compaction (hand or equipment), footing steps, added wall height, changes as a result of engineering, #6 rock anchor (detail 1/S3.2), special inspections, detail 9/S3.1, lighting in site walls & location of hold downs.

,

Note: Due to fluctuating material costs, proposed pricing is valid for thirty (30) days from the date of submission shown here.

Submitted by: Roger Jensen
Date: 1/14/26

Estimate

Date	Estimate #
1/29/2026	1739

63850 Deschutes Market
Road
Bend, OR 97701

Name / Address
Deschutes Homes

Project
Skyline Ranch

Item	Description	Qty	Rate	Total
04 Concrete	SKYLINE RANCH Scope of work to include house foundation including: 72 lineal feet of board form wall that is 12 feet tall and board form on one side approximately 6 feet of exposure 28 lineal feet of 11 foot tall walls 4 lineal feet of foundation wall that is 10 feet tall 12 lineal feet of foundation wall that is 8 feet tall 8.5 lineal feet of foundation wall that is 6 feet tall 25.5 lineal feet of foundation wall that is 4 feet tall 490 lineal feet of foundation wall that is 2 feet tall 8 point load pier pads This includes all labor, concrete, forming materials, jbolts, rebar, board form materials, fiberglass rods, specialty bolts, and two pumps, bracing, and clean up. HSS steel post imbeds are to be drilled and epoxied by others at a later date. Framer is to lay out specialty bolts prior to pouring walls or provide a dimensions page. Reducing the Board Form on the back side of the basement walls that are above ground and making them architectural walls with vertical chamfer would reduce this line item by $11440	1	154,978.00	154,978.00

	Total

Phone #	E-mail
541-279-0129	jason@juccinc.com

Estimate

Date	Estimate #
1/29/2026	1739

63850 Deschutes Market
Road
Bend, OR 97701

Name / Address
Deschutes Homes

Project
Skyline Ranch

Item	Description	Qty	Rate	Total
04 Concrete	Scope of work to include 1668 square feet of basement slab that is four inches thick with Crack Reducing Agent (CRA), 15 mil vapor barrier, stealth fiber and a grid of #4 rebar, 3 point load pier pads, one strip footing. This includes all labor, concrete, rebar, forming materials, soft cut saw joints, cure and sealer, one pump, and clean up to a dumpster provided by others on site. Insulation and vapor barrier can be bid upon request	1	23,935.00	23,935.00
04 Concrete	Scope of work to include 3 inch rigid foam installed on gravel prior to radiant tubing being installed. This includes all labor and insulation.	1	7,662.40	7,662.40

Total

Phone #	E-mail
541-279-0129	jason@juccinc.com

Estimate

Date	Estimate #
1/29/2026	1739

63850 Deschutes Market
Road
Bend, OR 97701

Name / Address
Deschutes Homes

Project
Skyline Ranch

Item	Description	Qty	Rate	Total
04 Concrete	Scope of work to include site walls that are board form one sided: 15 lineal feet of 12 foot tall wall 6'8 lineal feet of 11 foot tall wall 8' lineal feet of 10 foot tall wall 13'9 lineal feet of 9 foot tall wall 90 lineal feet of 8 foot tall wall 112 lineal feet of 6 foot tall stem wall 201 lineal feet of 4 foot tall stem wall 41 lineal feet of 2 foot tall stem wall 3'x10'x18" deep footing epoxied rebar connecting the two foundations This includes all labor, concrete, forming materials, jbolts, rebar, board form materials, fiberglass rods, radius walls with board form are to be lap siding, and clean up to a dumpster provided by others on site. Eliminating the 43'4 wall that is the privacy wall along the end of the pool connected to the corner of the house would reduce this line item by $23139.25 Reducing Board form down to architectural walls that are smooth face with best panels and having vertical and horizontal chamfer at 48 inches on center each way on the exposed side would reduce this line item by $24437.76 Eliminating Site wall from pool that slightly radius out to what used to be the detached office/shop building and has a terrace slab on the back side of it. This would reduce this line item by $64331.55	1	248,648.00	248,648.00

	Total

Phone #	E-mail
541-279-0129	jason@juccinc.com

Estimate

Date	Estimate #
1/29/2026	1739

63850 Deschutes Market
Road
Bend, OR 97701

Name / Address
Deschutes Homes

Project
Skyline Ranch

Item	Description	Qty	Rate	Total
04 Concrete	Scope of work to include 3975 square feet of indoor slab on main level and garage slab that is four inches thick with a grid of #4 bar 18 inches on center stealth fiber and CRA and three steps totally 17' faces, 3 point load pier pads. This includes all labor, concrete, rebar, forming materials, soft cut saw joints, cure and sealer, pumps, and clean up to a dumpster provided by others on site. Insulation and vapor barrier can be bid upon request	1	56,246.25	56,246.25
04 Concrete	Scope of work to include 3 inch rigid foam with high PSI value insulation installed on gravel prior to radiant tubing being installed. This includes all labor and materials for installation	1	18,260.22	18,260.22
04 Concrete	Scope of work to include 102 lineal feet of sitting wall around pool that is board form wall and maximum 24 inches tall with 18 inches of exposure above ground. This includes all labor, concrete, forming materials, fiberglass rods and brackets, pumps, rebar, and clean up to a dumpster provided by others on site.	1	19,860.40	19,860.40
			Total	

Phone #	E-mail
541-279-0129	jason@juccinc.com

Estimate

Date	Estimate #
1/29/2026	1739

63850 Deschutes Market
Road
Bend, OR 97701

Name / Address
Deschutes Homes

Project
Skyline Ranch

Item	Description	Qty	Rate	Total
04 Concrete	Scope of work to include the following for sand cast exterior concrete that is four inches thick with stealth fiber: 398 square feet of west terrace patio 285 square feet of entry area with 11 gaps that are 4 inches wide 699 square feet of dining terrace and around garage that has a 8' x 4' stair case with four risers 6'x5' stair case down by pool that has 5 risers 266 square foot terrace out by radius site wall 398 square foot terrace beyond site wall 128 square foot mechanical and pool equipment slab behind wall broom finish four inches thick $1930 This includes all labor,concrete, forming materials, top cast chemical, pressure washing equipment, soft cut saw joints, stealth fiber, pumps, and clean up to a dumpster provided by others on site. Option: CRA is highly recommended on exterior concrete as well to reduce the chances of cracking. For this line item adding CRA would increase $6360.25 Option 2: eliminating the two terrace slabs out by site walls totaling 664 square feet would reduce this line item by $6713.04 Option 3: changing this line item from sand cast finish to broom finish would reduce this by $6173.36	1	29,315.00	29,315.00

	Total

Phone #	E-mail
541-279-0129	jason@juccinc.com

Estimate

Date	Estimate #
1/29/2026	1739

63850 Deschutes Market
Road
Bend, OR 97701

Name / Address
Deschutes Homes

Project
Skyline Ranch

Item	Description	Qty	Rate	Total
04 Concrete	Scope of work to include 2152 square feet of rat slab under pool deck that is four inches thick with a Fresno finish left textured for pavers to sit on. This includes all labor, concrete, forming materials, one pump, and clean up to a dumpster provided by others on site. Option: 2152 square feet of four inch sand cast finish instead of rat slab. $22596.00	1	17,716.00	17,716.00
04 Concrete	Scope of work to include Approximately 108 lineal feet of perimeter pool coping that is a 1 inch cantilever from finished waterline tile (formed 1 1/2 inches thick) into pool and approximately 4-6 inches thick with a 3/8 inch edger on the top and bottom edges to soften for use and approximately 1 foot wide for pavers to butt up against. This is expected to be done prior to the pool being finished and bid to be drilling into the face of the pool wall for forming methods. This includes all labor, concrete, forming materials, top cast chemical, pressure washing equipment, cure and sealer, and clean up to a dumpster provided by others on site.	1	7,360.00	7,360.00
04 Concrete	Scope of work to include an approximate area for the pool cover to be hidden that is around 2' x 2' by width of pool that is formed and poured with pool contractors approval prior to pouring. This is to be completed with flatwork around the house to reduce additional expenses such as pumps and mobes.	1	2,500.00	2,500.00

Total

Phone #	E-mail
541-279-0129	jason@juccinc.com

Estimate

Date	Estimate #
1/29/2026	1739

63850 Deschutes Market
Road
Bend, OR 97701

Name / Address
Deschutes Homes

Project
Skyline Ranch

Item	Description	Qty	Rate	Total
04 Concrete	Scope of work to include 3742 square feet of 4 inch driveway broom finish slab with stealth fiber and NO METAL REINFORCEMENT. This includes all labor, concrete, forming materials, pumps, cure and sealer, and clean up to a dumpster provided by others on site. Option CRA: Crack reducing agent is highly recommended for slabs with our concrete quality anymore and if added to this line item it would increase by: $4969.80	1	36,484.50	36,484.50
04 Concrete	Scope of work to include a interior slab mock up that is 8'x8' x4" thick with a saw cut running down the middle each way to create a four panel pad for polishing purposes. This will includes all chemicals and mix design scenarios as the interior slab will eventually have.	1	2,150.00	2,150.00
04 Concrete	Scope of work to include board form mock up wall as per detail sheet. This includes all labor, concrete, forming materials, fiberglass rods and brackets, and clean up.	1	3,415.00	3,415.00
04 Concrete	Scope of work to include approximately 80 lineal feet of drain that is supplied by others but installed by JUCC, INC and secured by pouring the bottom of the drain in a 12 inch by 12 inch footing with two runs of rebar in it so the drain will not settle or move. This is bid to be poured in two different times because one is in the garage and down by the pool. This includes all labor, concrete, forming materials, rebar, one pump, and clean up to a dumpster provided by others on site.	80	42.50	3,400.00
			Total	

Phone #	E-mail
541-279-0129	jason@juccinc.com

Estimate

Date	Estimate #
1/29/2026	1739

63850 Deschutes Market
Road
Bend, OR 97701

Name / Address
Deschutes Homes

Project
Skyline Ranch

Item	Description	Qty	Rate	Total
	vapor and insulation under slab are not included in this estimate Pool, pool coping, pool drains, site drains and all pool components are not included in this estimate Survey for each footing and for each wall are to be supplied and scheduled by others. Additional concrete if needed due to bad excavation will result in a $400 per yard change order for materials, labor, and pump charges Cold weather protection if needed will be an additional $75 per yard to cover hot water, accelerators, blankets, and blanket labor			

Total	$631,930.77

Phone #	E-mail
541-279-0129	jason@juccinc.com

TVM, Inc

63850 Deschutes Market Rd
Bend, OR 97701

Estimate

Date	Estimate #
1/29/2026	30

Name / Address
Deschutes Homes

Project
Skyline Ranch

Description	Qty	Rate	Total
SKYLINE RANCH			
Scope of work to include square foot of Commercial Stretch spray on membrane of grey color for approximately 2920 square feet of board form stem wall that is under backfill.	2,920	4.50	13,140.00
Scope of work to include square foot of Commercial Stretch spray on membrane of grey color approximately 2344	2,344	4.50	10,548.00
Scope of work to include square foot of Commercial Stretch spray on membrane of grey color on the backside of the basement wall for 952 square feet.	952	4.50	4,284.00
Supply and installation of dimple board on perimeter of building that has a geotec layer of fabric to allow water to drain to the bottom. Product is installed with a overlapping fabric layer if needed to prevent dirt from penetrating. This is for approximately 952 square feet of area behind the basement retaining walls.	952	5.00	4,760.00

Total $32,732.00

Three Rivers Masonry, Inc.

613 SE Glencoe Pl
Bend, OR 97702 US
threeriversmasonry@gmail.com
www.threeriversmasonryinc.com

Estimate

ADDRESS
Grant Hamlin
Deshutes Custom Homes

ESTIMATE 1330
DATE 01/13/2026

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Masonry	Stone budget for natural thin veneer stone on exterior back courtyard area. Materials only, retaining wall not included.	492	20.00	9,840.00
	Masonry	Labor to install stone on exterior courtyard wall area with a grout joint like the rendering.	492	30.00	14,760.00
	Masonry	Caps for courtyard wall to keep the water from getting behind the stone. Materials and labor included.	85	80.00	6,800.00
	Masonry	Interior fireplace with basalt cladding. Materials only. Price may very depending on exact product. Budget numbers.	300	25.00	7,500.00
	Masonry	Labor to install basalt cladding on interior fireplace. Assuming it's a dry stack. Labor and prep.	300	40.00	12,000.00

TOTAL **$50,900.00**

Accepted By

Accepted Date

MW
EST. 1985
MW DESIGN WORKSHOP
REFINED CRAFTSMANSHIP

P.O. Box 5759 / Salem, OR 97304
503.364.6430
mwdesignworkshop.com
OCCB # 96061 / WA REG – CC
MWDESDW810KH

QUOTE

Date: 1/28/2026 **Submitted by: Josiah Zukowski**
To: Deschutes Custom Homes % Grant Hamlin
Job: SLR - Ornamental Metals

Dining Room

[1] Ea. Dining Room Storage Shelf:	1/4" blackened hot-rolled plate shelving unit. Open on both sides, Fully welded and blended with oil/wax sealer.		
		Total:	**$22,500**

Kitchen Decorative Metals

[1] Ea. Bronze Kitchen Niche:	Silicone bronze sheet laminated to sheetgood backer, to cover mechanical range hood insert, as full height backsplash, integrated shelves on either side of hood, and "jamb" surround on sides and top of range niche. Raw bronze with 220 grit followed by non-woven DA pad for satin finish.		
		Total:	**$39,000**

Living Room Metals

[1] Ea. Living Room Fireplace Bench:	1/8" HR steel wood burning stove niche liner, with lower integrated 3/16" HR plate wood storage bench		
		Total:	**$15,075**

QUOTE TERMS

1. **Payment Terms**
   - A non-refundable 30% deposit is required to initiate the project and begin the design process, additional 40% is due prior to the start of fabrication, and the remaining 30% is due upon delivery and installation.
   - The final balance is due upon completion and prior to project delivery.
   - Payments are accepted by check, bank wire, or credit card. Credit card payments require an additional 2.95% transaction fee. Prices are fully installed, unless otherwise stated.
2. **Exclusions & Additional Costs**
   - Prices do not include:
     - Structural engineering fees (if required).
     - State or local sales taxes, value-added taxes (VAT), or permit/license fees.
     - Special site conditions requiring additional labor, equipment, or modifications.
   - If additional costs arise due to unforeseen changes or regulatory requirements, a change order and revised pricing will be issued for approval before work continues.
3. **Scope Approval & Change Orders**
   - Shop drawings are provided as "for construction" documents and must be reviewed and approved by the client before manufacturing begins.
   - Any delays in approval of shop drawings may affect the project timeline but will not alter the quoted price.
   - Any deviation from the approved proposal or shop drawings may result in additional charges.
   - All scope changes or specification modifications must be approved in writing.
4. **Project Scheduling & Production**
   - The project is booked into MW Design Workshop's production schedule only after we receive:
     1. A signed and approved copy of this quote.
     2. The required deposit payment.
   - Lead times may vary based on material availability and production capacity at the time of approval.
5. **Warranty & Maintenance**
   - MW Design Workshop offers a 1-year limited warranty covering craftsmanship and materials for the stair system.
   - This warranty does not cover:
     - Natural wear and tear.
     - Damage due to improper installation (if installed by others), misuse, or modifications after delivery.
   - Additional maintenance services are available upon request.
6. **Project Documentation & Marketing**
   - MW Design Workshop, Inc. and its representatives are granted permission to document the completed project for photography and video.
   - The client agrees that MW Design Workshop may use these images in marketing materials, including but not limited to:
     - Website, brochures, social media, and promotional content.
7. **Quote Validity**
   - This proposal is valid for 15 days from the date of issue.
   - After this period, MW Design Workshop, Inc. reserves the right to modify or withdraw the proposal.
   - A revised quote will be issued upon request if the original expires.

Submitted by:

Josiah Zukowski
Email: josiah@mwdesignworkshop.com
Office Phone: 503-364-6430
Mobile: (503) 930-7591

Proposal

S Connor McGuffin
SC Welds
63996 Deschutes Market
RD, Bend, OR, 97701
360 969 0696
CCB# 254836

Date:	**Number:**
01/23/2026	260123B

Customer:
Deschutes Custom Homes

Tumalo, OR

JOB: Lot 13 Arch. Work

	Item	Description of Work	Amount
		Proposal valid for 30 days from above date	
1 -	BRONZE CLADDING & SHELVES	Custom fabricated solid 1/8" bronze cladding with floating bronze shelves. Left raw and installed. (Locations per plan) ***Note sub solid bronze for steel living patina in bronze color option total ($14790)***	$ 31,710.00
2 -	DINING ISLAND	Custom fabricated steel dining island per plan Powder coated and installed.	$ 8,990.00
3 -	FIREPLACE SURROUND	Custom fabricated steel fireplace surround w/ wood storage per plan. Powder coated and installed.	$ 8,790.00
4 -	BATHROOM MIRRORS	Powder coated steel framed mirrior holders installed on bathroom vanitys **(Price per unit)** *steel frame only*	$ 2,150.00

TERMS of PROPOSAL

Initial payment described below is due upon acceptance of the Proposal. Material costs can flucuate without notice and are subject to change. Any change in material costs will be agreed between SC Welds and the customer in writing prior to work being performed. In addition, any change in scope of work initiated by the customer will require approval by SC Welds in writing prior to work being performed. All remaing balance of the Proposal, including any agreed changes, will be due upon completion of the work.

Customer Acceptance:

Signed by

Printed Name

Thank you for your business!	**Total:**	$51,640.00

SUNBURST FABRICATIONS, INC.
800 NE Hemlock Ave. Redmond Or 97756
541-548-7722 shop
CCB # 257115

DATE:1-27-26
ATTENTION:Grant Hamlin
DIVISION: 5
COMPANY: Deschutes Custom homes
P/W: NO
WE ARE PLEASED TO QUOTE THE FOLLOWING PROJECT: Skyline Ranch residence
Fabrication of structural steel----------$ 126,057.00
Fabrication of ¼" plate dining shelving, wood storage, vanity (powder coated)---$ 22,439.00
Fabrication includes:, Columns, beams, steel brackets for wood to wood connection per S/4.3, shop drawings, prime paint, delivery to site.
*(note) Steel sizes proposed to replace sizes un available.
Tube steel 3"x2-1/2"x5/16 replaced by 4"x3"x5/16"
Tube steel 4"x2-1/2"x1/2" replaced by 4"x4"x1/2"
Tube steel 9"x3"x5/16" replaced by 10"x4"x5/16"
Field welding option @ 145.00 per man hr on T&M basis as needed.
Exclusions:
Testing, special inspections, engineering, installation, Simpson connectors, stair and rails, items not specifically included above, steel to wood anchorages unless shop attached to steel, all items std red oxide prime coated UNO.
General conditions:
Project price based on a single mobilization and continuous work until project scope is complete. Standard work hours for our crew is Mon-Thurs 7am-5pm any hrs outside of these will be OT. Excludes fall protection for other trades. Steel to steel bolting figured using A-325 TC bolts for slip critical connections. Prior to issuance of contract, scope review and price agreement required, This quote is non-assuming and reflects only items clearly presented in drawings dated-7-21-25 and addendum #1. Acceptance of quote reflects acceptance of AISC standards. No liquidated damage will be accepted.
* Note: If your company requires additional insured coverage naming you as Primary and non-Contributory additionally insured, there will be an additional charge of 575.00. Insurance requirements beyond insurance we have in place 1m/2m will result in extra charge to cover additional costs.
*** (note) due to volatility of steel market, escalation charges will be required if material prices increase after quote date and before order date. While we have located all materials as of today, there are no guarantees that materials will be available without long lead time when ordering if ordered after today.**
Max retainage acceptable is 5%
Terms: Prior to beginning of detailing, purchase order required. Payments over 30 days will be subject to 2.75 % charge per month. Upon acceptance, this quote will become an exhibit in contract documents.
Contractor; Please sign and return to acknowledge receipt and acceptance of quote and conditions as stated.
Accepted by;_____ Date_____
Thank you;
John Layton

Steel Fabrication and Erection

BUDGET PROPOSAL

SKYLINE
SHEET METAL

1535 NW SUNDIAL RD.
TROUTDALE, OR 97060
CCB: 71517
Phone: 503.669.1156
Fax: 503.666.8189

FABRICATION – INSTALLATION

TO: ESTIMATOR

Company Name:
Phone Number:
Fax Number:

PRICING VALID FOR 30 DAYS*********

From: JOEL FARIS

Phone: 503.669.1156
Fax: 503.666.8189

Date Sent: JAN 26, 2025
Number of pages incl. cover: 1

RE: SKYLINE RANCH- 19128 CONCANNON DR- BEND, OREGON 97703

FOR YOUR CONSIDERATION, WE HAVE PREPARED A QUOTATION ON THE FOLLOWING SPECIFICATION SECTIONS. THE BELOW LISTED SPECIFICATION SECTION(S) ARE QUOTED AS FURNISHED AND INSTALLED.

24 GA PREFINISHED STANDING SEAM METAL ROOF
20 OZ. COPPER CUSTOM METAL SIDING & TRIMS
SNOWGUARDS
SHEET METAL FLASHING AND TRIM

BASE/ TOTAL BID..... $576,200
ALTERNATE ADD- WEATHER BARRIERS (TYVEK) INCLUDES INT & EXT. SEALANT JOINTS AT WINDOW/ DOORS. ADD TO BASE BID ABOVE.....$40,300
ALTERNATE ADD- 20 OZ COPPER STANDING SEAM ROOFING & ASSOCIATED FLASHINGS ADD TO BASE BID ABOVE.....$168,793

INCLUDES: BASE BID: 24 GA PREFINISHED STD COLOR AEP SPAN 12" SPAN LOK FLAT PAN METAL ROOFING INCLUDING PREFINISHED PERIMETER ROOF TRIMS & HIGH TEMP MEMBRANE FURNISHED AND INSTALLED. 20 oz COPPER METAL SIDING (CUSTOM PROFILE) INCLUDING ALL EXTERIOR COPPER TRIMS & CUSTOM CORNERS FURNISHED AND INSTALLED. EXT. THRU WALL HEAD FLASHINGS AT WD SIDING F&I. SELF ADHERED MEMBRANE/ LIQUID FLASHING TO STRIP IN ALL EXTERIOR FLASHINGS TO FLUID APPLIED WEATHER BARRIER (BY OTHERS). COPPER SHINGLES AT EXT. BUMPOUTS (ROOF AREA) INCLUDING HIGH TEM MEMBRANE. SKYLIGHT FLASHINGS. CUSTOM COPPER LOUVER. 1" THERMAL INSULATION & ZEE FURRING ON NORTH ELEVATION OF "POOL HOUSE". SNOW GUARDS. ACCESS FOR SCOPE OF WORK. SUBMITTALS & SHOP DRAWINGS. CAT TAX.

EXCLUDES: PROJECT SPECIFIC ENGINEERING. FLUID APPLIED WEATHER BARRIERS. WINDOW & OR DOOR WRAP/ SAM. DAMPROOFING WATERPROOFING. INTERIOR METAL WORK. WOOD SIDING. GUTTERS AND D.S. (NOT SHOWN) WEATHERTIGHTNESS WARRANTY FROM ROOFING MANUFACTURER. CONCAVE ROOF PANELS. SEE NOTE BELOW....

PLEASE NOTE THE FOLLOWING ITEMS: COPPER WALL PANELS QUOTED FIGURING USING 18" WIDE MATERIAL PRESS BROKE TO MAKE 12" COVERAGE PER PANEL. 100% CD CONSOLIDATED SET USED FOR PRICING.

WE HAVE REVIEWED 1 ADDENDA TO THE ABOVE LISTED PROJECT.

SINCERELY,
Joel Faris
Project Manager & Estimator

Builders FirstSource

DATE	QT NUMBER
01-19-26	4207515

QUOTE

QUOTE

SOLD TO
1056583
DESCHUTES CUSTOM HOMES LLC
19855 4TH ST STE 202

BEND, OR 97703

SHIP TO
1056583 SKYLINE RANCH
DESCHUTES CUSTOM HOMES LLC
19855 4TH ST STE 202

BEND
OR 97703

JOB NO.	CUSTOMER PO.	COST CODE	EST SHIP DATE	CLERK #	SHIPPED FROM
SKYLINE RANCH	LOT 13		01-19-26	sxg0	BENDORYD QT

QTY	ITEM NO.	DESCRIPTION	U/M	UNIT PRICE	EXTENDED PRICE
		DESCHUTES CUSTOM - SKYLINE RANCH LOT 13			
		*** FOUNDATION & FOOTING ***			
1	SPECIAL ORDER	EPB44 ELEVATED POST BASE	EA	18.55 !	18.55
13	SPECIAL ORDER	EPB66 ELEVATED POST BASE	EA	30.95 !	402.35
3	SPECIAL ORDER	EPB46 ELEVATED POST BASE	EA	26.30 !	78.90
233	MF09144EA	5/8 USS FL WASHR HDG	EA	.30 !	69.90
233	BP5/8-3HDG	5/8" 3X3 BEARING PLATE HDG	EA	.80 !	186.40
		SIMPSON BP5/8-3HDG			
13	SS550	SILL SEALER 5.5" X 50'	EA	6.10 !	79.30
1	SPECIAL ORDER	CMST12 12GA 40FT COIL STRAP	EA	208.00 !	208.00
1	SPECIAL ORDER	CS14 14GA 100FT COILED STRAP	EA	178.00 !	178.00
		Subtotal		1221.40	
		*** BASEMENT ***			
9	2410DF	2X4-10' STD&BTR DF	MBF	720.00 !	43.20
17	2616HFT-B	2X6-16' #2 HF TRTD BORATE	MBF	1020.00 !	277.44
7	2416HFT-B	2X4-16' #2 HF TRTD BORATE	MBF	950.00 !	70.94
9	2816DF2	2X8-16' #2&BTR DF	MBF	715.00 !	137.28
34	2616DF2	2X6-16' #2&BTR DF	MBF	725.00 !	394.40
14	2416DF	2X4-16' STD&BTR DF	MBF	720.00 !	107.52
271	2611658DF	2X6-116-5/8" STUD DF PET	MBF	635.00 !	1,720.85
106	2411658DF	2X4-116-5/8" STUD DF PET	MBF	620.00 !	438.15
2	2812DF2	2X8-12' #2&BTR DF	MBF	715.00 !	22.88
6	SPECIAL ORDER	3X6-10' #1 KDDF FOHC S4S	EA	49.05 !	294.30
8	2616DF2	2X6-16' #2&BTR DF	MBF	725.00 !	92.80
2	41216GDF2	4X12-16' #2&BTR DF GRN	MBF	860.00 !	110.08

SUBTOTAL	TAX	TOTAL

cont. . .

Builders FirstSource

DATE	QT NUMBER
01-19-26	4207515

QUOTE

QUOTE

SOLD TO
1056583
DESCHUTES CUSTOM HOMES LLC
19855 4TH ST STE 202

BEND, OR 97703

SHIP TO
1056583 SKYLINE RANCH
DESCHUTES CUSTOM HOMES LLC
19855 4TH ST STE 202

BEND
OR 97703

JOB NO.	CUSTOMER PO.	COST CODE	EST SHIP DATE	CLERK #	SHIPPED FROM
SKYLINE RANCH	LOT 13		01-19-26	sxg0	BENDORYD QT

QTY	ITEM NO.	DESCRIPTION	U/M	UNIT PRICE	EXTENDED PRICE
		DESCHUTES CUSTOM - SKYLINE RANCH LOT 13			
36	12CDXF5	15/32"4X8 CDX FIR 5PLY RTD RATED SHEATHING	MSF	710.00 !	817.92
105	A35Z	A35 FRAMING ANCHOR Z-MAX SIMPSON 100/PK	EA	.75 !	78.75
4	HDU5-SDS2.5	13-3/16" PREDEFLECTED HOLDOWN SIMPSON HDU5-SDS2.5	EA	39.15 !	156.60
2	SPECIAL ORDER	HD12 20-5/16IN BOLTED HOLDOWN	EA	102.70 !	205.40
1	SDS25412MB	SIMPSON 1/4X4 1/2 SCREW 100 PC MINI BULK 100 PER BOX	EA	85.15 !	85.15
5	4410GDF	4X4-10' STD&BTR DF GRN	MBF	965.00 !	64.33
13	6610GDF2	6X6-10' #2&BTR DF GRN	MBF	950.00 !	370.50
4	ABU44Z	ABU44 4X4 ADJ. POST Z-MAX SIMPSON 12/PK	EA	23.35 !	93.40
4	SPECIAL ORDER	EPC4Z END POST CAP	EA	25.65 !	102.60
		Subtotal		5684.49	
		*** MAIN LEVEL WALLS ***			
16	SFG	BFS SUB FLR GLUE 28OZ PRIVATE LABEL CONT. CHOICE	EA	5.00 !	80.00
3	2616HF2TICGC	2X6-16' #2 HF TRTD GC ICT INCISED CEDARTONE	MBF	1175.00 !	56.40
2	4616HF2TICGC	4X6-16' #2 HF TRTD GC ICT INCISED CT GC S4S	MBF	1475.00 !	94.40
3	21016HF2TICGC	2X10-16' #2 HF TRTD GC ICT INCISED CEDARTONE	MBF	1145.00 !	91.60
12	21216DF2	2X12-16' #2&BTR DF	MBF	855.00 !	328.32

SUBTOTAL	TAX	TOTAL

cont. . .

Builders FirstSource

DATE	QT NUMBER
01-19-26	4207515

QUOTE

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SOLD TO
1056583
DESCHUTES CUSTOM HOMES LLC
19855 4TH ST STE 202

BEND, OR 97703

SHIP TO
1056583 SKYLINE RANCH
DESCHUTES CUSTOM HOMES LLC
19855 4TH ST STE 202

BEND
OR 97703

JOB NO.	CUSTOMER PO.	COST CODE	EST SHIP DATE	CLERK #	SHIPPED FROM
SKYLINE RANCH	LOT 13		01-19-26	sxg0	BENDORYD QT

QTY	ITEM NO.	DESCRIPTION	U/M	UNIT PRICE	EXTENDED PRICE
		DESCHUTES CUSTOM - SKYLINE RANCH LOT 13			
12	THDB62600HMGEA	5/8X6 TITEN HD MECH GALV ANCH SIMPSON	EA	9.30 !	111.60
3	SDS25312-R10	SIMPSON 3-1/2"STRONG SCREW 10P	EA	8.50 !	25.50
10	THDB62600HMGEA	5/8X6 TITEN HD MECH GALV ANCH SIMPSON	EA	9.30 !	93.00
4	LSTA24	SIMPSON LSTA24 STRAP	EA	1.70 !	6.80
3	SPECIAL ORDER	LSSR26Z ADJ HANGER	EA	10.35 !	31.05
12	SPECIAL ORDER	3/4-10X8 HEX CAP SCRW HDG	EA	8.15 !	97.80
24	MF09145EA	3/4 USS FL WASHR HDG	EA	.50 !	12.00
12	MF05620EA	3/4-10 HEX NUT HDG	EA	.65 !	7.80
2	448GDF	4X4-8' STD&BTR DF GRN	MBF	965.00 !	20.59
4	4410GDF	4X4-10' STD&BTR DF GRN	MBF	965.00 !	51.47
22	5129DF18GL	5-1/2X9 GLAM LF 1.8E 1/8 1/14	LF	17.10 !	376.20
2	2810DF2	2X8-10' #2&BTR DF	MBF	715.00 !	19.07
1	41020GDF2	4X10-20' #2 DF GRN	MBF	795.00 !	53.00
6	21212DF2	2X12-12' #2&BTR DF	MBF	855.00 !	123.12
24	WBC2LVL12LF	1-3/4X11-7/8 BC LVL 2.1E LF 2.1E VERSA-LAM DF 2/12	LF	8.50 !	204.00
1	21214DF2	2X12-14' #2&BTR DF	MBF	855.00 !	23.94
4	2814DF2	2X8-14' #2&BTR DF	MBF	715.00 !	53.39
2	HUC412	SIMPSON HUC412 FACE-MNT HGR	EA	18.30 !	36.60
30	21212DF2	2X12-12' #2&BTR DF	MBF	855.00 !	615.60
16	21214DF2	2X12-14' #2&BTR DF	MBF	855.00 !	383.04

SUBTOTAL	TAX	TOTAL

cont. . .

Builders FirstSource

DATE	QT NUMBER
01-19-26	4207515

QUOTE

QUOTE

SOLD TO
1056583
DESCHUTES CUSTOM HOMES LLC
19855 4TH ST STE 202

BEND, OR 97703

SHIP TO
1056583 SKYLINE RANCH
DESCHUTES CUSTOM HOMES LLC
19855 4TH ST STE 202

BEND
OR 97703

JOB NO.	CUSTOMER PO.	COST CODE	EST SHIP DATE	CLERK #	SHIPPED FROM
SKYLINE RANCH	LOT 13		01-19-26	sxg0	BENDORYD QT

QTY	ITEM NO.	DESCRIPTION	U/M	UNIT PRICE	EXTENDED PRICE
		DESCHUTES CUSTOM - SKYLINE RANCH LOT 13			
26	SPECIAL ORDER	2X12-24'KD DF SELECT STRUCT	EA	133.15 !	3,461.90
4	2814DF2	2X8-14' #2&BTR DF	MBF	715.00 !	53.39
18	21016HF2TICGC	2X10-16' #2 HF TRTD GC ICT INCISED CEDARTONE	MBF	1145.00 !	549.61
78	LUS210Z	LUS210 2X10&12 JOIST HGR Z-MAX SIMPSON 50/PK	EA	2.30 !	179.40
14	LUS28Z	LUS28Z 2X8&10 JOIST HGR Z-MAX	EA	1.90 !	26.60
5	LUS210-2Z	LUS210-2 2X10&12 DBL JOISTZMAX SIMPSON HANGER 25/PK	EA	4.00 !	20.00
2	2416DF	2X4-16' STD&BTR DF	MBF	720.00 !	15.36
3	21216DF2	2X12-16' #2&BTR DF	MBF	855.00 !	82.08
5	1212OSBS	5/4"X12"-12' STEP TREAD OSB	EA	23.00 !	115.00
6	288DF2	2X8-8' #2&BTR DF	MBF	715.00 !	45.76
6	LUS28Z	LUS28Z 2X8&10 JOIST HGR Z-MAX	EA	1.90 !	11.40
1	34TGOSBWGOFF	23/32"4X8 T&G OSB EDGGLD SIF WEYERHAEUSER GOLD FULL FACE	MSF	650.00 !	20.80
2	SFG	BFS SUB FLR GLUE 28OZ PRIVATE LABEL CONT. CHOICE	EA	5.00 !	10.00
27	2616HFT-B	2X6-16' #2 HF TRTD BORATE	MBF	1020.00 !	440.64
4	2416HFT-B	2X4-16' #2 HF TRTD BORATE	MBF	950.00 !	40.53
117	2616DF2	2X6-16' #2&BTR DF	MBF	725.00 !	1,357.20
46	2416DF	2X4-16' STD&BTR DF	MBF	720.00 !	353.29
665	2612DF2	2X6-12' #2&BTR DF	MBF	725.00 !	5,785.50
13	268DF2	2X6-8' #2&BTR DF	MBF	725.00 !	75.40
224	2412DF	2X4-12' STD&BTR DF	MBF	720.00 !	1,290.24
41	2616DF2	2X6-16' #2&BTR DF	MBF	725.00 !	475.60

SUBTOTAL	TAX	TOTAL

cont. . .

Builders FirstSource

DATE	QT NUMBER
01-19-26	4207515

QUOTE

QUOTE

SOLD TO
1056583
DESCHUTES CUSTOM HOMES LLC
19855 4TH ST STE 202

BEND, OR 97703

SHIP TO
1056583 SKYLINE RANCH
DESCHUTES CUSTOM HOMES LLC
19855 4TH ST STE 202

BEND
OR 97703

JOB NO.	CUSTOMER PO.	COST CODE	EST SHIP DATE	CLERK #	SHIPPED FROM
SKYLINE RANCH	LOT 13		01-19-26	sxg0	BENDORYD QT

QTY	ITEM NO.	DESCRIPTION	U/M	UNIT PRICE	EXTENDED PRICE
		DESCHUTES CUSTOM - SKYLINE RANCH LOT 13			
12	2416DF	2X4-16' STD&BTR DF	MBF	720.00 !	92.16
1	488GDF2	4X8-8' #2 DF GRN	MBF	795.00 !	16.96
1	4810GDF2	4X8-10' #2 DF GRN	MBF	795.00 !	21.20
2	4812GDF2	4X8-12' #2 DF GRN	MBF	795.00 !	50.88
1	4814GDF2	4X8-14' #2 DF GRN	MBF	795.00 !	29.68
12	5129DF18GL	5-1/2X9 GLAM LF	LF	17.10 !	205.20
		1.8E			
		1/12			
2	2616DF2	2X6-16' #2&BTR DF	MBF	725.00 !	23.20
40	16PLAM514	5-1/4X16 TJ PSL LF	LF	51.10 !	2,044.00
		2.0E PARALAM			
		2/20			
20	5121012DF18GL	5-1/2X10-1/2 GLAM LF	LF	19.85 !	397.00
		1.8E			
		1/14 1/16			
46	3121178DF18GL	3-1/2X11-7/8 GLAM LF	LF	16.60 !	763.60
		1.8E			
		2/12 1/14 1/8			
2	61012GDF2	6X10-12' #2 DF GRN	MBF	1050.00 !	126.00
1	61016GDF2	6X10-16' #2 DF GRN	MBF	1050.00 !	84.00
1	2812DF2	2X8-12' #2&BTR DF	MBF	715.00 !	11.44
20	3121012DF18GL	3-1/2X10-1/2 GLAM LF	LF	14.70 !	294.00
		1.8E			
		1/8 1/12			
1	SPECIAL ORDER	3X10-8' #1 KDDF FOHC S4S	EA	65.40 !	65.40

SUBTOTAL	TAX	TOTAL

cont. . .

Builders FirstSource

DATE	QT NUMBER
01-19-26	4207515

QUOTE

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SOLD TO
1056583
DESCHUTES CUSTOM HOMES LLC
19855 4TH ST STE 202

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1056583 SKYLINE RANCH
DESCHUTES CUSTOM HOMES LLC
19855 4TH ST STE 202

BEND
OR 97703

JOB NO.	CUSTOMER PO.	COST CODE	EST SHIP DATE	CLERK #	SHIPPED FROM
SKYLINE RANCH	LOT 13		01-19-26	sxg0	BENDORYD QT

QTY	ITEM NO.	DESCRIPTION	U/M	UNIT PRICE	EXTENDED PRICE
		DESCHUTES CUSTOM - SKYLINE RANCH LOT 13			
12	5129DF18GL	5-1/2X9 GLAM LF 1.8E 1/12	LF	17.10 !	205.20
1	6812GDF2	6X8-12' #2 DF GRN	MBF	1050.00 !	50.40
1	2610DF2	2X6-10' #2&BTR DF	MBF	725.00 !	7.25
1	288DF2	2X8-8' #2&BTR DF	MBF	715.00 !	7.63
2	2814DF2	2X8-14' #2&BTR DF	MBF	715.00 !	26.69
232	12CDXF5	15/32"4X8 CDX FIR 5PLY RTD RATED SHEATHING	MSF	710.00 !	5,271.04
6	SPECIAL ORDER	3/4-10X8 HEX CAP SCRW HDG	EA	8.15 !	48.90
12	MF09145EA	3/4 USS FL WASHR HDG	EA	.50 !	6.00
6	MF05620EA	3/4-10 HEX NUT HDG	EA	.65 !	3.90
86	A35Z	A35 FRAMING ANCHOR Z-MAX SIMPSON 100/PK	EA	.75 !	64.50
2	HDU5-SDS2.5	13-3/16" PREDEFLECTED HOLDOWN SIMPSON HDU5-SDS2.5	EA	39.15 !	78.30
3	SPECIAL ORDER	MSTI48 STRAP TIE	EA	26.10 !	78.30
2	HTT4	SIMPSON 12-3/8" TENSION TIE EA	EA	20.10 !	40.20
8	HDU2-SDS2.5	8-11/16" PREDEFLECTED HOLDOWN W/SDS SCREWS SIMPSON HDU2-SDS2.5	EA	28.05 !	224.40
18	MF05619EA	5/8-11 HEX NUT HDG	EA	.40 !	7.20
2	H150030EA	FIN HX NT USS Z 1-8 HILLMAN 1PC	EA	1.10 !	2.20
1	DTT2Z	DECK TENSION TIE HOLDDOWNZ-MAX	EA	13.05 !	13.05

SUBTOTAL	TAX	TOTAL

cont. . .

Builders FirstSource

DATE	QT NUMBER
01-19-26	4207515

QUOTE

QUOTE

SOLD TO
1056583
DESCHUTES CUSTOM HOMES LLC
19855 4TH ST STE 202

BEND, OR 97703

SHIP TO
1056583 SKYLINE RANCH
DESCHUTES CUSTOM HOMES LLC
19855 4TH ST STE 202

BEND
OR 97703

JOB NO.	CUSTOMER PO.	COST CODE	EST SHIP DATE	CLERK #	SHIPPED FROM
SKYLINE RANCH	LOT 13		01-19-26	sxg0	BENDORYD QT

QTY	ITEM NO.	DESCRIPTION	U/M	UNIT PRICE	EXTENDED PRICE
		DESCHUTES CUSTOM - SKYLINE RANCH LOT 13			
1	MF53478EA	5/8X6 HDG HEX LAG SCREW	EA	1.25 !	1.25
		MIDWEST 1PC			
1	MF09144EA	5/8 USS FL WASHR HDG	EA	.30 !	.30
2	HUC410Z	HUC410Z 4X10 F/M HGR CFLG ZMAX	EA	22.60 !	45.20
2	HUC68Z	5 1/2X5 13/16 HD CONC FLG HGRG	EA	28.20 !	56.40
		FACE MOUNT CONCEALED Z-MAX			
1	4412GDF	4X4-12' STD&BTR DF GRN	MBF	965.00 !	15.44
13	6612GDF2	6X6-12' #2&BTR DF GRN	MBF	1050.00 !	491.40
3	4612GDF2	4X6-12' #2&BTR DF GRN	MBF	795.00 !	57.24
2	4812GDF2	4X8-12' #2 DF GRN	MBF	795.00 !	50.88
14	5129DF18GL	5-1/2X9 GLAM LF	LF	17.10 !	239.40
		1.8E			
		1/14			
48	WBC2LVL14LF	1-3/4X14 BC LVL 2.1E LF	LF	10.30 !	494.40
		2.1E VERSA-LAM DF			
		2/24			
1	4412GDF	4X4-12' STD&BTR DF GRN	MBF	965.00 !	15.44
		Subtotal		29233.22	
		*** MAIN LEVEL CEILING ***			
5	2816DF2	2X8-16' #2&BTR DF	MBF	715.00 !	76.27
1	SDS25412MB	SIMPSON 1/4X4 1/2 SCREW 100 PC	EA	85.15 !	85.15
		MINI BULK 100 PER BOX			
2	SDS25412R10	SDS 4-1/2"DBL-BARR SCREWS 10PK	EA	11.25 !	22.50
3	2810DF2	2X8-10' #2&BTR DF	MBF	715.00 !	28.60
12	2812DF2	2X8-12' #2&BTR DF	MBF	715.00 !	137.28

SUBTOTAL	TAX	TOTAL

cont. . .

Builders FirstSource

DATE	QT NUMBER
01-19-26	4207515

QUOTE

QUOTE

SOLD TO
1056583
DESCHUTES CUSTOM HOMES LLC
19855 4TH ST STE 202

BEND, OR 97703

SHIP TO
1056583 SKYLINE RANCH
DESCHUTES CUSTOM HOMES LLC
19855 4TH ST STE 202

BEND
OR 97703

JOB NO.	CUSTOMER PO.	COST CODE	EST SHIP DATE	CLERK #	SHIPPED FROM
SKYLINE RANCH	LOT 13		01-19-26	sxg0	BENDORYD QT

QTY	ITEM NO.	DESCRIPTION	U/M	UNIT PRICE	EXTENDED PRICE
		DESCHUTES CUSTOM - SKYLINE RANCH LOT 13			
5	SPECIAL ORDER	2X8-24' KDDF SEL STRUCT	EA	55.70 !	278.50
52	LUS28Z	LUS28Z 2X8&10 JOIST HGR Z-MAX	EA	1.90 !	98.80
1	6812GDF2	6X8-12' #2 DF GRN	MBF	1050.00 !	50.40
		Subtotal		777.50	
		*** LOFT FLOOR ***			
16	2810DF2	2X8-10' #2&BTR DF	MBF	715.00 !	152.53
24	LUS28Z	LUS28Z 2X8&10 JOIST HGR Z-MAX	EA	1.90 !	45.60
		Subtotal		198.13	
		*** GARAGE ***			
14	2616HFT-B	2X6-16' #2 HF TRTD BORATE	MBF	1020.00 !	228.48
3	2416HFT-B	2X4-16' #2 HF TRTD BORATE	MBF	950.00 !	30.40
27	2616DF2	2X6-16' #2&BTR DF	MBF	725.00 !	313.20
6	2416DF	2X4-16' STD&BTR DF	MBF	720.00 !	46.08
80	2612DF2	2X6-12' #2&BTR DF	MBF	725.00 !	696.00
42	2412DF	2X4-12' STD&BTR DF	MBF	720.00 !	241.92
85	2616DF2	2X6-16' #2&BTR DF	MBF	725.00 !	986.00
46	2614DF2	2X6-14' #2&BTR DF	MBF	725.00 !	466.90
6	2620DF2	2X6-20' #2&BTR DF	MBF	725.00 !	87.00
5	2610DF2	2X6-10' #2&BTR DF	MBF	725.00 !	36.25
11	2610458DF	2X6-104-5/8" STUD DF PET	MBF	670.00 !	66.33
13	2616DF2	2X6-16' #2&BTR DF	MBF	725.00 !	150.80
3	2416DF	2X4-16' STD&BTR DF	MBF	720.00 !	23.04
1	4810GDF2	4X8-10' #2 DF GRN	MBF	795.00 !	21.20
1	4814GDF2	4X8-14' #2 DF GRN	MBF	795.00 !	29.68

SUBTOTAL	TAX	TOTAL

cont. . .

Builders FirstSource

DATE	QT NUMBER
01-19-26	4207515

QUOTE

QUOTE Page 9
QT

SOLD TO 1056583
DESCHUTES CUSTOM HOMES LLC
19855 4TH ST STE 202

BEND, OR 97703

SHIP TO 1056583 SKYLINE RANCH
DESCHUTES CUSTOM HOMES LLC
19855 4TH ST STE 202

BEND
OR 97703

JOB NO.	CUSTOMER PO.	COST CODE	EST SHIP DATE	CLERK #	SHIPPED FROM
SKYLINE RANCH	LOT 13		01-19-26	sxg0	BENDORYD QT

QTY	ITEM NO.	DESCRIPTION	U/M	UNIT PRICE	EXTENDED PRICE
		DESCHUTES CUSTOM - SKYLINE RANCH LOT 13			
1	SPECIAL ORDER	3X10-16' #1 KDDF FOHC S4S	EA	130.75 !	130.75
1	2810DF2	2X8-10' #2&BTR DF	MBF	715.00 !	9.53
4	2820DF2	2X8-20' #2&BTR DF	MBF	715.00 !	76.27
63	12CDXF5	15/32"4X8 CDX FIR 5PLY RTD RATED SHEATHING	MSF	710.00 !	1,431.36
11	A35Z	A35 FRAMING ANCHOR Z-MAX SIMPSON 100/PK	EA	.75 !	8.25
2	HDU2-SDS2.5	8-11/16" PREDEFLECTED HOLDOWN W/SDS SCREWS SIMPSON HDU2-SDS2.5	EA	28.05 !	56.10
1	4412GDF	4X4-12' STD&BTR DF GRN	MBF	965.00 !	15.44
1	6612GDF2	6X6-12' #2&BTR DF GRN	MBF	1050.00 !	37.80
2	MST48	SIMPSON MST48 STRAP TIE	EA	15.25 !	30.50
4	HUC48Z	HUC48Z 4X8 F/M HGR CFLG ZMAX	EA	19.25 !	77.00
50	H2.5T	SIMPSON H2.5T HURRICANE TIE TRUNCATED	EA	.55 !	27.50
20	SPECIAL ORDER	3/4-10X8 HEX CAP SCRW HDG	EA	8.15 !	163.00
20	MF05620EA	3/4-10 HEX NUT HDG	EA	.65 !	13.00
40	MF09145EA	3/4 USS FL WASHR HDG	EA	.50 !	20.00
30	MF05618EA	05618 1/2-13 HEX NUT HDG	EA	.20 !	6.00
60	MF09143EA	1/2 USS FL WASHR HDG	EA	.20 !	12.00
30	SPECIAL ORDER	1/2X4" HDG HEX CAP SCREW	EA	1.00 !	30.00
		Subtotal		5567.78	
		*** GARAGE CEILING ***			
11	2810DF2	2X8-10' #2&BTR DF	MBF	715.00 !	104.86

SUBTOTAL	TAX	TOTAL

cont. . .

Builders FirstSource

DATE	QT NUMBER
01-19-26	4207515

QUOTE

QUOTE

SOLD TO
1056583
DESCHUTES CUSTOM HOMES LLC
19855 4TH ST STE 202

BEND, OR 97703

SHIP TO
1056583 SKYLINE RANCH
DESCHUTES CUSTOM HOMES LLC
19855 4TH ST STE 202

BEND
OR 97703

JOB NO.	CUSTOMER PO.	COST CODE	EST SHIP DATE	CLERK #	SHIPPED FROM
SKYLINE RANCH	LOT 13		01-19-26	sxg0	BENDORYD QT

QTY	ITEM NO.	DESCRIPTION	U/M	UNIT PRICE	EXTENDED PRICE
		DESCHUTES CUSTOM - SKYLINE RANCH LOT 13			
7	2812DF2	2X8-12' #2&BTR DF	MBF	715.00 !	80.08
		Subtotal		184.94	
		*** ROOF FRAMING ***			
307	12CDXF5	15/32"4X8 CDX FIR 5PLY RTD RATED SHEATHING	MSF	710.00 !	6,975.04
1000	PSCL1/2EA	1/2" STEEL PLYWOOD CLIP (EA)	EA	.10 !	100.00
11	12CDXF5	15/32"4X8 CDX FIR 5PLY RTD RATED SHEATHING	MSF	710.00 !	249.92
4	2816DF2	2X8-16' #2&BTR DF	MBF	715.00 !	61.01
606	WBC2LVL10LF	1-3/4X9-1/2 BC LVL 2.1E LF 2.1E VERSA-LAM DF NO TALLY PROVIDED	LF	6.85 !	4,151.10
30	2616DF2	2X6-16' #2&BTR DF	MBF	725.00 !	348.00
5	2416DF	2X4-16' STD&BTR DF	MBF	720.00 !	38.40
2	2416DF	2X4-16' STD&BTR DF	MBF	720.00 !	15.36
50	SPECIAL ORDER	3/4-10X8 HEX CAP SCRW HDG	EA	8.15 !	407.50
50	MF05620EA	3/4-10 HEX NUT HDG	EA	.65 !	32.50
100	MF09145EA	3/4 USS FL WASHR HDG	EA	.50 !	50.00
2	SPECIAL ORDER	13" FASTENMASTER LOGHOG SCREWS. 250 CT.	EA	551.00 !	1,102.00
2	SPECIAL ORDER	15" FASTENMASTER LOGHOG SCREWS. 250 CT.	EA	409.00 !	818.00
142	A35Z	A35 FRAMING ANCHOR Z-MAX SIMPSON 100/PK	EA	.75 !	106.50
6	4410GDF	4X4-10' STD&BTR DF GRN	MBF	965.00 !	77.20

SUBTOTAL	TAX	TOTAL

cont. . .

Builders FirstSource

DATE	QT NUMBER
01-19-26	4207515

QUOTE

QUOTE

SOLD TO
1056583
DESCHUTES CUSTOM HOMES LLC
19855 4TH ST STE 202

BEND, OR 97703

SHIP TO
1056583 SKYLINE RANCH
DESCHUTES CUSTOM HOMES LLC
19855 4TH ST STE 202

BEND
OR 97703

JOB NO.	CUSTOMER PO.	COST CODE	EST SHIP DATE	CLERK #	SHIPPED FROM
SKYLINE RANCH	LOT 13		01-19-26	sxg0	BENDORYD QT

QTY	ITEM NO.	DESCRIPTION	U/M	UNIT PRICE	EXTENDED PRICE
		DESCHUTES CUSTOM - SKYLINE RANCH LOT 13			
2	4412GDF	4X4-12' STD&BTR DF GRN	MBF	965.00 !	30.88
8	5129DF18GL	5-1/2X9 GLAM LF 1.8E 1/8	LF	17.10 !	136.80
36	WBC2LVL6LF	1-3/4X5-1/2 BC LVL 2.1E LF 2.1E VERSA-LAM DF 2/18	LF	4.35 !	156.60
1976	SPECIAL ORDER	3X10 #1 KD DF FOHC S4S 96/20' 2/12' 2/16'	EA	8.15 !	16,104.40
168	SPECIAL ORDER	3X6 #1 KD DF FOHC S4S 7/24'	EA	5.85 !	982.80
		!!!!!!!!!!!!!!!!!!!!!!!!!!!!!! SPECIAL ORDER PLEASE ALLOW 3 WEEK LEAD TIME !!!!!!!!!!!!!!!!!!!!!!!!!!!!!!			
154	51216DF18GL	5-1/2X16 GLAM LF 1.8E 1/12 1/16 1/18 3/14 3/22	LF	30.95 !	4,766.30
2	21010DF2	2X10-10' #2&BTR DF	MBF	840.00 !	28.00
24	5121178DF18GL	5-1/2X11-7/8 GLAM LF 1.8E 2/12	LF	22.65 !	543.60
12	3129DF18GL	3-1/2X9 GLAM LF 1.8E 1/12	LF	12.60 !	151.20
2	4820GDF2	4X8-20' #2 DF GRN	MBF	795.00 !	84.80

SUBTOTAL	TAX	TOTAL

cont. . .

Builders FirstSource

DATE	QT NUMBER
01-19-26	4207515

QUOTE

QUOTE

SOLD TO
1056583
DESCHUTES CUSTOM HOMES LLC
19855 4TH ST STE 202

BEND, OR 97703

SHIP TO
1056583 SKYLINE RANCH
DESCHUTES CUSTOM HOMES LLC
19855 4TH ST STE 202

BEND
OR 97703

JOB NO.	CUSTOMER PO.	COST CODE	EST SHIP DATE	CLERK #	SHIPPED FROM
SKYLINE RANCH	LOT 13		01-19-26	sxg0	BENDORYD QT

QTY	ITEM NO.	DESCRIPTION	U/M	UNIT PRICE	EXTENDED PRICE
		DESCHUTES CUSTOM - SKYLINE RANCH LOT 13			
6	4816GDF2	4X8-16' #2 DF GRN	MBF	795.00 !	203.52
464	WBC2LVL10LF	1-3/4X9-1/2 BC LVL 2.1E LF	LF	6.85 !	3,178.40
		2.1E VERSA-LAM DF			
		2/16 24/18			
182	21020DF2	2X10-20' #2&BTR DF	MBF	840.00 !	5,095.95
5	21018DF2	2X10-18' #2&BTR DF	MBF	840.00 !	126.00
20	21012DF2	2X10-12' #2&BTR DF	MBF	840.00 !	336.00
15	21010DF2	2X10-10' #2&BTR DF	MBF	840.00 !	210.00
13	21014DF2	2X10-14' #2&BTR DF	MBF	840.00 !	254.80
10	21016DF2	2X10-16' #2&BTR DF	MBF	840.00 !	224.00
4	2108DF2	2X10-8' #2&BTR DF	MBF	840.00 !	44.80
480	WBC2LVL10LF	1-3/4X9-1/2 BC LVL 2.1E LF	LF	6.85 !	3,288.00
		2.1E VERSA-LAM DF			
		24/20			
3	2410DF	2X4-10' STD&BTR DF	MBF	720.00 !	14.40
18	A34Z	A34 FRAMING ANCHOR Z-MAX	EA	.95 !	17.10
		SIMPSON 100/PK			
5	SPECIAL ORDER	SIMPSON SUR210	EA	14.35 !	71.75
14	SPECIAL ORDER	SIMPSON SUL210	EA	14.35 !	200.90
		Subtotal		50783.53	

Unless otherwise specified herein, all prices shown shall only be valid for materials delivered for or received by the Purchaser within 7 days from the date of this quotation.

SUBTOTAL	TAX	TOTAL
93,650.99	.00	93,650.99

Printed: 01/23/2026 15:39:14
Effective: 01/19/2026 Expires: 02/02/2026
Location Name: BEND OR YARD
Phone: 541-382-2441

Quote

Builders FirstSource	**Ship To:** Deschutes Custom Homes Bend, OR	**AppWrt Job No.** 5228859 **OnLine Job No.** **P.T.** **Sales No**	**Ship Date** **Quote** **Account** **PO**

Store: Beaver OR Truss 5350 SW 107TH DRIVE Beaverton, OR 971-371-5971	**SubDvsn:** Skyline Ranch, OR **Lot:** 13 **Model/Elev:** Kyle Hendrex OSR **Options** **Shipment** 1st	**Req'rd Engineering**	**Req'rd Layouts**

Sales Rep KYLE J **Mfg Sales Rep** Tyler Campbell **Sales Area** **Dist Center** BFS Beaverton **Estimator** Tyler.Campbell **Designer** Campbell, Tyler	**Directions**	**Job Contacts** / **Site** / **Office** **Name** Grant Hamlin **Phone** 503.901.3893 **Fax**	

	Truss ID / Span	Quantity	Type	Slope (Depth)	Left	Right	Stub	Heel	Height / Weight/Ply	Total Weight
	FT01 26-9-11	**2**	**FLOOR**	Depth: 24"					124 lbs.	248 lbs
	FT02 26-9-11	**5**	**FLOOR**	Depth: 24"					135 lbs.	675 lbs
	FT03 27-0-8	**6**	**FLOOR**	Depth: 24"					138 lbs.	828 lbs
	FT04 20-0-2	**1**	**FLOOR**	Depth: 24"					92 lbs.	92 lbs
	FT05 20-0-2	**4**	**FLOOR**	Depth: 24"					99 lbs.	396 lbs
	FT06 20-0-2	**2 (1-2Ply)**	**FLOOR**	Depth: 24"					234 lbs.	234 lbs
	FT07 13-7-0	**2 (1-2Ply)**	**FLOOR**	Depth: 24"					142 lbs.	142 lbs
	FT08 12-1-15	**6**	**FLOOR**	Depth: 24"					58 lbs.	348 lbs
	FT10 12-1-15	**1**	**FLOOR**	Depth: 24"					56 lbs.	56 lbs
	FT11 21-10-15	**2**	**FLOOR**	Depth: 24"					103 lbs.	206 lbs
	FT12 21-10-15	**11**	**FLOOR**	Depth: 24"					115 lbs.	1265 lbs
	Total Trusses:	**42**							**2-0-0 maxht**	**4,490 lbs**

Miscellaneous Items:	Quantity	Item	Description
	6	THA422	4x Hanger (THA422)
	1	THA422-2	4x Hanger (THA422-2)

Accepted By Seller

By: _____
Title: _____
Date Of Acceptance: _____

Accepted By Buyer

Purchaser: _____
By: _____ Title: _____
Address: _____
_____
Phone: _____ Date: _____

Truss Pkg:	$5,150.00
Tax	$0.00
Total Price:	$5,150.00

Prepared On: 1/27/2026
Print Out On:1/27/2026

TM version: 4.2.7.68

Quote

Builders FirstSource	**Ship To:** Deschutes Custom Homes Bend, OR	**AppWrt Job No.** 5228859 **OnLine Job No.** **P.T.** **Sales No**	**Ship Date** **Quote** **Account** **PO**
Store: Beaver OR Truss 5350 SW 107TH DRIVE Beaverton, OR 971-371-5971	**SubDvsn:** Skyline Ranch, OR **Lot:** 13 **Model/Elev:** Kyle Hendrex OSR **Options** **Shipment** 1st	**Req'rd Engineering**	**Req'rd Layouts**
Sales Rep KYLE J **Mfg Sales Rep** Tyler Campbell **Sales Area** **Dist Center** BFS Beaverton **Estimator** Tyler.Campbell **Designer** Campbell, Tyler	**Directions**	**Job Contacts** **Site** **Office** **Name** Grant Hamlin **Phone** 503.901.3893 **Fax**	

Truss ID		Type	Slope	Left	Right	Stub	Heel	Height	
Span	**Quantity**		**(Depth)**					**Weight/Ply**	**Total Weight**

Site specific sales tax must be added if applicable.

Pricing subject to shop drawing approval. Final blue prints must be submitted prior to fabrication. Should there be any shortages or inconsistencies whatsoever in this shipment, notify Builders FirstSource within 24 hours. When delivery requires using driveway or entering private property, we do so AT YOUR OWN RISK and WE WILL NOT BE RESPONIBLE for broken walks, driveways or any other damages that may result. Field bracing and installation is NOT the responsibility of the truss fabricator, truss designer nor the plate manufacturer. Design of permanent bracing is the responsibility of the Engineer of Record and not the truss fabricator (ANSI/TPI 1-2002). Truss erector(s) are cautioned to seek professional advice regarding temporary bracing (which is always required to prevent toppling during erection) and permanent bracing (which may be required in specific applications. Refer to SBCA 11x 17 warning sheet and BCSI-1-103).

I have reviewed all engineered drawings and truss layout(s). I have compared these drawings to my approved site drawings and confirm compatibility. Dimensions, overhangs, pitches, vault locations, heel heights, wind load, snow load and truss profiles are all correct. There is adequate access for a combination tractor trailer to get to the jobsite for delivery. I guarantee an open area 24' wide x 80' long within 15' of the structure. Clear of power lines, construction material i.e. (lumber, plywood) and other obstructions for truck setup. I approve these engineered truss drawings and truss layout for release to production. This quote subject to Builders FirstSource sales terms, no retainers allowed.

THIS QUOTE IS NULL AND VOID IF NOT AGREED TO WITHIN THIRTY DAYS AND NOT SHIPPED FROM 30 DAYS OF ACCEPTANCE, SUBJECT TO REPRICE TO CURRENT MARKET PRICING.

BFS TRUSS RESERVES THE RIGHTS TO GROUND DROP PRODUCT DUE TO UNSAFE OR IMPRACTICAL JOBSITE CONDITIONS.

Bend
110 NE Greenwood Ave
Bend, Oregon 97701
Phone: (541) 382-2022

Quotation

Quote No	**20613**
Quote Date	**01/29/2026**
Expiration Date	02/11/2026
Customer	DESCU
Contact Name	Grant Hamlin
Contact Number	
Job	GENERAL ACCOUNT
Your Ref	SKYLINE RANCH RESIDENCE
Delivery	By 03/02/26
Taken By	Jonathan Doyle
Sales Rep	Clay McCarty

Invoice Address
Deschutes Custom Homes
64415 Strickler Ave
Suite 108
Bend, OR, 97703

Delivery Address
Deschutes Custom Homes
GENERAL ACCOUNT
Bend, OR, 97703

Special Instructions	Notes

Line	Product Code	Description	Qty/Footage		Price	UOM	Total
1		**Basement Walls**					
2	24KD	2X4 DF STD & BTR S-DRY R/L	366	lf	731.25	mbf	178.43
3	2414KD	2X4 14 DF STD & BTR S-DRY	9	ea	737.50	mbf	61.95
4	26KD	2X6 DF #2 & BTR S-DRY R/L	836	lf	700.00	mbf	585.20
5	2614KD	2X6 14 DF #2 & BTR S-DRY	21	ea	700.00	mbf	205.80
6	2814KD	2X8 14 DF #2 & BTR S-DRY	2	ea	650.00	mbf	24.27
7	24116KD	2X4 116 5/8 S-DRY DF STUDS	128	ea	669.00	mbf	570.88
8	26116KD	2X6 116 5/8 S-DRY DF STUDS	282	ea	669.00	mbf	1,886.58
9	4610KD	4X6 10 S4S #2&BTR KDDF	2	ea	1,823.25	mbf	72.93
10	4128KD	4X12 8 S4S #2&BTR KDDF	2	ea	2,012.19	mbf	128.78
11	66101KD	6X6 10' S4S #1&BTR70% FOHC KDDF	14	ea	3,521.95	mbf	1,479.22
12	24PT	2X4 STD&BTR GCU PT R/L	122	lf	1,225.57	mbf	99.68
13	26PT	2X6 #2&BTR GCU PT R/L	260	lf	1,246.35	mbf	324.05
14	36PT	3X6 #2&BTR HF CEDARTONE PT GCU	20	lf	1,581.67	mbf	47.45
15	12CDX	4X8 1/2 CDX 15/32 NET 5PLY	47	ea	719.51	msf	1,082.15
16	716OSB	4X8 7/16 OSB/WAFER	1	ea	343.75	msf	11.00
17	6FSS	6" X 50' FOAM SILL SEALER	2	ROLL	11.99	ROLL	23.98
18	58NUT	5/8" NUTS - BULK	80	ea	0.46	ea	36.46
19	58WASH	5/8" WASHERS - GALV. BULK	80	ea	0.60	ea	48.34
20	A35	FRAMING ANCHOR	119	ea	0.58	ea	69.01
21	BP583HDG	5/8" 3 X 3 BEARING PLATE HDG	74	ea	0.79	ea	58.14
22	HDUE7-SDS3	HDUE7-SDS3 HOLDOWN W/ SDS SCREWS	4	ea	51.43	ea	205.71
23	HD12	HD12 HOLDDOWN	2	ea	95.33	ea	190.66
24		**End of Basement Walls**					**7,390.67**
25		**First Level Floors**					
26	24KD	2X4 DF STD & BTR S-DRY R/L	168	lf	731.25	mbf	81.90
27	248KD	2X4 8 DF STD & BTR S-DRY	18	ea	737.50	mbf	70.80
28	2416KD	2X4 16 DF STD & BTR S-DRY	6	ea	778.80	mbf	49.84
29	26KD	2X6 DF #2 & BTR S-DRY R/L	76	lf	700.00	mbf	53.20
30	28KD	2X8 DF #2 & BTR S-DRY R/L	176	lf	630.70	mbf	148.00
31	288KD	2X8 8 DF #2 & BTR S-DRY	15	ea	625.44	mbf	100.07
32	212KD	2X12 DF #2 & BTR S-DRY R/L	588	lf	772.90	mbf	908.93

Accepted By: Date

Bend
110 NE Greenwood Ave
Bend, Oregon 97701
Phone: (541) 382-2022

Quotation

Quote No	**20613**
Quote Date	**01/29/2026**
Expiration Date	02/11/2026
Customer	DESCU
Contact Name	Grant Hamlin
Contact Number	
Job	GENERAL ACCOUNT
Your Ref	SKYLINE RANCH RESIDENCE
Delivery	By 03/02/26
Taken By	Jonathan Doyle
Sales Rep	Clay McCarty

Invoice Address
Deschutes Custom Homes
64415 Strickler Ave
Suite 108
Bend, OR, 97703

Delivery Address
Deschutes Custom Homes
GENERAL ACCOUNT
Bend, OR, 97703

Line	Product Code	Description	Qty/Footage		Price	UOM	Total
33	2128KD	2X12 8 DF #2 & BTR S-DRY	9	ea	772.90	mbf	111.30
34	21210KD	2X12 10 DF #2 & BTR S-DRY	20	ea	772.90	mbf	309.16
35	21212KD	2X12 12 DF #2 & BTR S-DRY	61	ea	802.40	mbf	1,174.71
36	21214KD	2X12 14 DF #2 & BTR S-DRY	8	ea	772.90	mbf	173.13
37	21216KD	2X12 16 DF #2 & BTR S-DRY	17	ea	808.30	mbf	439.72
38	448KD	4X4 8 S4S STD&BTR KDDF	2	ea	1,822.97	mbf	38.89
39	4410KD	4X4 10 S4S STD&BTR KDDF	1	ea	1,822.50	mbf	24.30
40	4812KD	4X8 12 S4S #2&BTR KDDF	1	ea	2,012.19	mbf	64.39
41	412KD	4X12 S4S #2&BTR KDDF	20	lf	2,012.25	mbf	160.98
42	68121KD	6X8 12 S4S #1&BTR70% FOHC KDDF	2	ea	3,521.98	mbf	338.11
43	410PT	4X10 PRESSURE TREATED HF S4S R/L	124	lf	1,537.79	mbf	635.62
44	412PT	4X12 PRESSURE TREATED HF S4S R/L	88	lf	1,550.00	mbf	545.60
45	24PT	2X4 STD&BTR GCU PT R/L	10	lf	1,225.49	mbf	8.17
46	26PT	2X6 #2&BTR GCU PT R/L	78	lf	1,246.41	mbf	97.22
47	210PT	2X10 #2&BTR GCU PT R/L	126	lf	1,417.09	mbf	297.59
48	21012PT	2X10 12 #2&BTR GCU PT	20	ea	1,374.40	mbf	549.76
49	4614PT	4X6 14 #2&BTR GCU PT	13	ea	1,629.26	mbf	593.05
50	4616PT	4X6 16 #2&BTR GCU PT	6	ea	1,659.74	mbf	318.67
51	12CDX	4X8 1/2 CDX 15/32 NET 5PLY	7	ea	719.51	msf	161.17
52	118TG	4X8 1 1/8 T&G 2-4-1 UNDERLAYMENT PLYWOOD FF	81	ea	1,640.24	msf	4,251.51
53	5129GLB	5-1/2 X 9 ARCHITECTURAL GLB 24FV4 2/8	16	lf	17.88	lf	286.08
54	11LVL	1-3/4" X 11-7/8" MICROLAM 2.0E LVL 2/12	24	lf	7.81	lf	187.44
55	212LSL	1 1/2 X 11 7/8 1.5E LSL PREMIUM WALL FRAMING 1/16	16	lf	8.50	lf	136.00
56	6FSS	6" X 50' FOAM SILL SEALER	2	ROLL	11.99	ROLL	23.98
57	1689181	PL400 28OZ ADHESIVE	27	TUBE	7.36	TUBE	198.64
58	58NUT	5/8" NUTS - BULK	7	ea	0.46	ea	3.19
59	58WASH	5/8" WASHERS - GALV. BULK	7	ea	0.60	ea	4.23
60	A34	FRAMING ANCHOR	3	ea	0.55	ea	1.64
61	A35	FRAMING ANCHOR	62	ea	0.58	ea	35.96
62	ABU44Z	4 X 4 POST BASE (Z-MAX)	4	ea	21.69	ea	86.74
63	LUS28Z	2X8 DOUBLE SHEAR HANGER (Z-MAX)	15	ea	1.76	ea	26.36
64	LUS210Z	2X10 DOUBLE SHEAR HANGER (Z-MAX)	6	ea	2.13	ea	12.77

Accepted By: Date

Bend
110 NE Greenwood Ave
Bend, Oregon 97701
Phone: (541) 382-2022

Quotation

Quote No	**20613**
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Deschutes Custom Homes
GENERAL ACCOUNT
Bend, OR, 97703

Line	Product Code	Description	Qty/Footage		Price	UOM	Total
65	BP583HDG	5/8" 3 X 3 BEARING PLATE HDG	7	ea	0.79	ea	5.50
66	CMST12	40' COILED STRAP	1	ea	192.94	ea	192.94
67	HTT4	12 3/8" HEAVY TENSION TIE	2	ea	21.92	ea	43.83
68	EPC6Z	EPC6Z END POST CAP	4	ea	36.39	ea	145.54
69	HUC68	HUC68 CONCEALED FLANGE JOIST HANGER	2	ea	17.30	ea	34.60
70	LSTA24	24" LIGHT STRAP TIE	2	ea	1.55	ea	3.09
71	MST48	48" MEDIUM STRAP TIE	1	ea	14.09	ea	14.09
72	MSTI48	48" MEDIUM STRAP TIE	3	ea	24.20	ea	72.60
73	SDS25312-R10	1/4" X3-1/2" DBL BARR SCREW 10CT	5	ea	7.09	ea	35.43
74	SDS25412MB	1/4"X4 1/2" DBL BARR SCREW 100CT	1	ea	71.77	ea	71.77
75	SET3G10	8.5OZ SET3G-10 EPOXY	1	TUBE	29.47	TUBE	29.47
76	LSSR26Z	LSSR26Z ADJ 2X6 HANGER	6	ea	9.62	ea	57.69
77	SUR24	2 X 4 JOIST HANGER SKEWED RIGHT	14	ea	0.00	ea	0.00
78		**End of First Level Floors**					**13,415.37**
79		**First Level Walls**					
80	SDPW19600-R50	Deflector Screw 6" 50CT	2	ea	117.79	ea	235.57
81	24KD	2X4 DF STD & BTR S-DRY R/L	1,370	lf	731.25	mbf	667.88
82	2412KD	2X4 12 DF STD & BTR S-DRY	205	ea	778.80	mbf	1,277.23
83	2414KD	2X4 14 DF STD & BTR S-DRY	28	ea	737.50	mbf	192.73
84	2418KD	2X4 18 DF STD & BTR S-DRY	178	ea	737.50	mbf	1,575.30
85	26KD	2X6 DF #2 & BTR S-DRY R/L	3,196	lf	700.00	mbf	2,237.20
86	2612KD	2X6 12 DF #2 & BTR S-DRY	552	ea	719.80	mbf	4,767.96
87	2614KD	2X6 14 DF #2 & BTR S-DRY	63	ea	700.00	mbf	617.40
88	2618KD	2X6 18 DF #2 & BTR S-DRY	335	ea	690.30	mbf	4,162.51
89	2814KD	2X8 14 DF #2 & BTR S-DRY	2	ea	650.00	mbf	24.27
90	210KD	2X10 DF #2 & BTR S-DRY R/L	160	lf	749.30	mbf	199.81
91	2108KD	2X10 8 DF #2 & BTR S-DRY	28	ea	749.30	mbf	279.74
92	21014KD	2X10 14 DF #2 & BTR S-DRY	3	ea	749.30	mbf	52.45
93	4412KD	4X4 12 S4S STD&BTR KDDF	1	ea	1,823.13	mbf	29.17
94	4612KD	4X6 12 S4S #2&BTR KDDF	3	ea	1,823.19	mbf	131.27
95	488KD	4X8 8 S4S #2&BTR KDDF	3	ea	2,012.19	mbf	128.78
96	41010KD	4X10 10 S4S #2&BTR KDDF	1	ea	2,012.10	mbf	67.07
97	3101KD	3X10 S4S #1&BTR FOHC KDDF 1/8	8	lf	2,917.00	mbf	58.34
98	66121KD	6X6 12' S4S #1&BTR70% FOHC KDDF	2	ea	3,522.08	mbf	253.59

Accepted By: Date

Bend
110 NE Greenwood Ave
Bend, Oregon 97701
Phone: (541) 382-2022

Quotation

Quote No	**20613**
Quote Date	**01/29/2026**
Expiration Date	02/11/2026
Customer	DESCU
Contact Name	Grant Hamlin
Contact Number	
Job	GENERAL ACCOUNT
Your Ref	SKYLINE RANCH RESIDENCE
Delivery	By 03/02/26
Taken By	Jonathan Doyle
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Invoice Address
Deschutes Custom Homes
64415 Strickler Ave
Suite 108
Bend, OR, 97703

Delivery Address
Deschutes Custom Homes
GENERAL ACCOUNT
Bend, OR, 97703

Line	Product Code	Description	Qty/Footage		Price	UOM	Total
99	66181KD	6X6 18' S4S #1&BTR70% FOHC KDDF	12	ea	3,521.94	mbf	2,282.22
100	68101KD	6X8 10 S4S #1&BTR70% FOHC KDDF	1	ea	3,522.00	mbf	140.88
101	61081KD	6X10 8 S4S #1&BTR70% FOHC KDDF	1	ea	3,522.00	mbf	140.88
102	610101KD	6X10 10 S4S #1&BTR70% FOHC KDDF	2	ea	3,522.00	mbf	352.20
103	24PT	2X4 STD&BTR GCU PT R/L	100	lf	1,225.64	mbf	81.71
104	26PT	2X6 #2&BTR GCU PT R/L	578	lf	1,246.35	mbf	720.39
105	2614PT	2X6 14 #2&BTR DF GCU PT	2	ea	1,197.86	mbf	33.54
106	2618PT	2X6 18 #2&BTR GCU PT	2	ea	1,234.17	mbf	44.43
107	12CDX	4X8 1/2 CDX 15/32 NET 5PLY	301	ea	719.51	msf	6,930.34
108	1210CDX	4X10 1/2 CDX	8	ea	841.47	msf	269.27
109	716OSB	4X8 7/16 OSB/WAFER	2	ea	343.91	msf	22.01
110	31210GLB	3-1/2 X 10-1/2 ARCHITECTURAL GLB 24FV4 1/8, 1/12	20	lf	15.16	lf	303.20
111	31211GLB	3-1/2 X 11-7/8 ARCHITECTURAL GLB 24FV4 1/8, 2/12, 1/14	46	lf	17.38	lf	799.48
112	5129GLB	5-1/2 X 9 ARCHITECTURAL GLB 24FV4 2/14	28	lf	17.88	lf	500.64
113	51210GLB	5-1/2 X 10-1/2 ARCHITECTURAL GLB 24FV4 1/8, 1/14	22	lf	20.59	lf	452.98
114	51216GLB	5-1/2" X 16" ARCHITECTURAL IJC GLB 24FV4 1/30	30	lf	31.81	lf	954.30
115	516P	5-1/4 X 16 PARALLAM 2.2E PSL 1/20	20	lf	51.70	lf	1,034.00
116	6FSS	6" X 50' FOAM SILL SEALER	9	ROLL	11.99	ROLL	107.91
117	58NUT	5/8" NUTS - BULK	120	ea	0.46	ea	54.69
118	58WASH	5/8" WASHERS - GALV. BULK	121	ea	0.60	ea	73.11
119	A34	FRAMING ANCHOR	77	ea	0.55	ea	42.13
120	A35	FRAMING ANCHOR	164	ea	0.58	ea	95.11
121	BP583HDG	5/8" 3 X 3 BEARING PLATE HDG	103	ea	0.79	ea	80.93
122	DTT2Z	DTT2Z DECK POST CONNECTOR	1	ea	12.09	ea	12.09
123	HDUE5-SDS3	HDUE5-SDS3 HOLDOWN W/ SDS SCREWS	2	ea	35.75	ea	71.49
124	HDUE3-SDS3	HDUE3-SDS3 HOLDOWN W/ SDS SCREWS	6	ea	31.07	ea	186.43
125	HDUE7-SDS3	HDUE7-SDS3 HOLDOWN W/ SDS SCREWS	2	ea	51.43	ea	102.86
126	HUC412	HUC 412 CONCEALED FLANGE JOIST HANGER	10	ea	18.04	ea	180.43
127	HUC610	HUC 610 CONCEALED FLANGE JOIST HANGER	1	ea	18.30	ea	18.30
128	MST48	48" MEDIUM STRAP TIE	2	ea	14.09	ea	28.17

Accepted By: Date

Bend
110 NE Greenwood Ave
Bend, Oregon 97701
Phone: (541) 382-2022

Quotation

Quote No	**20613**
Quote Date	**01/29/2026**
Expiration Date	02/11/2026
Customer	DESCU
Contact Name	Grant Hamlin
Contact Number	
Job	GENERAL ACCOUNT
Your Ref	SKYLINE RANCH RESIDENCE
Delivery	By 03/02/26
Taken By	Jonathan Doyle
Sales Rep	Clay McCarty

Invoice Address
Deschutes Custom Homes
64415 Strickler Ave
Suite 108
Bend, OR, 97703

Delivery Address
Deschutes Custom Homes
GENERAL ACCOUNT
Bend, OR, 97703

Line	Product Code	Description	Qty/Footage		Price	UOM	Total
129		**End of First Level Walls**					**33,074.39**
130		**Roof**					
131	24KD	2X4 DF STD & BTR S-DRY R/L	504	lf	731.25	mbf	245.70
132	2416KD	2X4 16 DF STD & BTR S-DRY	103	ea	778.80	mbf	855.64
133	28KD	2X8 DF #2 & BTR S-DRY R/L	578	lf	630.70	mbf	486.06
134	288KD	2X8 8 DF #2 & BTR S-DRY	15	ea	625.40	mbf	100.06
135	2810KD	2X8 10 DF #2 & BTR S-DRY	7	ea	625.40	mbf	58.37
136	2812KD	2X8 12 DF #2 & BTR S-DRY	63	ea	654.90	mbf	660.14
137	2814KD	2X8 14 DF #2 & BTR S-DRY	18	ea	650.00	mbf	218.40
138	2128KD	2X12 8 DF #2 & BTR S-DRY	1	ea	772.90	mbf	12.37
139	488KD	4X8 8 S4S #2&BTR KDDF	3	ea	2,012.19	mbf	128.78
140	12CDX	4X8 1/2 CDX 15/32 NET 5PLY	324	ea	719.51	msf	7,459.90
141	5129GLB	5-1/2 X 9 ARCHITECTURAL GLB 24FV4 1/16	16	lf	17.88	lf	286.08
142	LUS28Z	2X8 DOUBLE SHEAR HANGER (Z-MAX)	171	ea	1.76	ea	300.47
143	CS14	100' COILED STRAP	1	ea	164.46	ea	164.46
144	PSCL1532R250	1532" PLYWOOD CLIP (250CT)	6	ea	21.25	ea	127.50
145	SDS25412MB	1/4"X4 1/2" DBL BARR SCREW 100CT	5	ea	71.77	ea	358.86
146		**End of Roof**					**11,462.79**
147		**Roof Rafters & CJs**					
148	24KD	2X4 DF STD & BTR S-DRY R/L	732	lf	731.25	mbf	356.85
149	26KD	2X6 DF #2 & BTR S-DRY R/L	42	lf	700.00	mbf	29.40
150	28KD	2X8 DF #2 & BTR S-DRY R/L	356	lf	630.70	mbf	299.37
151	210KD	2X10 DF #2 & BTR S-DRY R/L	1,152	lf	749.30	mbf	1,438.66
152	2108KD	2X10 8 DF #2 & BTR S-DRY	44	ea	749.30	mbf	439.59
153	21010KD	2X10 10 DF #2 & BTR S-DRY	42	ea	749.30	mbf	524.51
154	21012KD	2X10 12 DF #2 & BTR S-DRY	14	ea	778.80	mbf	218.06
155	21014KD	2X10 14 DF #2 & BTR S-DRY	85	ea	749.30	mbf	1,486.11
156	21016KD	2X10 16 DF #2 & BTR S-DRY	176	ea	784.70	mbf	3,682.86
157	21018KD	2X10 18 DF #2 & BTR S-DRY	75	ea	749.30	mbf	1,685.93
158	21020KD	2X10 20 DF #2 & BTR S-DRY	1	ea	784.70	mbf	26.16
159	21216KD	2X12 16 DF #2 & BTR S-DRY	29	ea	808.30	mbf	750.10
160	21226KD	2X12 26' #2&BTR S-DRY DF	1	ea	2,590.08	mbf	134.68
161	410KD	4X10 S4S #2&BTR KDDF	16	lf	2,012.25	mbf	107.32
162	41018KD	4X10 18 S4S #2&BTR KDDF	2	ea	2,061.00	mbf	247.32

Accepted By: Date

Bend
110 NE Greenwood Ave
Bend, Oregon 97701
Phone: (541) 382-2022

Quotation

Quote No **20613**
Quote Date **01/29/2026**
Expiration Date 02/11/2026
Customer DESCU
Contact Name Grant Hamlin
Contact Number
Job GENERAL ACCOUNT
Your Ref SKYLINE RANCH RESIDENCE
Delivery By 03/02/26
Taken By Jonathan Doyle
Sales Rep Clay McCarty

Invoice Address
Deschutes Custom Homes
64415 Strickler Ave
Suite 108
Bend, OR, 97703

Delivery Address
Deschutes Custom Homes
GENERAL ACCOUNT
Bend, OR, 97703

Line	Product Code	Description	Qty/Footage		Price	UOM	Total
163	41020KD	4X10 20 S4S #2&BTR KDDF	2	ea	2,012.17	mbf	268.29
164	3101KD	3X10 S4S #1&BTR FOHC KDDF 2/14, 100/18, 6/24	1,972	lf	2,917.07	mbf	14,381.17
165	48PT	4X8 PRESSURE TREATED HF S4S R/L	254	lf	1,525.61	mbf	1,033.35
166	410PT	4X10 PRESSURE TREATED HF S4S R/L	78	lf	1,537.81	mbf	399.83
167	610PT	6X10 PRESSURE TREATED HF S4S	180	lf	1,835.37	mbf	1,651.83
168	210PT	2X10 #2&BTR GCU PT R/L	198	lf	1,417.06	mbf	467.63
169	44PT	4X4 STD&BTR HF GCU PT R/L	40	lf	1,513.50	mbf	80.72
170	12CDX	4X8 1/2 CDX 15/32 NET 5PLY	11	ea	719.52	msf	253.27
171	1532OSB	4X8 15/32 OSB/WAFER	4	ea	386.64	msf	49.49
172	3129GLB	3-1/2 X 9 ARCHITECTURAL GLB 24FV4 2/12	24	lf	12.91	lf	309.84
173	5129GLB	5-1/2 X 9 ARCHITECTURAL GLB 24FV4 1/8	8	lf	17.88	lf	143.04
174	51211GLB	5-1/2 X 11-7/8 ARCHITECTURAL GLB 24FV4 1/24	24	lf	23.21	lf	557.04
175	51216GLB	5-1/2" X 16" ARCHITECTURAL IJC GLB 24FV4 1/12, 3/14, 2/16, 1/18, 2/22	148	lf	31.81	lf	4,707.88
176	5LVL	1-3/4" X 5-1/2" MICROLAM 2.0E LVL 2/18	36	lf	4.03	lf	145.08
177	9LVL	1-3/4" X 9-1/2" MICROLAM 2.0E LVL 7/16, 9/18, 48/20	1,234	lf	6.15	lf	7,589.10
178	A35	FRAMING ANCHOR	191	ea	0.58	ea	110.79
179	H25AZ	HURRICANE TIE (Z-MAX)	48	ea	0.56	ea	26.74
180	LUS24Z	2X4 DOUBLE SHEAR HANGER (Z-MAX)	108	ea	1.05	ea	113.71
181	LUS28Z	2X8 DOUBLE SHEAR HANGER (Z-MAX)	41	ea	1.76	ea	72.04
182	CBT4ZKT	CBT4Z-KT CONCEALED BEAM TIE	11	ea	50.63	ea	556.91
183	HUC48	HUC48 CONCEALED FLANGE JOIST HANGER	22	ea	12.66	ea	278.46
184	LUS210	2 X 10 JOIST HANGER	1,133	ea	1.74	ea	1,974.66
185	MST48	48" MEDIUM STRAP TIE	2	ea	14.09	ea	28.17
186	MSTA36	36" MEDIUM STRAP TIE	1	ea	3.03	ea	3.03
187	SDS25312-R25L	SDS25312R25L 1/4X3 1/2 LEDGER 25	5	ea	16.51	ea	82.57
188	SDS25412MB	1/4"X4 1/2" DBL BARR SCREW 100CT	1	ea	71.77	ea	71.77
189	SUL210	2X10 JOIST HANGER SKEWED LEFT	42	ea	13.29	ea	558.00
190	SUR210	2X10 JOIST HANGER SKEWED RIGHT	105	ea	13.29	ea	1,395.00
191	HUC312	HANGER	4	ea	0.00	ea	0.00

Accepted By: Date

Bend
110 NE Greenwood Ave
Bend, Oregon 97701
Phone: (541) 382-2022

Quotation

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Quote Date	**01/29/2026**
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Contact Name	Grant Hamlin
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GENERAL ACCOUNT
Bend, OR, 97703

Line	Product Code	Description	Qty/Footage	Price	UOM	Total
192		**End of Roof Rafters & CJs**				**48,736.33**

QUOTE EXPIRES ON: 2/11/26
We agree to furnish the above items for the sum of $114,079.55 F.O.B. - SITE provided this estimate is accepted prior to Expiration Date . Delivery must commence within 14 days and to be completed within 30 days from date of acceptance.

Total Amount	$114,079.55
Sales Tax	$0.00
Quotation Total	$114,079.55

Accepted By: Date

Estimate

Mountain View Builders Inc.
CCB# 118686
1415 NW Awbrey Rd.
Bend, OR. 97703
www.mvbbend.com
541-318-1346

Name/Address
Deschutes Custom Homes 2838 NW Crossings Dr. Suite# 202 Bend Oregon 97703

Date	Estimate No.
01/26/26	661

Item	Description	Quantity	Cost	Total
Framing Labor	Lot # 13 Skyline Ranch Living 5930 sq ft @ 30 per 177900.00 Garage 1440 sq ft @ 20 per 28800.00 Total 206700.00 OPTIONS Steel set 600.00 per piece We will need to figure out the " trusses " (who's making them). This could affect the price quoted, up or down.		0.00	0.00
Estimate valid for 30 days.			Total	$0.00

ACCEPTANCE SIGNATURE _____ DATE _____

OUOTE

McCall Builders Inc.
P.O. Box 2123
Redmond, Or. 97756
Phone 541-639-1556

	1-30-26 (plans:7-21-25)
General	Deschutes Custom Homes
Project	Skyline Ranch lot 13
Project	19128 Concannon dr. Bend

CCB # 114244///220103

Bid price:	**$273,000.00 See *Terms, Allowances and Addendum price conditions for things (to be**
*Itemized	**To Include:** Rough Framing as plans, specifications & per scope.(All details provided if awarded
Breakdow	Labor only and Fasteners as listed below (Approx. 80 working days to completion)
	5930 sf. living spaces **Excluded:** No T&G materials or labor are estimated or neededin this
	1440 sf. Garage space **Note:** Dbl. wall construction (OSB ply on walls) & D.F. for fascia (metal
	500 sf. Covered patio space **Note**: Its preferrable to have LSL studs on all walls over 12'
	Framing:190,000.00, Steel Erection: 30,000.00, Timber Truss: 28,000.00, Fasteners/Equipment:
***Terms:**	Timber Truss details provided on plans will not work as drawn (If awaded project new details are
***Terms:**	Steel supplier to provide drawings, dimensions & designs to be verified by McCall Builders.

Notes & Conditions of Bid: *Terms as listed below

Equipmen	**McCall Builders to supply all equipment needed,** Requires(2)sides for lift access & material
Crane:	Independent Crane Co. when needed scheduled by McCall Bldrs. at Generals exspense(not to
Blocking:	Builder to supply pre-cut vented bird blockls, shear blocks if required (To include conventionl cut
Holdowns	All holdowns to be located prior to pouring as per McCall Builders. **-or- (Not responsible for**
Pre-Con:	All windows, doors, skylites, specialty items, fireplace, tubs, & shower specs must be provided
Timbers:	As per Addendum: Supplied as full Dimensional D.F.#1 KD select struct. (band sawn)
Additions:	All blocking is included as per plan for T&G treatments,Horizonal siding, Blinds and Cabinet
Excluded:	All Windows, exterior doors, specialty windows, decking, screen walls, skylites, vapor barrier by

Addendum Price conditions: Not included in above Bid priceTerms as listed and will be considred a change

Concrete:	Cause: All concrete,steel imbeds, J bolts must be poured square, level & plum or back charges
Winter	Clause: There is No labor in estimate for snow removal, Continual snow fall and holidays will be
Steel	Clause: All Steel, powder coating, delivery & connectors related to be by other,(Install labor only
(TBD)	Pick up framing will be as per plans, anything added or addional to industry standedrd to be at
(TBD	Earth advantage criteria, dropped soffits & or chase walls to include HVAC & plumbing to be
(TBD)	As per Addendum: **Excluded:** Timbers to have wood plugs, dowels and or filler. (Due to large
(TBD)	All Exposed GLB.s' & Timbers to be installed in its natural rough form. (unfinished &
(TBD)	**Hourly rate: 110.00 per man hour +10% (Lead time approx. 12** **Good until: 30days**

ESTIMATE

CCB#209263

Worthy Woodworking LLC
1751 SW 21st Street
Redmond, Oregon 97756
United States

Mobile: 5416934895
AJ@Worthywoodworking.com

BILL TO
Deschutes Custom Homes
Grant Hamlin

grant@deschuteshomes.com

Estimate Number:	161
Customer Ref:	Tabtabai Interior trim
Estimate Date:	January 17, 2026
Valid Until:	April 27, 2026
Grand Total (USD):	**$196,250.00**

Items	Quantity	Price	Amount
INTERIOR FINISH TRIM -Doors- Install all interior and exterior swing doors and interior pocket doors. Apply all interior door casements for drywall areas. Details as per plan pages a.6.01 and a6.11 -Window- Install all interior window wraps, 6 window bench seats and 4 window blind pockets. Details as per plan pages a6.00 and a6.01 -Hardware- Install all door and bath hardware. Tp holders, towel bars, robe hooks, etc... -Baseboard- Install all house and garage baseboards. Details to be 1/4" reglet and flush base on paneled walls and typical base on drywall areas. -T&G- Install all ceiling and wall tongue and groove shown on reflected ceiling plan and as per plan in office 2 and primary bathroom. -Paneling- Install wall and ceiling paneling as per interior elevations and reflected ceiling plan. -Reglet- Install all reglet between paneling, upper and lower bands as per plan. -Faux Beams- Build and install pnt grade ceiling beams in media room. Detail TBD. -Banding- Install all wood ceiling band between structural beams and up wall rakes.	1	$196,250.00	$196,250.00

ESTIMATE

CCB#209263

Worthy Woodworking LLC
1751 SW 21st Street
Redmond, Oregon 97756
United States

Mobile: 5416934895
AJ@Worthywoodworking.com

Items	Quantity	Price	Amount
-flooring- Install wood floor in primary bath entry area. -Bunks- Build and install 2 bunk sets and 1 typical bend frame in guest bed as per plan on page 9.11 -Lofts- Build and install loft ladders and fascia in beds 1, 2 and 3. -Lifts & tool cabs- Install 2 car lifts and garage tool cabinet wall.			

Grand Total (USD): **$196,250.00**

Notes / Terms

This Estimate is for labor only, based on plan and rendering set provided previous to the date of this estimate and valid for 100 days.

This Estimate is preliminary and subject to change as details develop.

Includes a $3000 dollar allowance for wine room labor.

Does not include stair railing, skirts, grab rails, balustrade, radius stairwell walls, treads, risers or loft railing. Does not include primary night stands or head board.

Customer Signature _____

Morelock Brothers.
145 SE 9th St.
Bend, OR 97702

Scott 541.610.2206	Brett 541.948-6422

Estimate/Quote

Date	Estimate #
1/15/2026	26-1013

Name / Address
Deschutes Custom Homes John Knauss Ken Grant

Ship To
Lot 13 Skyline Ranch 19128 Concannon Dr. Bend OR Interior

P.O. No.	Terms	Ship Date	FOB	Rep	Project
	70% Deposit, Bal n...	1/15/2026	Mill	WH	E26-1013/SLR CD I...

Line#	Description	Qty	UOM	Price	Total
1	All material to be Pre-Stained W.S. S/T Transparent Matte CVG Doug Fir 85/15 Export Fine Grain 1x6 T&G Interior Soffits - 410sf Primary Bed, 145' Primary bath, 620 Kid Play, 180' Bed 3, 180' Bed 2, 180' Bed 1, 270' Gallery, 310' Wall Terrace, 420' Living, 510' Dining, 320' Kitchen, 440' Entry Porch = 3985 sf (Incl 10%) A 70% deposit is due onorder placement Balance upon staged delivery Thank you	9,564	LF	6.75	64,557.00

Siding materials must be installed in accordance with the web link
https://www.realcedar.com/siding/installation/profiles/tongue-groove/#
End Sealing all field cuts ensures long term stability

Total $64,557.00

17857 KODIAK LANE
BEND, OREGON 97707
PH: (541) 668-1299

AGREEMENT FOR Housewrap

Date: Aug 21, 2025

Client: Deschutes Custom Homes

Contractor: FLUXX Remodeling & Design LLC, (FLUXX)

Project Description:

Fluxx Remodeling & Design will install all housewrap prior to setting windows and doors

We will use hot-dipped galvanized nails on all hidden/blind nailed/pre-primed (paint grade) materials per the manufacturer's specs. We will use Stainless Steel fasteners on all face-nailed stain-grade siding.

FLUXX will maintain a clean and safe working environment throughout the project.
***This Job is not prevailing wage. No addendums were released at the time of the bid.

ITEMS NOT INCLUDED IN THIS BID PACKAGE AT THIS TIME:

FLUXX
REMODELING & DESIGN
CCB 236830

17857 KODIAK LANE
BEND, OREGON 97707
PH: (541) 668-1299

SCOPE OF WORK - SECTION

Projected Start Date: TBD

Any additional work deemed necessary outside of what is described in the "scope of work" section below will be additional costs and require a change order to be completed and signed by both above parties prior to accomplishing any "additional work." Please email Colton at colton@fluxxremodeling.com if you have any questions prior to signing this agreement.

FLUXX Remodeling & Design's Responsibilities:	**Services provided by KN Visions:**
☐ Provide all fasteners, shims and tools needed.	☐ Provide all housewrap, flashing tape, seam tape, windows, caulking, siding materials, etc

Housewrap: Labor Costs	**Taxed**	**Amount**
Tyvek or HydroGap		$6,500.00
SUB TOTAL (Labor Only)		**$6,500.00**

Other Comments:	SUBTOTAL	$6,500.00
	OVERHEAD	$0.00
	PROFIT	$0.00
	GRAND TOTAL	**$6,500.00**

FLUXX
REMODELING & DESIGN
CCB 236830

17857 KODIAK LANE
BEND, OREGON 97707
PH: (541) 668-1299

CONTRACT TERMS AND CONDITIONS

GENERAL: This is an agreement between KN Visions"client," defined on page 1 of this contract and FLUXX Remodeling & Design LLC ("FLUXX") located at 17857 Kodiak Lane Bend, OR 97707. Under the terms set forth below, Client agrees to purchase the; **Housewrap and** the service(s) of FLUXX as set forth in the "scope of work" section above and FLUXX agrees to render such services. As consideration, Client agrees to pay FLUXX the amount shown as "GRAND TOTAL" under the "Scope of Work" Section in exchange for FLUXX to provide the service(s) described in the "Scope of Work" section above. Both parties further agree to:_____

_____

MATERIALS:

- ☐ *FLUXX makes every effort to accurately quantify materials necessary to complete each project based on square footage of the individual areas described in the "Scope of Work." Materials left over after installation are the property of FLUXX and will not be left on site after completion of "Scope of Work."* ***Unless purchased by the "Builder," will make a significant effort to reduce material waste.***

PERMITS / HOMEOWNER ASSOCIATIONS (HOA): Client is responsible for securing all necessary permits. Unless specified in writing , FLUXX is not responsible for code or HOA violations made at the Clients request.

NOTES:

- Additional work not specified in the above "scope of work" section is subject to a "change order" which will be signed and paid for by the homeowner / general contractor / "builder" prior to commencing "additional work."
- Custom milling of materials has not been included in this Agreement, unless specifically stated in the Scope of Work section above. Unless custom milling of materials is specifically called out in the plans, specifications, or Scope of Work description above, any material not readily available at local lumber yards or suppliers is *not* included in this Agreement.
- Proposal is valid for 21 days from receipt of bid (date on first page of this proposal)
- FLUXX agrees to only provide materials and labor as described in the above scope of work.

PROJECT START AND COMPLETION: FLUXX will do its best to provide the Client with an estimated start date that falls within a 5-7 business day(s) window. An exact start date is hard to determine due to the nature of our work. An approximate date of substantial completion will be provided under the Scheduling portion of the "Scope of Work" section above.

This date may change though, due to unforeseen conditions such as bad weather, material shortages, employee shortages, etc; However, FLUXX will do their best to actively proceed throughout the project in order to finish within a reasonable timeframe relative to the original allotted end date. Such delays will not alter or invalidate any part of this contract, nor will they entitle the "Client" to additional rights under this contract.

STORAGE OF MATERIALS: Materials will be stored neatly and correctly throughout the project and will remain on the jobsite until substantial completion. FLUXX will not be held responsible for storing materials off-site.

STANDARD EXCLUSIONS: Unless specifically included in the "Scope of Work" section above, this Agreement does not include *Labor* or *Materials* for the following work: Testing, removal and disposal of any materials containing asbestos (or any other hazardous material as defined by the EPA) Custom milling of any wood for use in project. Rerouting conduit, wiring or piping of any kind unless specifically described under the scope of work. Removal and replacement of existing rot or insect infestation. Exact matching of existing finishes. Repair of damage to roadways,

17857 KODIAK LANE
BEND, OREGON 97707
PH: (541) 668-1299

driveways, or sidewalks that could occur when construction equipment and vehicles are being used in the normal course of construction. Cost of correcting errors and omissions by the Owner's design professionals and separate contractors. Cost of correcting/testing/remediating mold/fungus/mildew and organic pathogens unless caused by the sole and active negligence of Contractor as a direct result of a construction defect that caused sudden and significant water infiltration into a part of the structure.

EXCLUSIONS FOR SIDING PROJECTS: Unless specifically included in the "Scope of Work" section above, this Agreement does NOT include *Labor* or *Materials* for the following work: Removal of debris from the jobsite. Any backing required within framing in order to install siding materials. Furring out walls, rafters, beams, windows, doors, columns, or any other uneven surfaces in order to minimize uneven surfaces and achieve the best possible results. Installing roll or sheet flashing at foundation. Most of these Siding Project Exclusions are unforeseen conditions at the bidding stage and will be discussed with the Client, a change order may need to be signed prior to commencement.

CHANGE ORDERS: FLUXX will make every reasonable effort to complete the project as proposed. Circumstances may arise beyond the control of FLUXX that may prevent construction of the contract exactly as proposed. FLUXX will make reasonable efforts to minimize this impact on the design. Changes made prior to the commencement of work will require a new contract to be issued which will supersede any existing signed contract. Changes made during installation will result in a Change Order to reflect requested changes and any additional materials and/or labor necessary to achieve requested change(s). Changes made verbally on site with the Construction Supervisor will be followed by a written Change order to reflect agreement to change(s) and any additional costs associated with change will be a part of the Change Order pricing.

TERMINATION:

- **Termination Prior to Start Date:**
  This agreement may only be terminated by "Client" in writing. Email is an acceptable method and considered in writing. Termination prior to the start date must be received 10 business days prior to the earliest proposed start date. Refund of deposit, if any, will be determined at that time. However, in many cases at a minimum, FLUXX will be compensated through the initial deposit for the time they've spent organizing for the project up to this point.
- **Termination After Project Commencement:**
  Client shall provide FLUXX 5 business day written notice of cancellation. FLUXX will retain any monies paid by Client up to the effective date of termination. Client is subject to "final billing" upon termination, for all work completed by FLUXX, that is not covered by monies paid previously by Client. (i.e. deposits, progress payment). "Final Billing" will include all expenses incurred for materials, labor and administrative time associated with project up to the effective date of termination.

PAYMENT SCHEDULE:

FLUXX will invoice Builder on the the last day of the month and the 15th of each month based on current completion percentages and will be paid by the 15th and/or by the last day of the month by the "Builder."

Final Payment: The remaining (unpaid) balance(s) of the contract amount is due upon substantial completion of all work under contract. (Substantial Completion is defined as being the point at which the building/work of improvement is suitable for its intended use). Interest in the amount of 1% per month will be charged on all late payments under this Agreement if amount is not paid within 7 days following the last pay period date, established on final invoice..

Final Payment Amount: To be decided.

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PAYMENT OF CHANGE ORDERS / ADDITIONAL WORK : A 50% payment is due upon returning a signed Change Order for Additional Work. The remaining 50% is due within 7 days days of Additional Work completion and the submittal of Additional Work final invoice is received by FLUXX. If Additional Work exceeds $2500.00, a separate Payment Schedule may be established between both parties. **Some exclusions apply when working with "Builders."**

ADDITIONAL PAYMENTS FOR ALLOWANCE WORK AND RELATED CREDITS : Payment for work designated in the Agreement as ALLOWANCE WORK has been initially factored into the lump sum price and Payment Schedule set forth in this Agreement. If the final amount of the ALLOWANCE work exceeds the line item ALLOWANCE amount in the Agreement, the difference between the final amount and the line item ALLOWANCE amount stated in the agreement will be treated as Additional Work and is subject to **Contractor's profit and overhead at the rate of 10%.**

If the final amount of the ALLOWANCE work is less than the ALLOWANCE line item amount listed in the Agreement, a credit will be issued to Client after all billings related to this particular line item ALLOWANCE work have been received by Contactor. This credit will be applied toward the Final Payment owing under the Agreement. Contractor profit and overhead and any supervisory labor will not be credited back to Owner for ALLOWANCE work.

WARRANTY:

Thank you for choosing FLUXX Remodeling & Design to perform this work for you. Your satisfaction with our work is a high priority to us. FLUXX provides a limited warranty against material defects used in this project for a period of one year following substantial completion of all work. This warranty covers normal usage only. You must contact FLUXX at the email address on page one of this Agreement in writing for warranty service immediately upon discovering an item in need of warranty service. Failure to notify FLUXX of the need for warranty service within ten days of discovery of a warranty item may void this warranty. Additionally, Owner's hiring of others or direct actions by Client or Client's separate contractors to repair a warranty item are not covered by this warranty and will not be reimbursed by Contractor.

No warranty is provided by Contractor on any materials furnished by the Client, with the exception of New Home Construction and FLUXX is hired as the Sub-Contractor, a Commercial project or when the Client is the General Contractor on the project. No warranty is provided on existing materials that are moved and/or reinstalled by the Contractor with the dwelling or the property (including and warranty that existing/used materials will not be damaged during the removal and reinstallation process). One year after substantial completion of the project, the Client's sole remedy (for materials and labor) on all materials that are covered by a manufacturer's warranty is strictly with the manufacturer, not with the Contractor.

Repair of the following items and related damages of every kind are specifically excluded from the Contractor's warranty: problems caused by lack of Client's maintenance; problems caused by Clientr's abuse, Client's misuse, vandalism, Owner modification, or alteration; and ordinary wear and tear. Damages resulting from mold, fungus, and other organic pathogens are excluded from this warranty unless caused by the sole and active negligence or a Contractor as a direct result of construction defect which caused sudden and significant amounts of water infiltration into a part of the structure. Deviations that arise such as the minor cracking of concrete, stucco, and plaster; minor stress fractures in drywall due to the curing of lumber; warping and deflection of wood; shrinking/cracking of grout and caulking; fading of paint and finishes exposed to sunlight are typical (not material) defects in construction, and are strictly excluded from contractors warranty.

THE EXPRESSED WARRANTIES CONTAINED HEREIN ARE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY WARRANTIES OF MERCHANTABILITY, HABITABILITY, OR FITNESS FOR A PARTICULAR USE OR PURPOSE. THIS LIMITED WARRANTY EXCLUDED CONSEQUENTIAL, INCIDENTAL, AND SPECIAL DAMAGES AND LIMITS THE DURATION OF IMPLIED

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WARRANTIES TO THE FULLEST EXTENT PERMISSIBLE UNDER STATE AND FEDERAL LAW. SOME STATES RESTRICT LIMITATIONS ON VARIOUS WARRANTIES, AND SO A CONSUMERS RIGHTS UNDER THIS WARRANTY MAY VARY. THIS LIMITED WARRANTY MAY NOT BE VERBALLY MODIFIED BY ANY PERSON. THIS LIMITED WARRANTY IS GOVERNED BY THE LAWS OF THE STATE WHERE THE WORK WAS PERFORMED.

NOTICE OF LIEN RIGHTS

AS REQUIRED BY THE OREGON CONSTRUCTION LIEN LAW, BUILDER HEREBY NOTIFIES OWNER THAT PERSONS OR COMPANIES FURNISHING LABOR OR MATERIALS FOR THE CONSTRUCTION ON OWNER'S LAND MAY HAVE LIEN RIGHTS ON OWNER'S LAND AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO THE UNDERSIGNED BUILDER, ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER NOTICE WITHIN 60 DAYS AFTER THEY FIRST FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION. ACCORDINGLY, OWNER PROBABLY WILL RECEIVE NOTICES FROM THOSE WHO FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION, AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO THE MORTGAGE LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.

Client (Builder/General Contractor) Printed Name:_____
Client (Builder/General Contractor) Signature:_____ Date:_____
Contractor's (FLUXX) Signature:_____Date:_____

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AGREEMENT FOR Windows and Exterior Man Doors

Date: January 19th 2026

Client: KN Visions

Contractor: FLUXX Remodeling & Design LLC, (FLUXX)

Project Description:

Fluxx Remodeling & Design will install all windows and exterior doors per plans and manufacture specifications. We will provide all on site mulling.

We will use hot-dipped galvanized nails on all hidden/blind nailed/pre-primed (paint grade) materials per the manufacturer's specs. We will use Stainless Steel fasteners on all face-nailed stain-grade siding.

FLUXX will maintain a clean and safe working environment throughout the project.
***This Job is not prevailing wage. No addendums were released at the time of the bid.

ITEMS NOT INCLUDED IN THIS BID PACKAGE AT THIS TIME:

1. DOES NOT include if we are required to install metal cladding to interior of windows.
2. DOES NOT include if we are required to establish multiple shimming points with set screws in order to set windows.
3. DOES NOT include installing skylights. Roofing Contractor.
4. DOES NOT include setting glass or on-site glazing. Windows should come pre-assembled and ready to install into existing openings, aside from mulling together prior to install.

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SCOPE OF WORK - SECTION

Projected Start Date: TBD

Any additional work deemed necessary outside of what is described in the "scope of work" section below will be additional costs and require a change order to be completed and signed by both above parties prior to accomplishing any "additional work." Please email Colton at colton@fluxxremodeling.com if you have any questions prior to signing this agreement.

FLUXX Remodeling & Design's Responsibilities:	**Services provided by KN Visions:**
☐ Provide all fasteners, shims and tools needed.	☐ Provide all housewrap, flashing tape, seam tape, windows, caulking, siding materials, etc

Window Install: Labor Costs	**Taxed**	**Amount**
Installing Windows		$26,580.00
SUB TOTAL (Labor Only)		**$26,850.00**

Exterior Doors Install: Labor Costs	**Taxed**	**Amount**
Exterior Man Doors		$5,870.00
Exterior Sliding Doors		$9,770.00
Materials Total		**$15,640.00**

Other Comments:	SUBTOTAL	$42,490.00
	OVERHEAD	$1,500.00
	PROFIT	$0.00
	GRAND TOTAL	**$43,990.00**

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CONTRACT TERMS AND CONDITIONS

GENERAL: This is an agreement between KN Visions"client," defined on page 1 of this contract and FLUXX Remodeling & Design LLC ("FLUXX") located at 17857 Kodiak Lane Bend, OR 97707. Under the terms set forth below, Client agrees to purchase the; **siding pack caulking, flashing, windows, and;** the service(s) of FLUXX as set forth in the "scope of work" section above and FLUXX agrees to render such services. As consideration, Client agrees to pay FLUXX the amount shown as "GRAND TOTAL" under the "Scope of Work" Section in exchange for FLUXX to provide the service(s) described in the "Scope of Work" section above. Both parties further agree to:_____

MATERIALS:

- ☐ *FLUXX makes every effort to accurately quantify materials necessary to complete each project based on square footage of the individual areas described in the "Scope of Work." Materials left over after installation are the property of FLUXX and will not be left on site after completion of "Scope of Work."* ***Unless purchased by the "Builder," will make a significant effort to reduce material waste.***

PERMITS / HOMEOWNER ASSOCIATIONS (HOA): Client is responsible for securing all necessary permits. Unless specified in writing , FLUXX is not responsible for code or HOA violations made at the Clients request.

NOTES:

- Additional work not specified in the above "scope of work" section is subject to a "change order" which will be signed and paid for by the homeowner / general contractor / "builder" prior to commencing "additional work."
- Custom milling of materials has not been included in this Agreement, unless specifically stated in the Scope of Work section above. Unless custom milling of materials is specifically called out in the plans, specifications, or Scope of Work description above, any material not readily available at local lumber yards or suppliers is *not* included in this Agreement.
- Proposal is valid for 21 days from receipt of bid (date on first page of this proposal)
- FLUXX agrees to only provide materials and labor as described in the above scope of work.

PROJECT START AND COMPLETION: FLUXX will do its best to provide the Client with an estimated start date that falls within a 5-7 business day(s) window. An exact start date is hard to determine due to the nature of our work. An approximate date of substantial completion will be provided under the Scheduling portion of the "Scope of Work" section above.

This date may change though, due to unforeseen conditions such as bad weather, material shortages, employee shortages, etc; However, FLUXX will do their best to actively proceed throughout the project in order to finish within a reasonable timeframe relative to the original allotted end date. Such delays will not alter or invalidate any part of this contract, nor will they entitle the "Client" to additional rights under this contract.

STORAGE OF MATERIALS: Materials will be stored neatly and correctly throughout the project and will remain on the jobsite until substantial completion. FLUXX will not be held responsible for storing materials off-site.

STANDARD EXCLUSIONS: Unless specifically included in the "Scope of Work" section above, this Agreement does not include *Labor* or *Materials* for the following work: Testing, removal and disposal of any materials containing asbestos (or any other hazardous material as defined by the EPA) Custom milling of any wood for use in project.

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Rerouting conduit, wiring or piping of any kind unless specifically described under the scope of work. Removal and replacement of existing rot or insect infestation. Exact matching of existing finishes. Repair of damage to roadways, driveways, or sidewalks that could occur when construction equipment and vehicles are being used in the normal course of construction. Cost of correcting errors and omissions by the Owner's design professionals and separate contractors. Cost of correcting/testing/remediating mold/fungus/mildew and organic pathogens unless caused by the sole and active negligence of Contractor as a direct result of a construction defect that caused sudden and significant water infiltration into a part of the structure.

EXCLUSIONS FOR SIDING PROJECTS: Unless specifically included in the "Scope of Work" section above, this Agreement does NOT include *Labor* or *Materials* for the following work: Removal of debris from the jobsite. Any backing required within framing in order to install siding materials. Furring out walls, rafters, beams, windows, doors, columns, or any other uneven surfaces in order to minimize uneven surfaces and achieve the best possible results. Installing roll or sheet flashing at foundation. Most of these Siding Project Exclusions are unforeseen conditions at the bidding stage and will be discussed with the Client, a change order may need to be signed prior to commencement.

CHANGE ORDERS: FLUXX will make every reasonable effort to complete the project as proposed. Circumstances may arise beyond the control of FLUXX that may prevent construction of the contract exactly as proposed. FLUXX will make reasonable efforts to minimize this impact on the design. Changes made prior to the commencement of work will require a new contract to be issued which will supersede any existing signed contract. Changes made during installation will result in a Change Order to reflect requested changes and any additional materials and/or labor necessary to achieve requested change(s). Changes made verbally on site with the Construction Supervisor will be followed by a written Change order to reflect agreement to change(s) and any additional costs associated with change will be a part of the Change Order pricing.

TERMINATION:

- **Termination Prior to Start Date:**
  This agreement may only be terminated by "Client" in writing. Email is an acceptable method and considered in writing. Termination prior to the start date must be received 10 business days prior to the earliest proposed start date. Refund of deposit, if any, will be determined at that time. However, in many cases at a minimum, FLUXX will be compensated through the initial deposit for the time they've spent organizing for the project up to this point.
- **Termination After Project Commencement:**
  Client shall provide FLUXX 5 business day written notice of cancellation. FLUXX will retain any monies paid by Client up to the effective date of termination. Client is subject to "final billing" upon termination, for all work completed by FLUXX, that is not covered by monies paid previously by Client. (i.e. deposits, progress payment). "Final Billing" will include all expenses incurred for materials, labor and administrative time associated with project up to the effective date of termination.

PAYMENT SCHEDULE:

FLUXX will invoice Builder on the the last day of the month and the 15th of each month based on current completion percentages and will be paid by the 15th and/or by the last day of the month by the "Builder."

Final Payment: The remaining (unpaid) balance(s) of the contract amount is due upon substantial completion of all work under contract. (Substantial Completion is defined as being the point at which the building/work of improvement is suitable for its intended use). Interest in the amount of 1% per month will be charged on all late payments under this Agreement if amount is not paid within 7 days following the last pay period date, established on final invoice..

Final Payment Amount: To be decided.

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PAYMENT OF CHANGE ORDERS / ADDITIONAL WORK : A 50% payment is due upon returning a signed Change Order for Additional Work. The remaining 50% is due within 7 days days of Additional Work completion and the submittal of Additional Work final invoice is received by FLUXX. If Additional Work exceeds $2500.00, a separate Payment Schedule may be established between both parties. **Some exclusions apply when working with "Builders."**

ADDITIONAL PAYMENTS FOR ALLOWANCE WORK AND RELATED CREDITS : Payment for work designated in the Agreement as ALLOWANCE WORK has been initially factored into the lump sum price and Payment Schedule set forth in this Agreement. If the final amount of the ALLOWANCE work exceeds the line item ALLOWANCE amount in the Agreement, the difference between the final amount and the line item ALLOWANCE amount stated in the agreement will be treated as Additional Work and is subject to **Contractor's profit and overhead at the rate of 10%.**

If the final amount of the ALLOWANCE work is less than the ALLOWANCE line item amount listed in the Agreement, a credit will be issued to Client after all billings related to this particular line item ALLOWANCE work have been received by Contactor. This credit will be applied toward the Final Payment owing under the Agreement. Contractor profit and overhead and any supervisory labor will not be credited back to Owner for ALLOWANCE work.

WARRANTY:

Thank you for choosing FLUXX Remodeling & Design to perform this work for you. Your satisfaction with our work is a high priority to us. FLUXX provides a limited warranty against material defects used in this project for a period of one year following substantial completion of all work. This warranty covers normal usage only. You must contact FLUXX at the email address on page one of this Agreement in writing for warranty service immediately upon discovering an item in need of warranty service. Failure to notify FLUXX of the need for warranty service within ten days of discovery of a warranty item may void this warranty. Additionally, Owner's hiring of others or direct actions by Client or Client's separate contractors to repair a warranty item are not covered by this warranty and will not be reimbursed by Contractor.

No warranty is provided by Contractor on any materials furnished by the Client, with the exception of New Home Construction and FLUXX is hired as the Sub-Contractor, a Commercial project or when the Client is the General Contractor on the project. No warranty is provided on existing materials that are moved and/or reinstalled by the Contractor with the dwelling or the property (including and warranty that existing/used materials will not be damaged during the removal and reinstallation process). One year after substantial completion of the project, the Client's sole remedy (for materials and labor) on all materials that are covered by a manufacturer's warranty is strictly with the manufacturer, not with the Contractor.

Repair of the following items and related damages of every kind are specifically excluded from the Contractor's warranty: problems caused by lack of Client's maintenance; problems caused by Clientr's abuse, Client's misuse, vandalism, Owner modification, or alteration; and ordinary wear and tear. Damages resulting from mold, fungus, and other organic pathogens are excluded from this warranty unless caused by the sole and active negligence or a Contractor as a direct result of construction defect which caused sudden and significant amounts of water infiltration into a part of the structure. Deviations that arise such as the minor cracking of concrete, stucco, and plaster; minor stress fractures in drywall due to the curing of lumber; warping and deflection of wood; shrinking/cracking of grout and caulking; fading of paint and finishes exposed to sunlight are typical (not material) defects in construction, and are strictly excluded from contractors warranty.

THE EXPRESSED WARRANTIES CONTAINED HEREIN ARE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY WARRANTIES OF MERCHANTABILITY, HABITABILITY, OR

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FITNESS FOR A PARTICULAR USE OR PURPOSE. THIS LIMITED WARRANTY EXCLUDED CONSEQUENTIAL, INCIDENTAL, AND SPECIAL DAMAGES AND LIMITS THE DURATION OF IMPLIED WARRANTIES TO THE FULLEST EXTENT PERMISSIBLE UNDER STATE AND FEDERAL LAW. SOME STATES RESTRICT LIMITATIONS ON VARIOUS WARRANTIES, AND SO A CONSUMERS RIGHTS UNDER THIS WARRANTY MAY VARY. THIS LIMITED WARRANTY MAY NOT BE VERBALLY MODIFIED BY ANY PERSON. THIS LIMITED WARRANTY IS GOVERNED BY THE LAWS OF THE STATE WHERE THE WORK WAS PERFORMED.

NOTICE OF LIEN RIGHTS

AS REQUIRED BY THE OREGON CONSTRUCTION LIEN LAW, BUILDER HEREBY NOTIFIES OWNER THAT PERSONS OR COMPANIES FURNISHING LABOR OR MATERIALS FOR THE CONSTRUCTION ON OWNER'S LAND MAY HAVE LIEN RIGHTS ON OWNER'S LAND AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO THE UNDERSIGNED BUILDER, ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER NOTICE WITHIN 60 DAYS AFTER THEY FIRST FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION. ACCORDINGLY, OWNER PROBABLY WILL RECEIVE NOTICES FROM THOSE WHO FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION, AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO THE MORTGAGE LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.

Client (Builder/General Contractor) Printed Name:_____
Client (Builder/General Contractor) Signature:_____ Date:_____
Contractor's (FLUXX) Signature:_____Date:_____

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AGREEMENT FOR SIDING - SKYLINE RANCH RESIDENCE

Date: January 21st 2026

Client: Deschutes Custom Homes

Contractor: FLUXX Remodeling & Design LLC, (FLUXX)

Project Description:
Fluxx will install all siding according to plans and specifications.

FLUXX will maintain a clean and safe working environment throughout the project.
***This Job is not prevailing wage. No addendums were released at the time of the bid.

ITEMS NOT INCLUDED IN THIS BID PACKAGE AT THIS TIME:

1. All materials are to be supplied by general contractor. Pricing below is ONLY for Labor.
2. Dump runs are to be supplied by general contractor.
3. If Builder wants us to use STAINLESS STEEL nails on all siding (face nailed and/or screwed) then builder will provide at their expense. If hot dipped galvanized FLUXX will supply.

SCOPE OF WORK - SECTION

Projected Start Date: TBD
Any additional work deemed necessary outside of what is described in the “scope of work” section below will be additional costs and require a change order to be completed and signed by both above parties prior to accomplishing any “additional work.” Please email Colton at colton@fluxxremodeling.com if you have any questions prior to signing this agreement.

FLUXX Remodeling & Design’s Responsibilities:	**Services provided by SUN FOREST CONSTRUCTION:**
☐ Provide all tools and equipment.	☐ Provide all siding materials, etc

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SIDING: Labor Costs	**Taxed**	**Amount**
T&G Soffits (includes under window seats)		$18,000.00
T&G Eaves (between beams)		$24,500.00
Vertical Siding		$16,800.00
Window/Door Trim		$9,660.00
Other Trim (skylight allotment included)		$5,400.00
SUB TOTAL (Labor Only)		**$74,360.00**

Description - Material Costs	**Taxed**	**Amount**
Materials for job: (General Contractor to supply all materials for job) - FLUXX will provide ALL fasteners except for STAINLESS STEEL Siding Coil Nails.		$1,900.00
Materials Total		**$1,900.00**

Other Comments:	SUBTOTAL	$76,260.00
	OVERHEAD	$3,500.00
	PROFIT	$0.00
	GRAND TOTAL	**$79,760.00**

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CONTRACT TERMS AND CONDITIONS

GENERAL: This is an agreement between Deschutes Custom Homes"client," defined on page 1 of this contract and FLUXX Remodeling & Design LLC ("FLUXX") located at 17857 Kodiak Lane Bend, OR 97707. Under the terms set forth below, Client agrees to purchase the; **siding pack caulking, flashing, windows, and;** the service(s) of FLUXX as set forth in the "scope of work" section above and FLUXX agrees to render such services. As consideration, Client agrees to pay FLUXX the amount shown as "GRAND TOTAL" under the "Scope of Work" Section in exchange for FLUXX to provide the service(s) described in the "Scope of Work" section above. Both parties further agree to:_____

MATERIALS:

- ☐ *FLUXX makes every effort to accurately quantify materials necessary to complete each project based on square footage of the individual areas described in the "Scope of Work." Materials left over after installation are the property of FLUXX and will not be left on site after completion of "Scope of Work."*
  Unless purchased by the "Builder," will make a significant effort to reduce material waste.

PERMITS / HOMEOWNER ASSOCIATIONS (HOA): Client is responsible for securing all necessary permits. Unless specified in writing , FLUXX is not responsible for code or HOA violations made at the Clients request.

NOTES:

- Additional work not specified in the above "scope of work" section is subject to a "change order" which will be signed and paid for by the homeowner / general contractor / "builder" prior to commencing "additional work."
- Custom milling of materials has not been included in this Agreement, unless specifically stated in the Scope of Work section above. Unless custom milling of materials is specifically called out in the plans, specifications, or Scope of Work description above, any material not readily available at local lumber yards or suppliers is *not* included in this Agreement.
- Proposal is valid for 21 days from receipt of bid (date on first page of this proposal)
- FLUXX agrees to only provide materials and labor as described in the above scope of work.

PROJECT START AND COMPLETION: FLUXX will do its best to provide the Client with an estimated start date that falls within a 5-7 business day(s) window. An exact start date is hard to determine due to the nature of our work. An approximate date of substantial completion will be provided under the Scheduling portion of the "Scope of Work" section above.

This date may change though, due to unforeseen conditions such as bad weather, material shortages, employee shortages, etc; However, FLUXX will do their best to actively proceed throughout the project in order to finish within a reasonable timeframe relative to the original allotted end date. Such delays will not alter or invalidate any part of this contract, nor will they entitle the "Client" to additional rights under this contract.

STORAGE OF MATERIALS: Materials will be stored neatly and correctly throughout the project and will remain on the jobsite until substantial completion. FLUXX will not be held responsible for storing materials off-site.

STANDARD EXCLUSIONS: Unless specifically included in the "Scope of Work" section above, this Agreement does not include *Labor* or *Materials* for the following work: Testing, removal and disposal of any materials containing asbestos (or any other hazardous material as defined by the EPA) Custom milling of any wood for use in project. Rerouting conduit, wiring or piping of any kind unless specifically described under the scope of work. Removal and replacement of existing rot or insect infestation. Exact matching of existing finishes. Repair of damage to roadways,

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driveways, or sidewalks that could occur when construction equipment and vehicles are being used in the normal course of construction. Cost of correcting errors and omissions by the Owner's design professionals and separate contractors. Cost of correcting/testing/remediating mold/fungus/mildew and organic pathogens unless caused by the sole and active negligence of Contractor as a direct result of a construction defect that caused sudden and significant water infiltration into a part of the structure.

EXCLUSIONS FOR SIDING PROJECTS: Unless specifically included in the "Scope of Work" section above, this Agreement does NOT include *Labor* or *Materials* for the following work: Removal of debris from the jobsite. Any backing required within framing in order to install siding materials. Furring out walls, rafters, beams, windows, doors, columns, or any other uneven surfaces in order to minimize uneven surfaces and achieve the best possible results. Installing roll or sheet flashing at foundation. Most of these Siding Project Exclusions are unforeseen conditions at the bidding stage and will be discussed with the Client, a change order may need to be signed prior to commencement.

CHANGE ORDERS: FLUXX will make every reasonable effort to complete the project as proposed. Circumstances may arise beyond the control of FLUXX that may prevent construction of the contract exactly as proposed. FLUXX will make reasonable efforts to minimize this impact on the design. Changes made prior to the commencement of work will require a new contract to be issued which will supersede any existing signed contract. Changes made during installation will result in a Change Order to reflect requested changes and any additional materials and/or labor necessary to achieve requested change(s). Changes made verbally on site with the Construction Supervisor will be followed by a written Change order to reflect agreement to change(s) and any additional costs associated with change will be a part of the Change Order pricing.

TERMINATION:

- **Termination Prior to Start Date:**
  This agreement may only be terminated by "Client" in writing. Email is an acceptable method and considered in writing. Termination prior to the start date must be received 10 business days prior to the earliest proposed start date. Refund of deposit, if any, will be determined at that time. However, in many cases at a minimum, FLUXX will be compensated through the initial deposit for the time they've spent organizing for the project up to this point.
- **Termination After Project Commencement:**
  Client shall provide FLUXX 5 business day written notice of cancellation. FLUXX will retain any monies paid by Client up to the effective date of termination. Client is subject to "final billing" upon termination, for all work completed by FLUXX, that is not covered by monies paid previously by Client. (i.e. deposits, progress payment). "Final Billing" will include all expenses incurred for materials, labor and administrative time associated with project up to the effective date of termination.

PAYMENT SCHEDULE:

FLUXX will invoice Builder on the the last day of the month and the 15th of each month based on current completion percentages and will be paid by the 15th and/or by the last day of the month by the "Builder."

Final Payment: The remaining (unpaid) balance(s) of the contract amount is due upon substantial completion of all work under contract. (Substantial Completion is defined as being the point at which the building/work of improvement is suitable for its intended use). Interest in the amount of 1% per month will be charged on all late payments under this Agreement if amount is not paid within 7 days following the last pay period date, established on final invoice..

Final Payment Amount: To be decided.

FLUXX
REMODELING & DESIGN
CCB 236830

17857 KODIAK LANE
BEND, OREGON 97707
PH: (541) 668-1299

PAYMENT OF CHANGE ORDERS / ADDITIONAL WORK : A 50% payment is due upon returning a signed Change Order for Additional Work. The remaining 50% is due within 7 days days of Additional Work completion and the submittal of Additional Work final invoice is received by FLUXX. If Additional Work exceeds $2500.00, a separate Payment Schedule may be established between both parties. **Some exclusions apply when working with "Builders."**

ADDITIONAL PAYMENTS FOR ALLOWANCE WORK AND RELATED CREDITS : Payment for work designated in the Agreement as ALLOWANCE WORK has been initially factored into the lump sum price and Payment Schedule set forth in this Agreement. If the final amount of the ALLOWANCE work exceeds the line item ALLOWANCE amount in the Agreement, the difference between the final amount and the line item ALLOWANCE amount stated in the agreement will be treated as Additional Work and is subject to **Contractor's profit and overhead at the rate of 10%.**

If the final amount of the ALLOWANCE work is less than the ALLOWANCE line item amount listed in the Agreement, a credit will be issued to Client after all billings related to this particular line item ALLOWANCE work have been received by Contactor. This credit will be applied toward the Final Payment owing under the Agreement. Contractor profit and overhead and any supervisory labor will not be credited back to Owner for ALLOWANCE work.

WARRANTY:

Thank you for choosing FLUXX Remodeling & Design to perform this work for you. Your satisfaction with our work is a high priority to us. FLUXX provides a limited warranty against material defects used in this project for a period of one year following substantial completion of all work. This warranty covers normal usage only. You must contact FLUXX at the email address on page one of this Agreement in writing for warranty service immediately upon discovering an item in need of warranty service. Failure to notify FLUXX of the need for warranty service within ten days of discovery of a warranty item may void this warranty. Additionally, Owner's hiring of others or direct actions by Client or Client's separate contractors to repair a warranty item are not covered by this warranty and will not be reimbursed by Contractor.

No warranty is provided by Contractor on any materials furnished by the Client, with the exception of New Home Construction and FLUXX is hired as the Sub-Contractor, a Commercial project or when the Client is the General Contractor on the project. No warranty is provided on existing materials that are moved and/or reinstalled by the Contractor with the dwelling or the property (including and warranty that existing/used materials will not be damaged during the removal and reinstallation process). One year after substantial completion of the project, the Client's sole remedy (for materials and labor) on all materials that are covered by a manufacturer's warranty is strictly with the manufacturer, not with the Contractor.

Repair of the following items and related damages of every kind are specifically excluded from the Contractor's warranty: problems caused by lack of Client's maintenance; problems caused by Clientr's abuse, Client's misuse, vandalism, Owner modification, or alteration; and ordinary wear and tear. Damages resulting from mold, fungus, and other organic pathogens are excluded from this warranty unless caused by the sole and active negligence or a Contractor as a direct result of construction defect which caused sudden and significant amounts of water infiltration into a part of the structure. Deviations that arise such as the minor cracking of concrete, stucco, and plaster; minor stress fractures in drywall due to the curing of lumber; warping and deflection of wood; shrinking/cracking of grout and caulking; fading of paint and finishes exposed to sunlight are typical (not material) defects in construction, and are strictly excluded from contractors warranty.

THE EXPRESSED WARRANTIES CONTAINED HEREIN ARE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY WARRANTIES OF MERCHANTABILITY, HABITABILITY, OR FITNESS FOR A PARTICULAR USE OR PURPOSE. THIS LIMITED WARRANTY EXCLUDED CONSEQUENTIAL, INCIDENTAL, AND SPECIAL DAMAGES AND LIMITS THE DURATION OF IMPLIED

FLUXX
REMODELING & DESIGN
CCB 236830

17857 KODIAK LANE
BEND, OREGON 97707
PH: (541) 668-1299

WARRANTIES TO THE FULLEST EXTENT PERMISSIBLE UNDER STATE AND FEDERAL LAW. SOME STATES RESTRICT LIMITATIONS ON VARIOUS WARRANTIES, AND SO A CONSUMERS RIGHTS UNDER THIS WARRANTY MAY VARY. THIS LIMITED WARRANTY MAY NOT BE VERBALLY MODIFIED BY ANY PERSON. THIS LIMITED WARRANTY IS GOVERNED BY THE LAWS OF THE STATE WHERE THE WORK WAS PERFORMED.

NOTICE OF LIEN RIGHTS

AS REQUIRED BY THE OREGON CONSTRUCTION LIEN LAW, BUILDER HEREBY NOTIFIES OWNER THAT PERSONS OR COMPANIES FURNISHING LABOR OR MATERIALS FOR THE CONSTRUCTION ON OWNER'S LAND MAY HAVE LIEN RIGHTS ON OWNER'S LAND AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO THE UNDERSIGNED BUILDER, ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER NOTICE WITHIN 60 DAYS AFTER THEY FIRST FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION. ACCORDINGLY, OWNER PROBABLY WILL RECEIVE NOTICES FROM THOSE WHO FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION, AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO THE MORTGAGE LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.

Client (Builder/General Contractor) Printed Name:_____
Client (Builder/General Contractor) Signature:_____ Date:_____
Contractor's (FLUXX) Signature:_____Date:_____

Morelock Brothers.

145 SE 9th St.
Bend, OR 97702

Scott 541.610.2206	Brett 541.948-6422

Estimate/Quote

Date	Estimate #
1/15/2026	26-1014

Name / Address	Ship To
Deschutes Custom Homes John Knauss Ken Grant	Lot 13 Skyliner Ranch 19128 Concannon Rd. Bend OR Exterior

P.O. No.	Terms	Ship Date	FOB	Rep	Project
	70% Deposit, Bal n...	1/15/2026	Mill	WH	E26-1014/SLR CD ...

Line#	Description	Qty	UOM	Price	Total
	All Material to be Pre-Stained Valhalla Wood Preservatives Lifetime				
1	Red Balau 1x6 S4S Exterior Siding - 560sf	1,344	LF	5.25	7,056.00
2	Red Balau 2x2 Head	300	LF	4.00	1,200.00
3	Red Balau 2x2 Legs	560	LF	4.00	2,240.00
4	Red Balau 2x2 Sill	280	LF	4.00	1,120.00
5	Red Balau 2x4 Band	420	LF	7.25	3,045.00
6	Red Balau 2x8 Wide Outside Corner	72	LF	14.50	1,044.00
7	Red Balau 2x4 Wide Windows	200	LF	7.25	1,450.00
8	CVG Doug Fir 85/15 Export Fine Grain 1x6 T&G Exterior Soffit, Pre-Stained S.W. S/T Transparetn Matte - 1680	4,032	LF	6.75	27,216.00
9	Red Balau 1-3/4x6 S4S (Requires glue up) Entry Screening - 20/10' (Prefer dimension to be 1-1/2x5-1/2, cost is $12.50lf)	200	LF	20.00	4,000.00
10,11	Exterior rafter and Blockin (by other supplier)			0.00	0.00
	A 70% deposit is due upon order placement Balance upon staged delivery Thank you				

Siding materials must be installed in accordance with the web link
https://www.realcedar.com/siding/installation/profiles/tongue-groove/#
End Sealing all field cuts ensures long term stability

Total $48,371.00

GALE CONTRACTOR SERVICES

WORK AGREEMENT

License #:113362

Branch#: 137 | 202 SE Ninth St | Bend, OR 97702-1468 | (541) 389-4780

CUSTOMER/BUILDER
DESCHUTES CUSTOM HOMES / 1854101
2838 NW CROSSING DR Suite 202
BEND, OR 97703
(503) 901-3893

JOB SITE INFORMATION
TABTABAI Residence
Lot : 13
19128 CONCANNON DR.
BEND, OR 97703

TRADE: INSULATION
QUOTE #: 84115957 / 1
ISSUE DATE: 01-16-2026
SALES PERSON: Thornton, Jason P

Base

LOT 13 SKYLINE RANCH - EXCEEDS ALL EARTH ADVANTAGE REQUIREMENTS.

Work Area	Item	Notes
Exterior Walls	R-23 BIBS (BIBS SYSTEM)	*Plans call for R-21 Exterior wall batt insulation. Blown in Blanket Bibs estimated.
Sound Wall	IBA KN R-11 UNF	Batt Interior wall areas for sound, primary, beds, baths, media and mechanical.
Sound Wall	KNAUF R-19 UNF 15.25"X94"	*See below upgrade pricing to BIBS for better sound protection.
Ceiling Area Vaulted **	R-22 HFO HL 2LB SUMMER = 3 Nominal Inches CLOSED CELL FOAM	*Per plan specs install a Hybrid Closed Cell foam and R-38 Batt system in house and garage ceilings. Total R-value R-60.
Ceiling Area Vaulted **	KNAUF R-38 UNF 24"X48"	*Per plan specs install a Hybrid Closed Cell foam and R-38 Batt system in house and garage ceilings. Total R-value R-60.
Garage Exterior Walls	KNAUF R-21 UHP 15"X93"	
Garage Ceiling Area **	R-22 HFO HL 2LB SUMMER = 3 Nominal Inches CLOSED CELL FOAM R-60 Total.	*Per plan specs install a Hybrid Closed Cell foam and R-38 Batt system in house and garage ceilings. Total R-value R-60.
Garage Ceiling Area	KNAUF R-38 UNFACED BATTS. R-60 Total.	*Per plan specs install a Hybrid Closed Cell foam and R-38 Batt system in house and garage ceilings. Total R-value R-60.
Air Infiltration	CAULK OSI POLYSEAMSEAL 40 YEAR WHITE 10 OZ.	
Air Infiltration	FOAM CF-AS-CJP 24 OZ.	
Exterior Walls-Concrete	R-21 HFO HL 2LB SUMMER = 2.75 Nominal Inches CLOSED CELL FOAM	Per plan specs Install Closed Cell foam at concrete walls, level 0.
Header	INBD ATL ENERGY SHIELD 1.5"X4X8X96	

OPTION/UPGRADE PRICING IS IN ADDITION TO THE BASE TOTAL.

BASE TOTAL: **$45,495.00**

THANK-YOU!

OPTIONS - Initial the sections that you would like added and/or reduced from base total.

UPGRADE EXTERIOR WALLS TO HYBRID CLOSED CELL FOAM AND BIBS.

R-25 PLUS - TOTAL R-VALUE FOR A 2X6 WALL.

Work Area	Item	Notes
Exterior Walls	R-10 HFO HL WINTER = 1.5 Nominal Inches CLOSED CELL FOAM	
Exterior Walls	R-15 BIBS	

Initial: _____ TOTAL for option: **+ $5,995.00**

UPGRADE INTERIOR SOUND WALLS FROM FIBERGLASS BATTS TO BLOWN IN BLANKET OR BIBS.

Work Area	Item	Notes
Sound Wall	R-15 BIBS	
Sound Wall	R-23 BIBS	

Initial: _____ TOTAL for option: **+ $1,695.00**

UPGRADE GARAGE WALLS TO R-23 BIBS.

Work Area	Item	Notes
Garage Exterior Walls	R-23 BIBS	

Initial: _____ TOTAL for option: **+ $395.00**

OPTION BETWEEN FLOOR SOUND LEVEL 0 TO LEVEL 1. R-38 UNFACED BATTS.

Work Area	Item	Notes
Between Floor	KNAUF R-38 UNF 16"X48"	

Initial: _____ TOTAL for option: **+ $2,595.00**

Please be advised that Contractor's prices are subject to change commensurate with increased costs resulting from changes in tariffs, duties, or trade regulations.

NOTE: This agreement consists of multiple pages. If you do not receive the number of pages noted below, please contact Contractor directly at the telephone number stated above.

Draft stop, fire block, fire stop (IBC 718.4.1, 718.4.2 and 718.4.3 or locally adopted equivalent), and fire rated caulking are not included within Contractor's Work unless specifically listed above.

Contractor is willing to furnish to you all material and labor required for the Scope of Work, subject to the terms and conditions stated in this agreement.

TERMS OF PAYMENT: Payment in full due as stated on invoice regardless of any payment arrangements you have with third parties. Visit www.truteambillpay.com to manage your invoices and make payments online with TruTeam Bill Pay.

ACCEPTANCE: Contractor may change and/or withdraw this agreement if Contractor does not receive your signed acceptance within 10 business days after the Date stated above.

PRICING: The prices stated in the Scope of Work above will remain firm for 60 days after the Date stated above. If performance of this agreement extends beyond this 60 day period, you agree to pay Contractor's then current pricing ("Price") for any Work performed after that 60 day period. The Prices are based only on the terms and conditions expressly stated in this agreement. The Prices exclude any and all terms and conditions not expressly stated herein, including, without limitation, any obligation by Contractor to name you or any third-party as an additional insured on its insurance policy; to provide per project aggregate insurance coverage for the Work; to participate in any owner controlled, wrap, or similar insurance program; to indemnify or defend you or any third-party from any claims, actions and/or lawsuits of any kind or nature whatsoever except to the limited extent state in Section 18 of this agreement. Any terms or conditions required by you by contract or otherwise in addition to or inconsistent with those expressly stated in this agreement will result in additional charges and/or higher Prices. Any additional work performed is subject to Contractor's then current pricing (unless Contractor otherwise agrees in writing) and to this agreement.

CUSTOMER:

By: _____

SIGNATURE TITLE

Company Name: _____

CONTRACTOR:

By: _____

SIGNATURE TITLE

Date: _____

THE INFORMATION CONTAINED IN THIS AGREEMENT IS CONFIDENTIAL. NEITHER THIS AGREEMENT NOR ITS TERMS MAY BE DISCLOSED TO THIRD PARTIES.

1. ACCEPTANCE. This agreement is expressly limited to and made conditional upon your acceptance of its terms and conditions. Any of your terms and conditions which are in addition to or different from those contained herein which are not separately agreed to in writing (except additional provisions specifying quantity, description of the products or work ordered and shipping instructions) are deemed material and are hereby objected to and rejected. You waive your objection to any terms and conditions contained herein if Contractor does not receive written notice of your objection within ten business days of the date of this agreement. You will in any event be deemed to have assented to all terms and conditions contained herein if any part of the products or work described herein are provided or performed. Please note particularly the Limited Warranty, Limitation of Remedies and Limitations on Actions and Liability provisions set forth below. You acknowledge that the prices stated are based on the enforceability of these terms and conditions, and on the Limited Warranty, Limitation of Remedies and Limitation of Actions and Liability provisions below, that the price would be substantially higher if Contractor could not limit its liability as herein provided, and that you accept these provisions in exchange for such lower prices.

2. LIMITED WARRANTY. All work performed by Contractor is warranted to be free from defects in material and workmanship for one year from the date of completion of the installation subject to the terms below. Contractor makes no warranties regarding products sold but assigns to you any manufacturer warranties relating to the products. **THIS EXPRESS WARRANTY IS IN LIEU OF AND EXCLUDES ALL OTHER WARRANTIES, WHETHER EXPRESSED, IMPLIED OR STATUTORY, INCLUDING IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE**. This limited warranty does not cover damages relating to (a) accident, misuse, abuse, neglect, or normal wear and tear: (b) failure to use or maintain the product in accordance with manufacturer's instructions; and (c) alteration, repair or attempted repair by anyone other than Contractor or its authorized representative. You shall be solely responsible for the correctness of the plans and specifications and shall release and hold harmless Contractor from any damages resulting from improper, inadequate or vague information supplied by you. Contractor does not take on any obligation to inspect or evaluate the work of other parties in any manner or aspect. This warranty is not transferable.

3. INSURANCE. Contractor shall maintain workers' compensation (employer liability), as required by law, and $1,000,000 in general liability insurance while performing the work. Contractor reserves the right to be self insured to the extent allowed by applicable law. Contractor does not agree to name any other persons or entities as additional insureds.

4. LIMITATION OF REMEDIES. Your sole and exclusive remedy against Contractor for any and all claims for damages arising out of or alleged to have arisen out the Work will be limited to the repair or replacement by Contractor, at Contractor's option, of any nonconforming work or to the issuance of a credit for such nonconforming work in accordance with these terms and conditions provided Contractor is given a reasonable opportunity to inspect the work and confirms such nonconformity. This exclusive remedy shall not be deemed to have failed of its essential purpose so long as Contractor is willing and able to repair or replace the nonconforming work and, in any event, Contractor's maximum liability for any damages shall be limited to the total amount paid to Contractor for the Work under this agreement. This Limitation of Remedies clause shall apply to the parties to this agreement as well as to the current owner(s) of the project and its/ their respective successors and assigns. If you receive a claim for damages by any owner arising out of or alleged to have arisen out of the Work, you agree to give written notice to Contractor of the claim and provide Contractor an opportunity to inspect the alleged damages within 30 days after Contractor's receipt of the notice. If you fail to give the required notice and/or fail to allow Contractor an opportunity to inspect the allege damages within 30 days, you hereby waive any and all rights for damages and/or correction of work against Contractor. This Limitations of Remedies may be plead as a complete bar to any action in violation of this clause.

5. LIMITATIONS ON ACTIONS AND LIABILITY. All claims and/or lawsuits including but not limited to claims or lawsuits for indemnity and/or contribution against Contractor arising under this agreement must be made within 13 months from the date of completion of the installation. **CONTRACTOR WILL NOT BE LIABLE FOR ANY LOSS, DAMAGE OR INJURY RESULTING FROM DELAY IN DELIVERY OF THE PRODUCTS OR FOR ANY FAILURE TO PERFORM THAT IS DUE TO CIRCUMSTANCES BEYOND ITS CONTROL. CONTRACTOR DISCLAIMS ALL LIABILITY FOR ANY AND ALL DAMAGE WHICH MIGHT BE SUSTAINED BY ANY PERSON WHO MAY BE ALLERGIC TO OR AFFECTED BY THE EMANATION OF PARTICLES FROM CERTAIN TYPES OF INSULATION. THE MAXIMUM LIABILITY, IF ANY, OF CONTRACTOR FOR ALL DAMAGES, INCLUDING WITHOUT LIMITATION CONTRACT DAMAGES AND DAMAGES FOR INJURIES TO PERSONS OR PROPERTY, WHETHER ARISING FROM CONTRACTOR'S BREACH OF THIS AGREEMENT, BREACH OF WARRANTY, NEGLIGENCE, STRICT LIABILITY OR OTHER TORT WITH RESPECT TO THE PRODUCTS, OR ANY SERVICES IN CONNECTION WITH THE PRODUCTS, IS LIMITED TO AN AMOUNT NOT TO EXCEED THE CONTRACT PRICE. IN NO EVENT SHALL CONTRACTOR BE LIABLE FOR ANY INCIDENTAL, CONSEQUENTIAL, LIQUIDATED, OR SPECIAL DAMAGES, INCLUDING WITHOUT LIMITATION, LOST REVENUES AND PROFITS, ATTORNEYS FEES AND/OR COSTS EVEN IF IT HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. THE RIGHT TO RECOVER DAMAGES WITHIN THE LIMITATIONS SPECIFIED IS YOUR EXCLUSIVE REMEDY IN THE EVENT THAT ANY OTHER CONTRACTUAL REMEDY FAILS OF ITS ESSENTIAL PURPOSE**.

6. PRICES, TERMS AND SHIPMENT. No cash discounts, back charges, set offs or counterclaims are allowed unless specified by Contractor. In addition to the prices specified, you agree to pay any federal, state or local excise, use, occupational, or similar tax now in force or to be enacted in the future, assessed against Contractor or you by reason of this transaction. No retention is permitted unless Contractor agrees otherwise in writing. Any past due payment will be, at Contractor's option, subject to interest at 1.5% per month (18% per annum) to the extent permitted by law. You agree to receive (or permit Contractor to receive) near the work site, any materials needed to complete the Work. You agree to protect such materials from damage or loss and provide Contractor, free of charge, with reasonable use of light, heat, water, power, storage space and use of available elevators and hoists as needed. Title to all materials under this agreement shall not transfer to you until Contractor receives payment in full. Contractor may charge you a fee and its actual expenses if the job site is not ready for work on the date you specify.

7. FORCE MAJEURE. Contractor shall not be liable for any delay, failures, or default in performance of this agreement or otherwise, in whole or in part, caused by the occurrence of any contingency beyond the control either of Contractor or of suppliers to the Contractor. Such contingencies include but are not limited to failure or delay in transportation, acts of any government or any agency or subdivision thereof, judicial ac-tion, labor disputes, fire, accident, acts of nature, severe weather, product allocation or shortages, labor shortages, fuel shortages, raw material shortages, machinery or techni-cal failure, or work that cannot be completed because of another contractor covering the pertinent portion of the building. If any contingency occurs, Contractor may allocate pro-duction, de-liveries, and performance of work among its customers or substitute substantially similar materials, in its sole discretion, without liability for doing so.

8. CONFIDENTIALITY. If you vis-it Contractor's premises or you otherwise receive any pro-prietary or confidential information from Contractor, you shall retain such infor-mation as confidential and not use or disclose it to any third party without Contractor's written consent.

9. CREDIT APPROVAL. Shipment and delivery of goods and performance of work shall at all times be subject to the ap-proval of Contractor's credit department and Contractor may at any time decline to make any shipment or delivery or perform any work except upon receipt of payment or upon terms and condi-tions or security satisfactory to Contractor. By signing this agreement, you authorize Contractor to check your credit and references.

10. CANCELLATION. This agreement, or any part of it, may only be cancelled with Contractor's written approval. In the event of cancellation of this agreement, or any part hereof, you shall pay: (a) the contract price of all completed items; (b) that portion of the contract price that is equal to the degree of completion of products or work in process, effective on the date Contractor receives notice of cancellation; (c) the cost of any materials and supplies which Contractor shall have purchased to perform and which cannot be readily resold or used for other or similar purposes; (d) a restocking fee; and (e) any expenses incurred by Contractor (including legal fees and judgments) as a result of the cancellation of subcontracts or purchases related to this agreement.

11. DEFAULT. You may terminate this agreement for Contractor's default, wholly or in part, by giving Contractor written notice of termination as follows. You may give a written notice of termination only if Contractor has received a written notice from you specifying such default, the default is not excusable under any provision hereof, and the default has not been remedied within thirty (30) days (or such longer period as may be reasonable under the circumstances) after Contractor's receipt of the notice of default. Delivery of nonconforming products or work by Contractor shall give you the rights set forth in paragraph 4 hereof but shall not be deemed a default for purposes of termination. In the event of termination for default, you shall be relieved of the obligation to pay for work not performed by Contractor prior to the effective date of such termination. A default on Contractor's part shall not subject Contractor to liability, through payment by Contractor, set off or otherwise, for any other damages, whether direct, consequential or incidental, and whether sought under theories of contract or tort.

12. ASSIGNMENT. You may not assign this agreement or any claim against Contractor relating to this agreement.

13. GOVERNING LAW. This agreement shall be construed, interpreted and the rights of the parties determined in accordance with the laws of the State of Contractor's address first listed on the front of this agreement.

14. DISPUTES AND MANDATORY MEDIATION. In the event that a dispute arises over the reasonableness of or entitlement to fees charged by Contractor, the prevailing party will be entitled to reasonable attorneys fees and costs. In all other disputes of any nature, each party shall pay its own fees and costs. Except as required to protect confidential information and to obtain preliminary injunctive relief to prevent irreparable harm, you and the Contractor agree that prior to the initiation of any legal action the parties will engage in facilitative mediation of any and all disputes in any way related to this agreement. If the parties cannot agree upon a facilitative mediator within 30 days of when the dispute arose, one will be selected pursuant to the Commercial Mediation Rules of the American Arbitration Association. Each party will share equally the fees of the facilitative mediator and costs of the mediation.

15. INSULATION DOES NOT PREVENT FROZEN PIPES. Insulating around water lines in an unconditioned or semi-conditioned area will not prevent pipes from freezing or accumulating condensation. To decrease the possibility of frozen pipes, locate any water pipes within a conditioned area, such as internal walls rather than external walls. If You do not locate the pipes within an internal wall, you hold Contractor harmless and release Contractor from any claims relating to frozen or burst pipes.

16. SEVERABILITY. If any provision on this agreement is not enforceable, that provision shall be effective only to the extent permitted by law and all other provisions of this agreement shall remain.

17. ENTIRE AGREEMENT. This instrument contains the entire agreement of the parties relating to the subject matter hereof and may only be waived, changed, modified, extended or discharged orally by a writing signed by the party against whom enforcement of any such waiver, change, modification, extension or discharge is sought. The terms and conditions of this agreement supersede any agreement to which it is attached.

18. INDEMNITY. Each of the parties to this agreement agrees to defend and indemnify one another from any and all claims, actions and/or lawsuits caused by the party's negligent acts or omissions. This indemnity clause and the obligations created herein shall control and take priority over any contrary indemnity agreement entered into prior to this agreement. Furthermore, this indemnity clause and the obligations created herein shall control and take priority over any contrary indemnity agreement entered into subsequent to this agreement unless the subsequent agreement specifically refers to this indemnity clause and declares it null and void.

GALE CONTRACTOR SERVICES

ADDENDUM

License #:113362

Branch#: 137 | 202 SE Ninth St | Bend, OR 97702-1468 | (541) 389-4780

CUSTOMER/BUILDER
DESCHUTES CUSTOM HOMES / 1854101
2838 NW CROSSING DR Suite 202
BEND, OR 97703
(503) 901-3893

JOB SITE INFORMATION
TABTABAI Residence
Lot : 13
19128 CONCANNON DR.
BEND, OR 97703

TRADE: INSULATION
QUOTE #: 84115957 / 1
ISSUE DATE: 01-16-2026
SALES PERSON: Thornton, Jason P

Gale Contractor Services ("Contractor") and Customer each agree to amend the agreement ("Agreement") for the Project specified above as follows:

1. Customer has contracted with Contractor for the installation of spray polyurethane foam in accordance with the scope of work ("Work") specifically set forth in the Agreement. This Addendum modifies the terms of the Agreement and its exhibits and addenda. If any of the terms and conditions of this Addendum should conflict with any terms and conditions of the Agreement this Addendum shall control. These modifications are mutually agreed to by the parties and are supported by legal consideration. Customer's acceptance shall be evidenced by permitting Contractor to perform the Work.

2. Contractor agrees to incorporate by reference the scope of work and terms and conditions as set forth in Contractor's Proposal, dated January 16, 2026, including all exclusions contained therein.

3. In performing work, Subcontractor is not inspecting or assessing, and undertakes no responsibility to inspect or assess, the Project site (or any component or system thereof) for any purpose other than to perform the Work. The rights and obligations between Contractor and Customer concerning Work performed by Contractor shall be as expressly stated in the Proposal.

4. Customer acknowledges that the spray polyurethane products and the installation specifications selected by the Customer and described in the Work are subject to building codes and evaluation reports which contain express requirements and/or recommendations which are outside the Work unless expressly enumerated in the Proposal. Such requirements and/or recommendations may include, but are not necessarily limited to: installing a specified attic hatch; limiting entry to the attic or crawl space only for service of utilities and not permitting storage in the attic or crawl space; ensuring that (a) there are no interconnected attic, crawl space or basement areas, (b) the air in the attic or crawl space is not circulated to other parts of the building, (c) combustion air and attic ventilation is provided when required, (d) the attic assembly has been properly constructed and (e) a code official has provided the required inspections.

5. The Contractor bears no responsibility for the failure of the Customer, developer, builder, owner or subsequent owner, to use and maintain the attic space in strict accordance with the applicable building codes and evaluation reports.

6. Building codes may require, and evaluation reports may specify, a thermal barrier or ignition barrier be applied to the spray foam applied insulation. A thermal barrier or ignition barrier is not included within the Work unless specifically listed in the Proposal.

CUSTOMER:

By: _____

Date: _____

CONTRACTOR:

By: _____

Date: _____

GALE CONTRACTOR SERVICES

WORK AGREEMENT

License #:113362

Branch#: 137 | 202 SE Ninth St | Bend, OR 97702-1468 | (541) 389-4780

CUSTOMER/BUILDER
DESCHUTES CUSTOM HOMES / 1854101
2838 NW CROSSING DR Suite 202
BEND, OR 97703
(503) 901-3893

JOB SITE INFORMATION
TABTABAI Residence
Lot : 13
19128 CONCANNON DR.
BEND, OR 97703

TRADE: INSULATION
QUOTE #: 84126999 / 1
ISSUE DATE: 01-21-2026
SALES PERSON: Thornton, Jason P

Base

Below pricing is to supply and install slab grade Rigid board as detailed on the plans. Under slab and slab edge.

Work Area	Item	Notes
Slab	INBD OC FOAMULAR NGX F-250 3X48X96 SSE 16P	*SEE ABOVE NOTE.
Slab	INBD OC FOAMULAR NGX F-250 3X48X96 SSE 16P	

THANK YOU!

BASE TOTAL: **$21,250.00**

Please be advised that Contractor's prices are subject to change commensurate with increased costs resulting from changes in tariffs, duties, or trade regulations.

NOTE: This agreement consists of multiple pages. If you do not receive the number of pages noted below, please contact Contractor directly at the telephone number stated above.

Draft stop, fire block, fire stop (IBC 718.4.1, 718.4.2 and 718.4.3 or locally adopted equivalent), and fire rated caulking are not included within Contractor's Work unless specifically listed above.

Contractor is willing to furnish to you all material and labor required for the Scope of Work, subject to the terms and conditions stated in this agreement.

TERMS OF PAYMENT: Payment in full due as stated on invoice regardless of any payment arrangements you have with third parties. Visit www.truteambillpay.com to manage your invoices and make payments online with TruTeam Bill Pay.

ACCEPTANCE: Contractor may change and/or withdraw this agreement if Contractor does not receive your signed acceptance within 10 business days after the Date stated above.

PRICING: The prices stated in the Scope of Work above will remain firm for 60 days after the Date stated above. If performance of this agreement extends beyond this 60 day period, you agree to pay Contractor's then current pricing ("Price") for any Work performed after that 60 day period. The Prices are based only on the terms and conditions expressly stated in this agreement. The Prices exclude any and all terms and conditions not expressly stated herein, including, without limitation, any obligation by Contractor to name you or any third-party as an additional insured on its insurance policy; to provide per project aggregate insurance coverage for the Work; to participate in any owner controlled, wrap, or similar insurance program; to indemnify or defend you or any third-party from any claims, actions and/or lawsuits of any kind or nature whatsoever except to the limited extent state in Section 18 of this agreement. Any terms or conditions required by you by contract or otherwise in addition to or inconsistent with those expressly stated in this agreement will result in additional charges and/or higher Prices. Any additional work performed is subject to Contractor's then current pricing (unless Contractor otherwise agrees in writing) and to this agreement.

CUSTOMER:

By: _____

SIGNATURE TITLE

Company Name: _____

CONTRACTOR:

By: _____

SIGNATURE TITLE

Date: _____

THE INFORMATION CONTAINED IN THIS AGREEMENT IS CONFIDENTIAL. NEITHER THIS AGREEMENT NOR ITS TERMS MAY BE DISCLOSED TO THIRD PARTIES.

1. ACCEPTANCE. This agreement is expressly limited to and made conditional upon your acceptance of its terms and conditions. Any of your terms and conditions which are in addition to or different from those contained herein which are not separately agreed to in writing (except additional provisions specifying quantity, description of the products or work ordered and shipping instructions) are deemed material and are hereby objected to and rejected. You waive your objection to any terms and conditions contained herein if Contractor does not receive written notice of your objection within ten business days of the date of this agreement. You will in any event be deemed to have assented to all terms and conditions contained herein if any part of the products or work described herein are provided or performed. Please note particularly the Limited Warranty, Limitation of Remedies and Limitations on Actions and Liability provisions set forth below. You acknowledge that the prices stated are based on the enforceability of these terms and conditions, and on the Limited Warranty, Limitation of Remedies and Limitation of Actions and Liability provisions below, that the price would be substantially higher if Contractor could not limit its liability as herein provided, and that you accept these provisions in exchange for such lower prices.

2. LIMITED WARRANTY. All work performed by Contractor is warranted to be free from defects in material and workmanship for one year from the date of completion of the installation subject to the terms below. Contractor makes no warranties regarding products sold but assigns to you any manufacturer warranties relating to the products. **THIS EXPRESS WARRANTY IS IN LIEU OF AND EXCLUDES ALL OTHER WARRANTIES, WHETHER EXPRESSED, IMPLIED OR STATUTORY, INCLUDING IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE**. This limited warranty does not cover damages relating to (a) accident, misuse, abuse, neglect, or normal wear and tear: (b) failure to use or maintain the product in accordance with manufacturer's instructions; and (c) alteration, repair or attempted repair by anyone other than Contractor or its authorized representative. You shall be solely responsible for the correctness of the plans and specifications and shall release and hold harmless Contractor from any damages resulting from improper, inadequate or vague information supplied by you. Contractor does not take on any obligation to inspect or evaluate the work of other parties in any manner or aspect. This warranty is not transferable.

3. INSURANCE. Contractor shall maintain workers' compensation (employer liability), as required by law, and $1,000,000 in general liability insurance while performing the work. Contractor reserves the right to be self insured to the extent allowed by applicable law. Contractor does not agree to name any other persons or entities as additional insureds.

4. LIMITATION OF REMEDIES. Your sole and exclusive remedy against Contractor for any and all claims for damages arising out of or alleged to have arisen out the Work will be limited to the repair or replacement by Contractor, at Contractor's option, of any nonconforming work or to the issuance of a credit for such nonconforming work in accordance with these terms and conditions provided Contractor is given a reasonable opportunity to inspect the work and confirms such nonconformity. This exclusive remedy shall not be deemed to have failed of its essential purpose so long as Contractor is willing and able to repair or replace the nonconforming work and, in any event, Contractor's maximum liability for any damages shall be limited to the total amount paid to Contractor for the Work under this agreement. This Limitation of Remedies clause shall apply to the parties to this agreement as well as to the current owner(s) of the project and its/ their respective successors and assigns. If you receive a claim for damages by any owner arising out of or alleged to have arisen out of the Work, you agree to give written notice to Contractor of the claim and provide Contractor an opportunity to inspect the alleged damages within 30 days after Contractor's receipt of the notice. If you fail to give the required notice and/or fail to allow Contractor an opportunity to inspect the allege damages within 30 days, you hereby waive any and all rights for damages and/or correction of work against Contractor. This Limitations of Remedies may be plead as a complete bar to any action in violation of this clause.

5. LIMITATIONS ON ACTIONS AND LIABILITY. All claims and/or lawsuits including but not limited to claims or lawsuits for indemnity and/or contribution against Contractor arising under this agreement must be made within 13 months from the date of completion of the installation. **CONTRACTOR WILL NOT BE LIABLE FOR ANY LOSS, DAMAGE OR INJURY RESULTING FROM DELAY IN DELIVERY OF THE PRODUCTS OR FOR ANY FAILURE TO PERFORM THAT IS DUE TO CIRCUMSTANCES BEYOND ITS CONTROL. CONTRACTOR DISCLAIMS ALL LIABILITY FOR ANY AND ALL DAMAGE WHICH MIGHT BE SUSTAINED BY ANY PERSON WHO MAY BE ALLERGIC TO OR AFFECTED BY THE EMANATION OF PARTICLES FROM CERTAIN TYPES OF INSULATION. THE MAXIMUM LIABILITY, IF ANY, OF CONTRACTOR FOR ALL DAMAGES, INCLUDING WITHOUT LIMITATION CONTRACT DAMAGES AND DAMAGES FOR INJURIES TO PERSONS OR PROPERTY, WHETHER ARISING FROM CONTRACTOR'S BREACH OF THIS AGREEMENT, BREACH OF WARRANTY, NEGLIGENCE, STRICT LIABILITY OR OTHER TORT WITH RESPECT TO THE PRODUCTS, OR ANY SERVICES IN CONNECTION WITH THE PRODUCTS, IS LIMITED TO AN AMOUNT NOT TO EXCEED THE CONTRACT PRICE. IN NO EVENT SHALL CONTRACTOR BE LIABLE FOR ANY INCIDENTAL, CONSEQUENTIAL, LIQUIDATED, OR SPECIAL DAMAGES, INCLUDING WITHOUT LIMITATION, LOST REVENUES AND PROFITS, ATTORNEYS FEES AND/OR COSTS EVEN IF IT HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. THE RIGHT TO RECOVER DAMAGES WITHIN THE LIMITATIONS SPECIFIED IS YOUR EXCLUSIVE REMEDY IN THE EVENT THAT ANY OTHER CONTRACTUAL REMEDY FAILS OF ITS ESSENTIAL PURPOSE**.

6. PRICES, TERMS AND SHIPMENT. No cash discounts, back charges, set offs or counterclaims are allowed unless specified by Contractor. In addition to the prices specified, you agree to pay any federal, state or local excise, use, occupational, or similar tax now in force or to be enacted in the future, assessed against Contractor or you by reason of this transaction. No retention is permitted unless Contractor agrees otherwise in writing. Any past due payment will be, at Contractor's option, subject to interest at 1.5% per month (18% per annum) to the extent permitted by law. You agree to receive (or permit Contractor to receive) near the work site, any materials needed to complete the Work. You agree to protect such materials from damage or loss and provide Contractor, free of charge, with reasonable use of light, heat, water, power, storage space and use of available elevators and hoists as needed. Title to all materials under this agreement shall not transfer to you until Contractor receives payment in full. Contractor may charge you a fee and its actual expenses if the job site is not ready for work on the date you specify.

7. FORCE MAJEURE. Contractor shall not be liable for any delay, failures, or default in performance of this agreement or otherwise, in whole or in part, caused by the occurrence of any contingency beyond the control either of Contractor or of suppliers to the Contractor. Such contingencies include but are not limited to failure or delay in transportation, acts of any government or any agency or subdivision thereof, judicial ac-tion, labor disputes, fire, accident, acts of nature, severe weather, product allocation or shortages, labor shortages, fuel shortages, raw material shortages, machinery or techni-cal failure, or work that cannot be completed because of another contractor covering the pertinent portion of the building. If any contingency occurs, Contractor may allocate pro-duction, de-liveries, and performance of work among its customers or substitute substantially similar materials, in its sole discretion, without liability for doing so.

8. CONFIDENTIALITY. If you vis-it Contractor's premises or you otherwise receive any pro-prietary or confidential information from Contractor, you shall retain such infor-mation as confidential and not use or disclose it to any third party without Contractor's written consent.

9. CREDIT APPROVAL. Shipment and delivery of goods and performance of work shall at all times be subject to the ap-proval of Contractor's credit department and Contractor may at any time decline to make any shipment or delivery or perform any work except upon receipt of payment or upon terms and condi-tions or security satisfactory to Contractor. By signing this agreement, you authorize Contractor to check your credit and references.

10. CANCELLATION. This agreement, or any part of it, may only be cancelled with Contractor's written approval. In the event of cancellation of this agreement, or any part hereof, you shall pay: (a) the contract price of all completed items; (b) that portion of the contract price that is equal to the degree of completion of products or work in process, effective on the date Contractor receives notice of cancellation; (c) the cost of any materials and supplies which Contractor shall have purchased to perform and which cannot be readily resold or used for other or similar purposes; (d) a restocking fee; and (e) any expenses incurred by Contractor (including legal fees and judgments) as a result of the cancellation of subcontracts or purchases related to this agreement.

11. DEFAULT. You may terminate this agreement for Contractor's default, wholly or in part, by giving Contractor written notice of termination as follows. You may give a written notice of termination only if Contractor has received a written notice from you specifying such default, the default is not excusable under any provision hereof, and the default has not been remedied within thirty (30) days (or such longer period as may be reasonable under the circumstances) after Contractor's receipt of the notice of default. Delivery of nonconforming products or work by Contractor shall give you the rights set forth in paragraph 4 hereof but shall not be deemed a default for purposes of termination. In the event of termination for default, you shall be relieved of the obligation to pay for work not performed by Contractor prior to the effective date of such termination. A default on Contractor's part shall not subject Contractor to liability, through payment by Contractor, set off or otherwise, for any other damages, whether direct, consequential or incidental, and whether sought under theories of contract or tort.

12. ASSIGNMENT. You may not assign this agreement or any claim against Contractor relating to this agreement.

13. GOVERNING LAW. This agreement shall be construed, interpreted and the rights of the parties determined in accordance with the laws of the State of Contractor's address first listed on the front of this agreement.

14. DISPUTES AND MANDATORY MEDIATION. In the event that a dispute arises over the reasonableness of or entitlement to fees charged by Contractor, the prevailing party will be entitled to reasonable attorneys fees and costs. In all other disputes of any nature, each party shall pay its own fees and costs. Except as required to protect confidential information and to obtain preliminary injunctive relief to prevent irreparable harm, you and the Contractor agree that prior to the initiation of any legal action the parties will engage in facilitative mediation of any and all disputes in any way related to this agreement. If the parties cannot agree upon a facilitative mediator within 30 days of when the dispute arose, one will be selected pursuant to the Commercial Mediation Rules of the American Arbitration Association. Each party will share equally the fees of the facilitative mediator and costs of the mediation.

15. INSULATION DOES NOT PREVENT FROZEN PIPES. Insulating around water lines in an unconditioned or semi-conditioned area will not prevent pipes from freezing or accumulating condensation. To decrease the possibility of frozen pipes, locate any water pipes within a conditioned area, such as internal walls rather than external walls. If You do not locate the pipes within an internal wall, you hold Contractor harmless and release Contractor from any claims relating to frozen or burst pipes.

16. SEVERABILITY. If any provision on this agreement is not enforceable, that provision shall be effective only to the extent permitted by law and all other provisions of this agreement shall remain.

17. ENTIRE AGREEMENT. This instrument contains the entire agreement of the parties relating to the subject matter hereof and may only be waived, changed, modified, extended or discharged orally by a writing signed by the party against whom enforcement of any such waiver, change, modification, extension or discharge is sought. The terms and conditions of this agreement supersede any agreement to which it is attached.

18. INDEMNITY. Each of the parties to this agreement agrees to defend and indemnify one another from any and all claims, actions and/or lawsuits caused by the party's negligent acts or omissions. This indemnity clause and the obligations created herein shall control and take priority over any contrary indemnity agreement entered into prior to this agreement. Furthermore, this indemnity clause and the obligations created herein shall control and take priority over any contrary indemnity agreement entered into subsequent to this agreement unless the subsequent agreement specifically refers to this indemnity clause and declares it null and void.

Lifetime Building Supply LLC.
926 SE Textron Dr.
Bend OR 97702
541-323-0814

QUOTE

2601-501702

SOLD TO	JOB ADDRESS
Deschutes Custom Homes 19855 4th St. #202 Bend OR 97703	Lot 13 Skyline Deschutes Custom Homes Bend OR 97703 541-408-3820

ACCOUNT	JOB
6	0
CREATED ON	01/30/2026
EXPIRES ON	01/30/2027
BRANCH	1000
CUSTOMER PO#	
STATION	0001
CASHIER	DL
SALESPERSON	DL
ORDER ENTRY	DL
MODIFIED BY	

Thank you for your business!

Item	*Description*	*D*	*Quantity*	*U/M*	*Price*	*Per*	*Amount*
	INTERIOR DOORS						
SOPHA	--Special Interior Flush Single Prehung,2/8x7/0 1-3/4" LD2000 Split Face Door - Primed / QS White Oak, White Oak Edges,LHOS,5-9/16" #10000 QS White Oak Wood Double Rabbet Jamb,No Bore,218 Black SOSS Hinges,R.O. 33 7/8" x 86 1/8"		1	EA	2700.3300	EA	2,700.33
SOPHA	--Special Interior Flush Single Prehung,2/8x7/0 1-3/4" LD2000 Split Face Door - Primed / VG FIR, Fir Edges,LHOS,5-9/16" Fir - Solid Wood Double Rabbet Jamb,No Bore,218 Black SOSS Hinges,R.O. 33 7/8" x 86 1/8"		1	EA	2417.1000	EA	2,417.10
SOPHA	--Special Interior Flush Single Pocket Door,4/5X7/0 1-3/4" LD2000 QS WHITE OAK, 3/4"HWE,Slide Reversible,Emtek Pocket Prep,Slab Size: 53" x 84"		1	EA	2781.5300	EA	2,781.53
SOPHA	--Special Interior Flush Single Pocket Door,4/5X7/0 1-3/4" LD2000 VG Fir, 5/8"SES,Slide Reversible,Emtek Pocket Prep,Slab Size: 53" x 84"		1	EA	2993.5800	EA	2,993.58
SOPHA	--Special Interior Flush Single Prehung,2/4X7/0 1-3/4" LD2000 VG Fir, 5/8"SES,RHIS,5-9/16" Fir - Solid Wood Double Rabbet Jamb,Emtek Stretto Prep at 48", Backset TBD,Strike Prep -		1	EA	1761.8300	EA	1,761.83

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Subtotal	
Sales Tax	
Total	

Buyer:

Signature

COPY

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BRANCH	1000
CUSTOMER PO#	
STATION	0001
CASHIER	DL
SALESPERSON	DL
ORDER ENTRY	DL
MODIFIED BY	

Thank you for your business!

Item	*Description*	*D*	*Quantity*	*U/M*	*Price*	*Per*	*Amount*
	TBD,4", 1/4"R- Black BB Hinges,R.O. 29 7/8" x 86 1/8"						
SOPHA	--Special Interior Flush Single Prehung,2/6X7/0 1-3/4" LD2000 VG Fir, 5/8"SES,RHIS,5-9/16" Fir - Solid Wood Double Rabbet Jamb,Emtek Stretto Prep at 48", Backset TBD,Strike Prep - TBD,4", 1/4"R- Black BB Hinges,R.O. 31 7/8" x 86 1/8"		1	EA	1761.8300	EA	1,761.83
SOPHA	--Special Interior Flush Single Prehung,3/0 x 7/0 1-3/4" LD2000 Primed Flush, 3/4" HWE,20 Minute Label Applied to Door and Jamb,RHIS,7-9/16" Primed Finger Joint Wood Single Rabbet - Kerfed Jamb,Bronze Compression Weatherstrip,Emtek Stretto Prep at 48", Backset TBD,Strike Prep - TBD,4", 1/4"R- Black BB Hinges,Brown Nail On Door Sweep,Bronze Adjustable Composite - Dark Cap Sill with Gray Sill Cover,No Brickmould,R.O. 38" x 86 1/4"		1	EA	1167.9600	EA	1,167.96
SOPHA	--Special Interior Flush Single Prehung,2/10 x 7/0 1-3/4" LD2000 Primed Flush, 3/4" HWE,20 Minute Label Applied to Door and Jamb,RHOS,7-9/16" Primed Finger Joint Wood Single Rabbet - Kerfed Jamb,Bronze Compression Weatherstrip,Emtek Stretto Prep at 48", Backset TBD,Strike Prep		1	EA	1183.9000	EA	1,183.90

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EXPIRES ON	01/30/2027
BRANCH	1000
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STATION	0001
CASHIER	DL
SALESPERSON	DL
ORDER ENTRY	DL
MODIFIED BY	

Thank you for your business!

Item	*Description*	*D*	*Quantity*	*U/M*	*Price*	*Per*	*Amount*
	- TBD,4", 1/4"R- Black BB Hinges,Bronze Fixed Bumper Sill,No Brickmould,R.O. 36" x 84 7/8"						
SOPHA	--Special Interior Flush Single Prehung,2/8 x 7/0 1-3/4" LD2000 Primed Flush, 3/4" HWE,20 Minute Label Applied to Door and Jamb,LHOS,5-9/16" Primed Finger Joint Wood Single Rabbet - Kerfed Jamb,Bronze Compression Weatherstrip,Emtek Stretto Prep at 48", Backset TBD,Strike Prep - TBD,4", 1/4"R- Black BB Hinges,Bronze Fixed Bumper Sill,No Brickmould,R.O. 34" x 84 7/8"		1	EA	1097.2400	EA	1,097.24
SOPHA	--Special Interior Flush Single Prehung,CUSTOM DOOR,Reason for Special Order: Some selection(s) require pricing and review from Alliance,LHIS,7-9/16" Hemlock - Solid Wood Bullnose - Applied Flat Jamb,Mortise Pocket without Function Holes at 48", 2-3/4" Backset,4-7/8" ASA with Square Corners Strike Prep,4", 1/4"R- Black BB Hinges,R.O. 33 7/8" x 86 1/8"		1	EA	1097.2400	EA	1,097.24
SOPHA	--Special Interior Flush Single Prehung,CUSTOM DOOR,Reason for Special Order: Some selection(s) require pricing and review from Alliance,LHIS,7-9/16" Hemlock -		1	EA	1097.2400	EA	1,097.24

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LIFETIME BUILDING SUPPLY

Lifetime Building Supply LLC.
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541-323-0814

QUOTE

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CASHIER	DL
SALESPERSON	DL
ORDER ENTRY	DL
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Thank you for your business!

Item	*Description*	*D*	*Quantity*	*U/M*	*Price*	*Per*	*Amount*
	Solid Wood Bullnose - Applied Flat Jamb,Mortise Pocket without Function Holes at 48", 2-3/4" Backset,4-7/8" ASA with Square Corners Strike Prep,4", 1/4"R-Black BB Hinges,R.O. 31 7/8" x 86 1/8"						
SOPHA	--Special Interior Flush Single Prehung,CUSTOM DOOR,Reason for Special Order: Some selection(s) require pricing and review from Alliance,RHIS,5-9/16" PFJ Jamb,Mortise Pocket without Function Holes at 48", 2-3/4" Backset,4-7/8" ASA with Square Corners Strike Prep,4", 1/4"R-Black BB Hinges,R.O. 31 7/8" x 86 1/8"		4	EA	1097.2400	EA	4,388.96
SOPHA	--Special Interior Flush Single Prehung,CUSTOM DOOR,Reason for Special Order: Some selection(s) require pricing and review from Alliance,LHIS,5-9/16" PFJ Jamb,Mortise Pocket without Function Holes at 48", 2-3/4" Backset,4-7/8" ASA with Square Corners Strike Prep,4", 1/4"R-Black BB Hinges,R.O. 31 7/8" x 86 1/8"		3	EA	1097.2400	EA	3,291.72
SOPHA	--Special Interior Flush Single Pocket Door,CUSTOM DOOR,Reason for Special Order: Some selection(s) require pricing and review from Alliance,Slide		1	EA	1097.2400	EA	1,097.24

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ORDER ENTRY	DL
MODIFIED BY	

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Item	*Description*	*D*	*Quantity*	*U/M*	*Price*	*Per*	*Amount*
	Reversible,Mortise Pocket without Function Holes at 48",Slab Size: 31 13/16" x 84"						
SOPHA	--Special Interior Flush Single Pocket Door,CUSTOM DOOR,Reason for Special Order: Some selection(s) require pricing and review from Alliance,Slide Reversible,Mortise Pocket without Function Holes at 48",Slab Size: 29 13/16" x 84"		1	EA	1097.2400	EA	1,097.24
SOPHA	--Special Interior Flush Single Pocket Door,CUSTOM DOOR,Reason for Special Order: Some selection(s) require pricing and review from Alliance,Slide Reversible,Cut Down: 13/16" Width,Mortise Pocket without Function Holes at 48",Slab Size: 41" x 84"		1	EA	1097.2400	EA	1,097.24
SOPHA	--Special Order Door,Reason for Special Order: Some selection(s) require pricing and review from Alliance,2/8 x 7/0 x 1-3/4" SC PRIMED,FLUSH, LD2000,3/4"HWE,FWSQ		1	EA	1097.2400	EA	1,097.24
SOPHA	--Special Order Door,Reason for Special Order: Some selection(s) require pricing and review from Alliance,2/0 x 7/0 x 1-3/4" SC PRIMED,FLUSH, LD2000,3/4"HWE,FWSQ		1	EA	1097.2400	EA	1,097.24
SOPHA	--Special Order Door,Reason for		4	EA	1097.2400	EA	4,388.96

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Item	*Description*	*D*	*Quantity*	*U/M*	*Price*	*Per*	*Amount*
	Special Order: Some selection(s) require pricing and review from Alliance,2/6 x 7/4 x 1-3/4" SC PRIMED,FLUSH, LD2000,3/4"HWE,FWSQ						
SOPHA	--Special Order Door,Reason for Special Order: Some selection(s) require pricing and review from Alliance,1/10 x 7/0 x 1-3/4" SC PRIMED,FLUSH, LD2000,3/4"HWE,FWSQ		11	EA	1097.2400	EA	12,069.64
	INTERIOR DOORS						49,685.26
	POCKET FRAMES						
SOPKTOP	Cavity Slider- 5/0 x 10/0 Ultimate Pocket Door Frame (2X6) CSU6K50100		1	EA	1434.2300	EA	1,434.23
SOPKTOP	Cavity Slider- 4/0 x 8/0 Ultimate Pocket Door Frame (2X6) CSU6K4080		1	EA	1003.5400	EA	1,003.54
SOPKTOP	Cavity Slider- 3/0 x 8/0 Ultimate Pocket Door Frame (2X6) CSU6K3080		1	EA	918.0800	EA	918.08
SOPKTOP	Cavity Slider- 2/6 x 8/0 Ultimate Pocket Door Frame (2X6) CSU6K2680		1	EA	918.0800	EA	918.08
SOPKTOP	Sofstop Double Action One Stop (0-200 Lbs) DKS0711		6	EA	551.6900	EA	3,310.14
	POCKET FRAMES						7,584.07
	BIFOLDING HARDWARE- CLOSETS						

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MODIFIED BY	

Thank you for your business!

Item	*Description*	*D*	*Quantity*	*U/M*	*Price*	*Per*	*Amount*
SOBANNER	Hafele- FITTING KIT FOR VARIOFOLD 80/H (943-29-010)		3	EA	3469.2800	EA	10,407.84
SOBANNER	Hafele- 6M UPPER TRACK VARIO OR CENTER (943-27-960) * This item is designated as Oversized per our Small Package Carriers. Orders for this item will incur an additional Oversize charge.		2	EA	1502.5700	EA	3,005.14
SOBANNER	Hafele- LOWER GUIDE CHANNEL (940-81-600)		2	EA	251.4900	EA	502.98
SOBANNER	Hafele- SS HINGE NRP FULL MORTISE		10	EA	225.7500	EA	2,257.50
SC	Shipping Charge						250.00
	BIFOLDING HARDWARE- CLOSETS						16,423.46
	HARDWARE						
SOMISC	Nanz & Company Hardware Allowance *(~$ 1,177.00 per Lever)		1	EA	38000.0000	EA	38,000.00
	HARDWARE						38,000.00
	MILLWORK						
SODIS	Poplar ¾" x 7-1/4" S4S		720	LF	5.7300	LF	4,125.60
SODIS	Poplar ½ x 3-1/2" E1E		1,200	LF	3.7500	LF	4,500.00
SODIS	Poplar ¾" x 2-1/2" E2E w/ Plow		300	LF	5.5000	LF	1,650.00
SODIS	Quarter Sawn White Oak ¾" x 2-1/2" E2E w/ Plow		1,461	LF	6.8300	LF	9,978.63

Thank you for the opportunity to earn your business! Quotes are subject to change daily based on supplier pricing and availability. Please review all product specifications, quantities, and measurements carefully. Any changes made after order approval may result in additional charges and/or extended lead times.This is NOT a legally binding contract between parties. PLEASE EXAMINE CAREFULLY.

Subtotal

Sales Tax

Total

Buyer:

Signature

COPY

Lifetime Building Supply LLC.
926 SE Textron Dr.
Bend OR 97702
541-323-0814

QUOTE

2601-501702

SOLD TO	JOB ADDRESS
Deschutes Custom Homes 19855 4th St. #202 Bend OR 97703	Lot 13 Skyline Deschutes Custom Homes Bend OR 97703 541-408-3820

ACCOUNT	JOB
6	0
CREATED ON	01/30/2026
EXPIRES ON	01/30/2027
BRANCH	1000
CUSTOMER PO#	
STATION	0001
CASHIER	DL
SALESPERSON	DL
ORDER ENTRY	DL
MODIFIED BY	

Thank you for your business!

Item	Description	D	Quantity	U/M	Price	Per	Amount
SODIS	Quarter Sawn White Oak ¾" x 5-1/2" T&G w/ V-Groove		250	LF	17.6200	LF	4,405.00
SODIS	VG Cedar ¾" x 2-1/2" E2E w/ Plow		128	LF	9.7500	LF	1,248.00
SODIS	MG Cedar ¾" x 5-1/2" T&G w/ V-Groove		1,228	LF	11.5800	LF	14,220.24
	MILLWORK						40,127.47
	HARDWARE						
SOBANNER	Rixson 370-626 Center Hung Pivot, Interior or Exterior Doors up to 500 lbs., Includes 340 Top Pivot, 622 Matte Black Finish		2	EA	548.9800	EA	1,097.96
	HARDWARE						1,097.96

Thank you for the opportunity to earn your business! Quotes are subject to change daily based on supplier pricing and availability. Please review all product specifications, quantities, and measurements carefully. Any changes made after order approval may result in additional charges and/or extended lead times.This is NOT a legally binding contract between parties. PLEASE EXAMINE CAREFULLY.

TAX 0.00%	Subtotal	152,918.22
	Sales Tax	0.00
	Total	152,918.22

Buyer:

Signature

COPY

Central Oregon Garage Door

8/11/2025

2747 SW 6th Street, Suite 102
Redmond, OR 97756
US

(541) 593-5700

ESTIMATE

Quote Number 00012528

Rep Kyle

Bill To

Kirby Nagelhout Construction Company

20635 Brinson Blvd.
Bend, OR 97701
US

541-389-7119

Job Site Location

Skyline Ranch Concannon Dr.

19128 Concannon Dr. Lot 13
Bend, Oregon 97701

Kevin Johnson

Quantity	Product	Line Item Description (Long Text)	Sales Price	Total Price
1.00	Misc	(1) 29'8" x9'5-3/4" Schweiss Hanger bifold door Door installed Wood on face installed by other and provided by others Motor operated 240V 1 phase strap Auto Photo eye safety remotes	$31,800.00	$31,800.00

Please Note: 3% fee for credit card transactions

Grand Total $31,800.00

Deposit Amount $20,670.00

Exclusions / Clarifications

1. Garage Contents shall be cleared back to allow for proper installation space. If contents or materials need to be moved by COGD employees we reserve the right to bill at standard rates.
2. It is typical that concrete slabs are still fresh at the time we install the garage door. We are not responsible for scratches, scuffs, gouges, etc. It is your responsibility to ensure that the concrete is fully cured and covered at the time of install.
3. Openings shall be properly prepared by others. Interior perimeter of door openings shall be flush.
4. Quoted garage doors are standard lift unless noted otherwise, low-headroom track or high-lift track shall be an additional cost.
5. Any necessary high/low voltage wiring shall be done by others.
6. COGD warrants all labor associated cost for one year from date of installation. Manufacturer warranty on all parts covered by manufacturer terms on product.
7. Prices are subject to change without notice.

Terms

There is a deposit due on all orders. Such deposit must be paid prior to materials being ordered. All remaining amounts are due & payable at time of service past due amounts shall bear interest at a rate of 1.75% per month until paid. In the event Central Oregon Garage Door must initiate a claim, suit, or action to collect amounts owed, Central Oregon Garage Door shall be entitled to reimbursement of all attorney fees and costs, including fees and costs on appeal.

Signature _____ Date _____

Quote Acceptance Information

Signature _____

Name _____

Title _____

Date

ESTIMATE

DATE	DUE	ESTIMATE #
1/9/2026	2/8/2026	

Sales Rep: Rodney Turcott
Phone: 541-408-4783
Email: rodturcott14@gmail.com

Contact: Skyline Ranch Sunzeri
Phone: 541-408-3820
Email: ken@deschuteshomes.com

ISLAND SASH & DOOR
2447 NE 4th St, STE 130
Bend OR 97701
www.islandsashanddoor.com

BILL TO
Deschutes Custom Homes
Ken Sunzeri
19855 4th St Ste #202
Bend OR 97703

SHIP TO
Skyline Ranch Lot 13

DESCRIPTION	QTY	RATE	AMOUNT
Crystalite Skylight Proposal	1.00	64,613.00	64,613.00
Loewen Proposal	1.00	276,978.91	276,978.91
Loewen Entry and Pantry door Proposal	1.00	43,747.15	43,747.15

385,339.06

Accepting this Estimate is also acknowledging that you accept the Terms and Conditions on the last page

ESTIMATE

DATE	DUE	ESTIMATE #
1/9/2026	2/8/2026	

Sales Rep: Rodney Turcott
Phone: 541-408-4783
Email: rodturcott14@gmail.com

Contact: Skyline Ranch Sunzeri
Phone: 541-408-3820
Email: ken@deschuteshomes.com

TERMS & CONDITIONS

Acceptance of the Estimate and these Terms & Conditions must be provided to Island Sash & Door (ISD) electronically or in hard copy with signature, together with full payment or deposit (as per Terms below), before the order can be placed and/or work scheduled. These terms will apply to this Estimate as well as any additional quotes provided by ISD.

PLEASE REVIEW THIS ESTIMATE CAREFULLY, INCLUDING ANY ADDITIONAL QUOTES OR ATTACHMENTS PROVIDED. We agree to furnish only the quantities and articles listed from our interpretation of the information provided. Furthermore, all work shall be performed as per the scope of work detailed on the Estimate. Please note that changes requested after acceptance of Estimate may incur substantial price increases.

Acceptance of Estimate denotes acceptance of these Terms.

DEPOSIT REQUIREMENTS

APPROVED CREDIT LINE ACCOUNTS – PRODUCT ONLY (Builder Clients Only w/ established ISD Credit Line)

DEPOSIT is NOT REQUIRED for all orders UNDER $10,000
50% DEPOSIT REQUIREMENTS:
For Orders OVER $10,000…a 50% deposit is Required, Balance due BASED ON TERMS.

C.O.D. ACCOUNTS – PRODUCT ONLY

100% DEPOSIT is ALWAYS REQUIRED on all JOBSITE DIRECT Deliveries. Regardless of order amount!
100% DEPOSIT is REQUIRED for all orders UNDER $2,000
50% DEPOSIT REQUIREMENTS:
For Orders OVER $2,000…a 50% deposit is Required, Balance due UPON DELIVERY or before.

Examples:
Customer buys $1,300 worth of product. Deposit = $1,300 (Pay in full)
Customer buys $3,000 worth of product. Deposit = $1,500, balance due COD.
Customer buys $6,000 worth of product. Deposit = $3,000, balance due COD.

INSTALLED SALES – JOBS $15K PLUS

50% DEPOSIT on ALL INSTALLED SALES…regardless of COD, NET 10th, RETAIL or CONTRACTOR.
Then, Progress Billing:
COD accounts (Retail or Contractor) 25% due at start of project and 25% due at completion.
CREDIT LINE ACCOUNTS - billed final 50% upon substantial job completion.

INSTALLED SALES – JOBS LESS THAN $15K

100% DEPOSIT required on all sales less than $2500.00.
50% DEPOSIT on sales greater than $2500.00, regardless of COD, CREDIT LINE, RETAIL or CONTRACTOR.
COD accounts (Retail or Contractor) final 50% due upon substantial job completion.
CREDIT LINE ACCOUNTS - billed final 50% upon substantial job completion.

Additional Terms

JOBSITE DELIVERIES: Jobsite deliveries include a driver only. For large orders, or if we are delivering to a jobsite where the contractor or building crew will be present, we expect assistance in unloading your product(s).

GLASS UNITS: ISD does NOT guarantee any color hue match on the quoted glass.

WINDOW AND DOOR INSTALLATION: Installation includes (1) removal and disposal of existing windows/doors; (2) installation materials (e.g., sealants, flashing, fasteners); and (3) supply and installation of liners as defined on the Estimate. All products and materials will be supplied 'Unfinished'. We use a fast flash liquid membrane system to create a strong weather resistant seal around the window/door pocket.

GLASS UNITS: If requested, ISD will do our best to reuse existing wooden stops, however we CANNOT guarantee that they can be reused. Due to their fragile nature, especially thin and aged components, breakage often occurs even when taking the utmost care; hence, ISD cannot accept responsibility for breakage. If we determine that stops cannot be reused, we will supply and install new unfinished material in standard profiles only. Custom stop profiles are not available from ISD.

FINISHING: All products and materials provided by ISD are 'Unfinished'. All 'Finishing' work will need to be completed by other service providers, such as a skilled professional painter or finisher. This work includes, but is not limited to, filling nail holes, wall repair, caulking, sanding, priming, painting, and staining.

WARRANTY PERIOD: ISD will agree to repair any defects in the install, services, or workmanship appearing within one year from the completion of services.

CREDIT: There will be a 3% surcharge fee on any credit card transaction including deposits. This applies to all sales.

This Estimate is valid for 30 days from the date above.

CrystaLite Inc. The Clear Choice
Skylites•Sunrooms•Railings

☑ **Everett** - 3307 Cedar Street
1-800-666-6065 USA FAX (425) 258-6734
☐ **Spokane** - 3808 N. Sullivan Rd., Bldg. 15
1-800-382-5403 USA FAX (509) 921-2137
☐ **Salem** - 1452 McDonald St. NE
1-800-664-1257 USA FAX (503) 391-0974

Quote Only

QUOTE

QUOTE #: 250312 KT KNV Skyline v3

Quote Good For 30 Days (UNO)
Date: 4/11/2025

Deliver To Dealer:
Exp. Ship Date:

Customer
Date: 3/12/2025
Name: ISL425 - ISLAND SASH & DOOR - BEND

Ordered By: John
P.O.:
Phone: 541-419-5776

Ship To: 541-419-5776 04
447 NE 4TH ST SUITE 130
BEND, OR 97701

Fax:
Ship via: OUR TRUCK
Ship to Dock:

Quoted By: Kenny
Side Marked:
Terms: 2% 10th of month

☐ Boxed
☑ w/Curb Tape

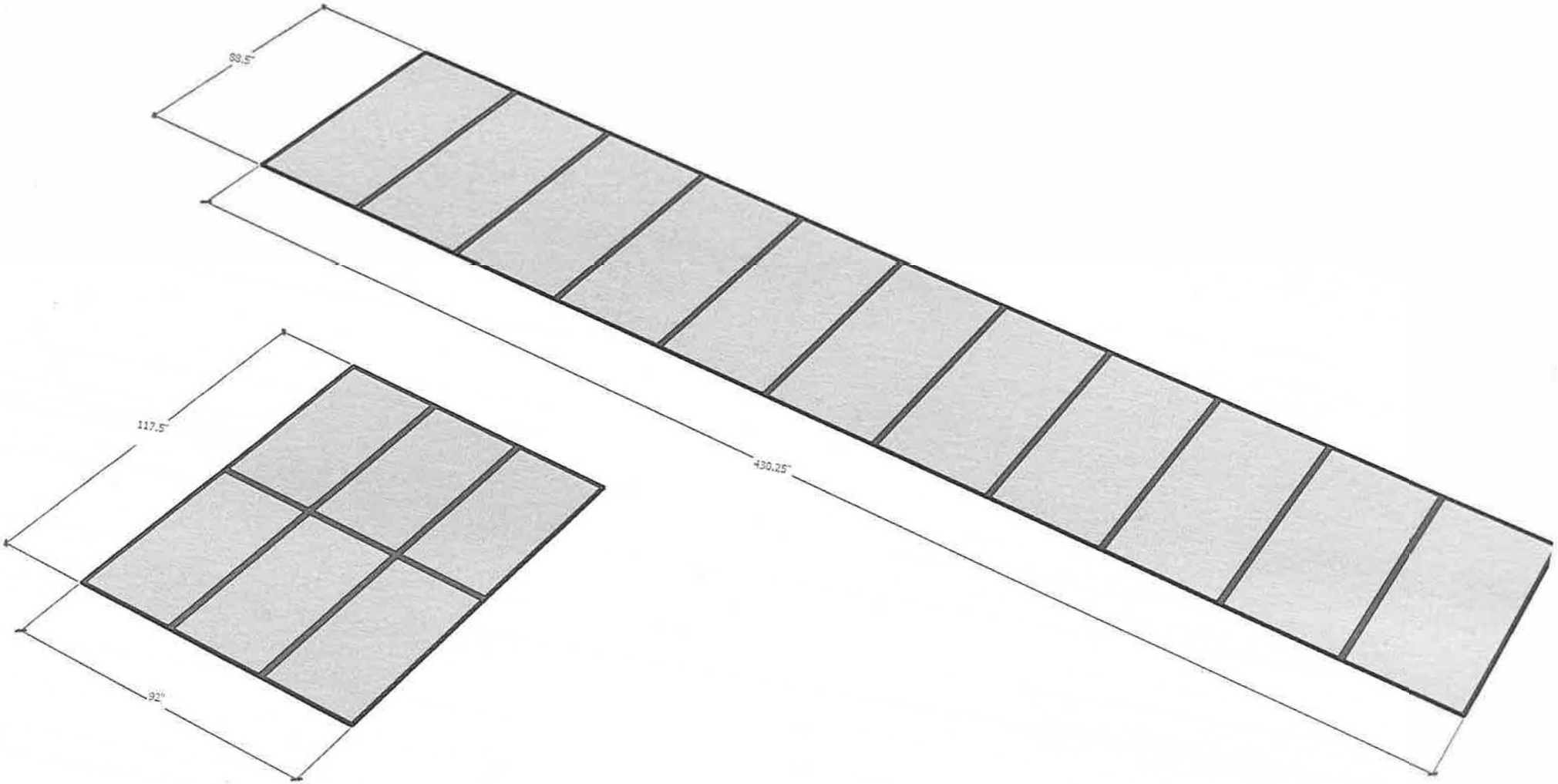
Qty.	Frame/ Color	Description	Glazing Type	Glazing Color	Low E Argon	Unit Price
1	30258 Al	CrystaLite 11- Lite Slope Skylite	T/FTL	C/C	SB70	
	Brz	430-1/4" x 88-1/2" OC				
		Field Measure by other				
		Field Glazed & Installed by other				
1	30258 Al	CrystaLite 6- Lite Slope Skylite	T/FTL	CC	SB70	
	Brz	92" x 117-1/2" OC				
		Field Measure by other				
		Field Glazed & Installed by other				
		Quote is based on info provided at time of quote				
		Structural Curb and Flashing by other				
		Standard CrystaLite glazing details				
		Shop drwgs. included for approval				
		Min. 2/12 pitch required				
		Custom - Non-Returnable				
		Field Testing by other				
1		Total for Above				64,613.00

Notes:

Sub Total: $ 64,613.00
Tax:
Total Price ***$64,613.00***

QUOTE

Will Call Sig.:
Confirmed By Fax: ☐
Shop Initials:


88.5"
430.25"
117.5"
92"

Skyline Ranch Lot 13

Crystalite 11 lite 430-1/4” x 88-1/2” skylite	
and 92” x 117-1/2” skylite with installation.	**$111,400.00**
Loewen installation which includes exterior flashing	**$37,548.00**

Quote	105956
Date:	1/14/2026
Page:	1 of 6

Deschutes Custom Homes
2838 NW Crossing Suite 202
Bend OR 97703
Attention: Grant Hamlin

Job: Deschutes Custom Homes- Tabtabai Residence
19128 Concannon Dr
Bend OR 97703
Mobile: 541-390-3782

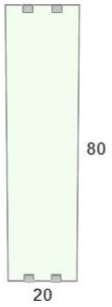
Quantity	Description	Size	Area	Rate	Amount
1	**Supply and install frameless 1/4" mirror - WC 1**			303.72	303.72
	1 x 1/4" Mirror Clear Annealed	21-1/4" x 37"	5.81		
	Energy Surcharge (job)				
	Flat Grind	116-1/2" (2L 2S)			
	Rake Simple				
	1 x Materials L Bar for installing mirror onto				
	Installed Onto L Bar- Embed into finish				
1	**Supply and install frameless 1/4" mirror - WC 2**			323.72	323.72
	1 x 1/4" Mirror Clear Annealed	21-1/4" x 37"	5.81		
	Energy Surcharge (job)				
	Flat Grind	116-1/2" (2L 2S)			
	Rake Simple				
	1 x Materials L Bar for installing mirror onto				
	Installed Onto L Bar- Embed into finish				
1	**Supply and install frameless 1/4" mirror - Kids Bath**			334.42	334.42
	1 x 1/4" Mirror Clear Annealed	47-3/4" x 38"	12.67		
	Energy Surcharge (job)				
	Flat Grind	171-1/2" (2L 2S)			
	Rake Simple				
	Installed Onto backsplash				

Continued on next page...

Payment is due 30 days from the date of invoice.

Please be advised, there will be a $25 late fee per month on late invoices.

Quantity	Description	Size	Area	Rate	Amount
1	**Kids Bathroom** Frameless shower glass panel 1/2" Optiwhite Tempered Glass with flat polished edges Panel installed with square clips at top and bottom Brushed nickel hardware With Diamond-Fushion protective glass coating applied - Installed *If there are heated floors in this bathroom, we must be notified prior to approving this quote via email. We will then revise this quote to have that info attached. If we are not notified prior via email, and we hit any lines, we will not be held liable. By signing below and accepting quote, you agree to these terms.	1 pnl Optiwhite Inline		1,285.00	1,285.00
2	**Robern Recessed Mount Medicine Cabinets - Primary Bathroom** 1 x Materials R3 Series Collection Model # RC2036D4FB1 20" wide x 36" tall x 4" deep Mirror on exterior and interior Installed Wall will need to be prepped for us prior to installation by the contractor. Instructions for that are available.			1,256.84	2,513.68



Continued on next page...

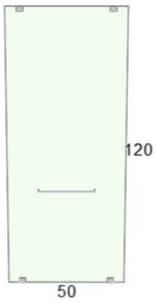
Payment is due 30 days from the date of invoice.

Please be advised, there will be a $25 late fee per month on late invoices.

Quantity	Description	Size	Area	Rate	Amount
1	**Primary Bathroom**	1 pnl Optiwhite Inline		2,873.00	2,873.00

Frameless shower glass panel
1/2" Optiwhite Tempered Glass with flat polished edges
Panel installed with square clips at top and bottom
24" single sided towel bar
Brushed nickel hardware
With Diamond-Fushion protective glass coating applied
- Installed

*If there are heated floors in this bathroom, we must be notified prior to approving this quote via email. We will then revise this quote to have that info attached. If we are not notified prior via email, and we hit any lines, we will not be held liable. By signing below and accepting quote, you agree to these terms.



1	**Supply and install frameless 1/4" mirror - Guest Bathroom**			422.16	422.16
	1 x 1/4" Mirror Clear Annealed	55" x 38"	14.78		
	Energy Surcharge (job)				
	Flat Grind	186" (2L 2S)			
	Rake Simple				
	Installed Onto backsplash				

Continued on next page...

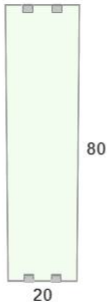
Payment is due 30 days from the date of invoice.

Please be advised, there will be a $25 late fee per month on late invoices.

Quantity	Description	Size	Area	Rate	Amount
1	**Guest Bathroom**	1 pnl Optiwhite Inline		1,285.00	1,285.00

Frameless shower glass panel
1/2" Optiwhite Tempered Glass with flat polished edges
Panel installed with square clips at top and bottom
Brushed nickel hardware
With Diamond-Fushion protective glass coating applied
- Installed

*If there are heated floors in this bathroom, we must be notified prior to approving this quote via email. We will then revise this quote to have that info attached. If we are not notified prior via email, and we hit any lines, we will not be held liable. By signing below and accepting quote, you agree to these terms.



1	**Supply and install frameless 1/4" mirror - Wet Room**			285.49	285.49
	1 x 1/4" Mirror Clear Annealed	17" x 66"	8.25		
	Energy Surcharge (job)				
	Flat Grind	166" (2L 2S)			
	Rake Simple				
	Installed Onto sink				

Continued on next page...

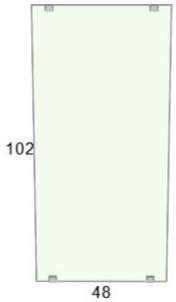
Payment is due 30 days from the date of invoice.

Please be advised, there will be a $25 late fee per month on late invoices.

Quantity	Description	Size	Area	Rate	Amount
1	**Wet Room**	1 pnl Optiwhite Inline		2,410.00	2,410.00

Frameless shower glass panel
1/2" Optiwhite Tempered Glass with flat polished edges
Panel installed with square clips at top and bottom
Brushed nickel hardware
With Diamond-Fushion protective glass coating applied
- Installed

*If there are heated floors in this bathroom, we must be notified prior to approving this quote via email. We will then revise this quote to have that info attached. If we are not notified prior via email, and we hit any lines, we will not be held liable. By signing below and accepting quote, you agree to these terms.



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Payment is due 30 days from the date of invoice.

Please be advised, there will be a $25 late fee per month on late invoices.

Quantity	Description	Size	Area	Rate	Amount

-- For more information on the Diamon-Fushion protection, please visit https://dfisolutions.com/surfaces-we-protect/shower-doors/.
Customer is responsible for registering the warranty for this product with Diamon-Fushion, as well as reading all care guidelines. Any questions or issues that arise with product can be handled by calling Diamon-Fusion directly at 1.888.344.4DFI.

WARRANTY
- Sunriver Glass offers a 1 year workmanship warranty from the original date of installation on material and defects. This also includes adjustments of glass. When there are adjustments needed due to wall movement and or floor settling, there will be a charge for adjustments made.
- Sunriver Glass does no warranty glass for scratches, chips, water spots, breaking, or for any other defect after five days of installation. All defects, not found to be due to customers neglect, must be submitted in writing withing the 5 day period for warranty to be considered.
- Sunriver Glass warrants to the original owner/end user, the hardware for your tub or shower enclosure to be free from defects in materials and workmanship. This warranty does not cover any claim arising from abuse, misuse, negligence, leakage, abrasives, accidents, improper operation or natural disaster. We will replace any hardware, free or charge, found to be defective in material or workmanship occuring in normal usage during the 1 year warranty period.
- For more manufacturer warranty info, email Bethany@sunriverglass.com.

IMPORTANT NOTES
- If there is any shower trim near where the door will swing, the door may hit this. We are unable to make the door hinges only swing outward without adding products. There are poly carbonate strike jambs that we can add between the door and the stationary panel to prevent the door from swinging both direction, but we would need to know you would like to add this prior to placing this order so we can adjust glass sizes.

This quote was produced with customer supplied sizes and is not a guarantee of pricing. For accurate quote and before placing order, an onsite measure will be required once tile is complete.

*This quotation is valid for 7 days from date on this quote. There is a price increase on glass coming soon so we cannot guarantee prices for more than 7 days.

I accept the above mentioned description of work and agree to the price, terms and conditions listed below.

Customer Acceptance: _____ **Acceptance Date:** _____

Payment is due 30 days from the date of invoice.

Please be advised, there will be a $25 late fee per month on late invoices.

Subtotal:	12,036.19
Tax Exempt 0%:	0.00
Total:	**$12,036.19**

J.L.'S DRYWALL, INC.

Po Box 6762
Bend, Oregon 97708
(541) 815-4928
Fax: (541) 312-3813

January 14, 2026

Deschutes Custom Homes
#13 Skyline Ranch

Interior drywall to include all materials, hanging, taping and desired texture.

Texture to be hand texture.

Garage included.

Windows wood wrapped by other.

All corners to be square/bullnose.

For all 5/8 drywall and hand texture the cost is $53,100.00

For all 5/8 drywall and level 5 smooth wall the price will be $86,200.00

Touchup to be completed after other trades have completed.

Contractor is responsible for providing heat, water and power to the jobsite and access

***Subject to change upon field measure to ensure estimates based on plans are accurate**

Material increase prices may occur

CASCADE PAINTING & DESIGN
We Make You Look Good!
CCB #158631

62999 Layton Avenue #6
Bend, OR 97701
541-385-3359 TEL 541-389-3741 FAX

Bid Proposal

Customer: **Deschutes Custom Homes**

Project Name/Location: 19128 Concannon Dr. Lot 13 Skyliner

Date: 1-25-2026

Contact: Grant H.

Phone: 503-901-3893
Email **grant@dwschuteshomes.com**

Scope Of Work: Interior / Exterior prep, prime, paint or stain.

- **Interior prep, prime and paint walls throughout with plaster walls to be primed only.**
- **Windows, doors, casings running trim to be painted or stain grade some casings to be 2 tones.**
- **Wall paneling all White Oak or CVG Fir, Cedar T&G soffits to be pre-finished.**
- **Bunk Room Panelling – prep and paint. TBD**
- **Touchup on ALL pre-finished material included at end of project.**

Exterior: Clear, stain or paint

- **Stain any structural & decorative wood on exterior to match all pre-finished material**
- **Fog coat body, soffits, rafters at end of job.**
- **Touchup on ALL pre-finished material included at end of project.**

Labor and materials ……..108,950.00

Excludes:
Cabinets, closet packs, steel, metal, stairs, decking, under or top. Exterior body,to be FF

Any additional changes made after the above proposal date would need to be agreed upon in writing by both parties via a signed change order to proceed. Any drywall will be charged a premium rate. Contractors will have doors delivered/picked up from shop or set up an area on job site clean of any debris for paint.

Job sites will be cleaned by contractors or other trade before all set ups of paint. If all products or areas are not ready when we paint and we need to re set up, you will be charged.

CASCADE PAINTING & DESIGN
We Make You Look Good!
CCB #158631

62999 Layton Avenue #6
Bend, OR 97701
541-385-3359 TEL 541-389-3741 FAX

We are licensed, bonded, and insured. Portfolios and references are available upon request. We take pride in the quality of our work and on-going relationships with our clients. Please keep in mind a top priority of ours is compliance with the State Contractor Laws and Regulations. Keeping above the required bond, insurance policies and worker's compensation policies, as well as an active license always. This ensures your investment is handled and protected in a professional manner! Bid pricing is good for 30 days. As of early 2022 a price increase on supply chain and materials availability could/will be increased. Please note that pricing of paint and materials fluctuates daily. Any drywall will be charged at 95.00 hr. Unless other arrangements are discussed and in writing. Touchup is a 1 time through after drywall repairs. Drywaller's need to QC their own work and we highly recommend their PVA then come back and fix their areas especially if it is a smooth wall finish, before we prime and paint. If we have already primed or painted and drywall needs repaired and we need prime areas again a charge will be billed. *Again, please do QC drywall before we show up as we have a schedule.
Material increases/substitutions may result in additional cost.
All metal is excluded from bids unless otherwise noted this includes vents, fire extinguisher boxes.
Cascade will recommend our product and sheen's a change in product could result in change order.
Specific products or specialty finish products that cannot be substituted with our standard products will be and additional cost for materials and labor. Special order products are non-refundable and may be additional cost for shipping. Custom specialty stain matches to match the flooring, and other artificial sub straights etc. to be charged hourly. This includes matches of cabinets to trim packages as cabinets finishes are done in a controlled environment and special tool and sometimes baked on as we have a different process so if you want your trim package to look like cabinets that will be a direct charge of labor and finishes, and we still do not guarantee a 100% match. Any Black paint used will cost double to any bid if color choices are not known before bid is turned in, as black requires double the prep. Any job off schedule or requires multiple trips due to schedule or drywall issues, that requires overtime to catch up meet schedules will be charged at a premium rate to the contractor. If
we must come in early or work late and on weekends to do our job properly due to not having scheduled areas to ourselves. That includes scheduling other trades at the same time painting is scheduled or drywall off schedule. We will do our best to get you in rotation as we have multiple other jobs that are on our schedule. Houses are to be clean and paint ready, fresh floor paper on floors for protection is the contractor's responsibility. Doors are to be removed and reinstalled by contractor; Cascade is not responsible for lost hardware. Bid does not include set up or set doors before or after painting. If black paint is chosen, there will be an upcharge unless otherwise noted.
Change Orders: Please send us a work order requesting additional work and we will give an estimated cost. All changes must have a signed approved work order before Cascade does the additional work. It is on the Contractor to request.

Cascade will need the following on all New Construction for scheduling:

1. Wallouts: A full week to mask and prime and paint please no start dates on a Friday.
2. Trim Packages: A full 3 weeks to ourselves without other trades.
3. Touchup: A full 2 weeks', preferably limited trades.
4. On bigger homes of 4000sf add another week to schedules above.

   Does not include PVA.

Please feel free to contact me with any questions or concerns.

Sincerely,
Lance Monson

CASCADE PAINTING & DESIGN
We Make You Look Good!
CCB #158631

62999 Layton Avenue #6
Bend, OR 97701
541-385-3359 TEL 541-389-3741 FAX

Lance Monson

Upon acceptance of this bid proposal, please sign below:

_____ _____

Customer/Owner/Representative Date

Cascade Painting and Design INC

NOTICE OF RIGHT TO A LIEN

To: _____ Date: _____

_____

(owner's address)

Owner's Signature: _____

This is to inform you that Cascade Painting and Design Inc has begun to provide painting services - please see the contract for details.

The property is located at _____

A lien may be claimed for all materials, equipment, labor and services furnished after a date that is eight days, not including Saturdays, Sundays and holidays, as defined in ORS 187.010, before this notice was mailed to you. Even if you or your mortgage lender has made full payment to the contractor who ordered these materials or services, your property may be subject to a lien unless the supplier providing this notice is paid.

THIS IS NOT A LIEN. It is a notice sent to you for your protection in compliance with the construction lien laws of the State of Oregon.

This notice has been sent to you by:

Cascade Painting and Design Inc.

Address: 62999 Layton Ave #6 Bend, Oregon 97701

CASCADE
PAINTING & DESIGN
We Make You Look Good!
CCB #158631

62999 Layton Avenue #6
Bend, OR 97701
541-385-3359 TEL 541-389-3741 FAX

Phone: 541-385-3359

If you have questions about this notice, feel free to call us at the phone number above.

ESTIMATE

WallsArt LLC
20547 Rolen Ave
Bend, OR 97702-2862

juanita@mywallsart.com
+1 (541) 640-0604
CCB # 245933

WALLS | ART

Bill to
Grant Hamlin
Deschutes Custom Homes

Ship to
Grant Hamlin
Deschutes Custom Homes

Estimate details
Estimate no.: 2609
Estimate date: 02/01/2026

Client Name: Skiliner Ranch Residence

#	Product or service	Description	Qty	Rate	Amount
1.	**Kids Bathroom**	Lime Plaster	1	$10,000.00	$10,000.00
2.	**Changing Room/Laundry**	Lime Plaster	1	$0.00	$0.00
3.	**Guest Bathroom**	Lime Plaster	1	$0.00	$0.00

Ways to pay

VISA BANK

Total **$10,000.00**

Deposit due $5,000.00

Accepted date

Accepted by

DESCHUTES RIVER CABINET & CLOSET, LLC

62900 Mercury Pl, Bend, OR 97701 | (541) 389-2379

ESTIMATE

Customer: Deschutes Custom Homes

Job Name: Lot 13

Ship To: 19128 Concanon Drive, Bend, OR 97703

Builder: Deschutes Custom Homes

Builder Address: 19855 4th Street, Suite 202, Bend, OR 97703

Email: grant@deschuteshomes.com

Phone: 503-901-3893

JOB STANDARDS

• Cabinet interiors: Pre-finished maple

• Cabinet exteriors: Quartered white oak unless otherwise noted

• Door style: Slab

• Drawer style: Solid maple dovetail

• Hardware: Blum soft close

• Finish sheen: Matte (0–5%)

• Pulls: Routed TAB pulls unless noted; GOLA pulls priced by lineal inch

• Countertops: By others

• Filler type: L-shaped

Cabinet Footage

Paint Grade Cabinets:

Base Cabinets: 35.55 LF

Wall Cabinets: 73.20 LF

Tall Cabinets: 71.31 LF

Quartered White Oak Cabinets:

Base Cabinets: 39.19 LF

Wall Cabinets: 71.90 LF

Tall Cabinets: 104.51 LF

BASE CABINET PRICING (before additions)

Paint Grade – Cash/Check: $145,174.00

Quartered White Oak – Cash/Check: $234,408.00

ADDITIONS (ITEMIZED BY ROOM)

Kitchen — Room 208 — Quartered White Oak

Hidden appliance + hidden pantry door | — | $3,850.00

Paneled refrigerator panel | 36x84 | $1,260.00

Dishwasher panel | 24x36 | $360.00

Recycle center | — | $640.00

Appliance lifts | 2 @ $812 | $1,624.00

ROOM TOTAL: $7,734.00

Pantry — Room 207 — Paint Grade

Exposed interior w/ face frame | — | $4,513.80

Appliance panels | 2 | $600.00

ROOM TOTAL: $5,113.80

Primary Bath — Room 227 — Cedar Veneer

GOLA pulls | 309 inches | $1,545.00

Self edge | 4 | $200.00

V-groove back paneling | — | $1,163.25

Floating cabinet brackets | 3 | $351.00

ROOM TOTAL: $3,259.25

Kids Bath — Room 219 — Paint Grade

GOLA pulls | 77 inches | $385.00

ROOM TOTAL: $385.00

Guest Bath — Room 107 — Paint Grade

GOLA pulls | 77 inches | $385.00

ROOM TOTAL: $385.00

Guest Bed Vest — Room 109 — Paint Grade

Appliance panel | 24x36 | $300.00

GOLA pulls | 122 inches | $610.00

ROOM TOTAL: $910.00

Mudroom — Room 203 — Paint Grade

Exposed interior w/ face frame | — | $5,499.98

Wood top | — | $748.85

Hook allowance | 5 | $275.00

ROOM TOTAL: $6,523.83

Laundry — Room 102 — Paint Grade

Hook allowance | 6 | $330.00

Exposed interior w/ face frame | — | $684.32

Wood top | — | $913.25

ROOM TOTAL: $1,927.57

Mechanical — Room 201 — Paint Grade

Floating shelves | 2 | $1,767.00

ROOM TOTAL: $1,767.00

Pool House — Room 100 — Paint Grade

Appliance panels | 2 | $600.00

ROOM TOTAL: $600.00

LL Hall 1 — Room 101 — Paint Grade

Exposed interior w/ face frame | — | $2,951.43

Inset doors | 4 | $300.00

Self edge | 8 | $400.00

Cabinets over 8 feet | 83x6 | $519.00

ROOM TOTAL: $4,170.43

Guest Living — Room 105 — Quartered White Oak

Pass-through doors | pair | $4,200.00

Cabinets over 8 feet | 149x22 | $3,414.00

ROOM TOTAL: $7,614.00

Media — Room 213 — Quartered White Oak

Exposed interior w/ face frame | — | $2,482.48

Self edge | 6 | $300.00

Oversized floating shelves | — | $8,166.25

ROOM TOTAL: $10,948.73

Living Room — Room 210 — Quartered White Oak

Exposed interior w/ face frame | — | $3,929.63

Oversized self edge | 4 | $400.00

Clipped cabinet charge | — | $650.00

ROOM TOTAL: $4,979.63

Dining — Room 209 — Quartered White Oak

Exposed interior w/ face frame | — | $3,929.63

Oversized self edge | 1 | $100.00

Clipped cabinet charge | — | $650.00

ROOM TOTAL: $4,679.63

Office2 — Room 215 — Quartered White Oak

V-groove back paneling | — | $2,362.50

Floating desk top | — | $1,925.00

Cabinets over 8 feet | 12x42 | $409.50

ROOM TOTAL: $4,697.00

Kids Play — Room 224 — Quartered White Oak

Exposed interior w/ face frame | — | $997.44

Oversized wood top | — | $1,316.15

Floating cabinet brackets | 6 | $702.00

Pass-through door | — | $5,300.00

Exposed interior w/ face frame | — | $3,827.23

ROOM TOTAL: $12,142.82

Primary Closet — Room 225 — Quartered White Oak

Wood top | — | $496.60

Wall paneling & finished bottoms | — | $9,001.78

Veneer & finish man door | — | $1,500.00

ROOM TOTAL: $10,998.38

Bedroom 1 — Room 220 — Quartered White Oak

Exposed interior w/ face frame | — | $814.06

Self edge | 5 | $250.00

ROOM TOTAL: $1,064.06

Bedroom 1 Closet — Room 220 — Paint Grade

Exposed interior w/ face frame | — | $2,194.08

ROOM TOTAL: $2,194.08

Bedroom 2 Closet — Room 221 — Paint Grade

Exposed interior w/ face frame | — | $2,234.23

ROOM TOTAL: $2,234.23

Bedroom 3 — Room 222 — Quartered White Oak

Exposed interior w/ face frame | — | $825.35

ROOM TOTAL: $825.35

Bedroom 3 Closet — Room 222 — Paint Grade

Exposed interior w/ face frame | — | $3,475.47

ROOM TOTAL: $3,475.47

Library — Room 212 — Quartered White Oak

Exposed interior w/ face frame | — | $4,043.79

Exposed interior w/ face frame | — | $9,505.53

Exposed interior w/ face frame | — | $4,043.79

Radius corner cabinets | 2 | $3,300.00

Self edge | 40 | $2,000.00

Cabinets over 8 feet | — | $5,427.50

Veneer & finish pocket doors | 3 | $4,500.00

ROOM TOTAL: $32,820.61

Loose sheets of quarter sawn white oak — Raw material addition

Loose sheets of quarter sawn white oak, 3/4" × 4' × 10', plank matched, AA architectural face with B back. Raw, unfinished sheets. Sheets sorted for similar color and sequence matched (sequences of 10-20 sheets).

83 sheets @ $523.00 per sheet — $43,409.00

ADDITION TOTAL: $43,409.00

Wine Room — Room 202 — Paint Grade

Exposed interior w/ face frame | — | $2,842.66

Exposed interior w/ face frame | — | $3,261.58

Exposed interior w/ face frame | — | $2,842.66

Exposed interior w/ face frame | — | $1,196.91

Self edge | 33 | $1,650.00

Base cabinet price | — | $23,389.00

ROOM TOTAL: $35,182.81

JOB-WIDE — Room — — TAB Pulls

TAB pull allowance | 231 @ $60 | $13,860.00

TAB pull routing | 231 @ $15 | $3,465.00

ROOM TOTAL: $17,325.00

TOTALS

Additions Total: $131,449.87

Wine Room Total: $35,182.81

Tab Pulls Total: $17,325.00

Loose Sheets Total: $43,409.00

Base Cabinet Bid Total: $379,582.00

Total Cash Price: $606,948.68

NOTES / OMISSIONS

• Guest Bed (Room 107) is not included in this estimate.

• Entry bench (Room 206) by others.

• Wine Room base cabinetry is listed as an addition.

• This estimate is valid for 30 days.

• Facsimile and electronic signatures are acceptable.

PAYMENT SCHEDULE

Material Deposit: 50%

Due at Time of Delivery: 40%

Due Upon Completion of Install: 10%

Customer Signature: _____ Date: _____

Contact: Grant Hamlin

cement elegance

Estimate

Integrity Industries, LLC.
20790 High Desert Lane
Bend, OR 97701

Date	Estimate #
1/25/2026	91390

Sold To:
Deschutes Custom Homes ***2838 NW Crossing Drive*** ***Suite 202*** ***Bend, OR 97703***

Installation Address:
Skyline Ranch Lot 13 Tabtabai Residence 19128 Concannon Drive Bend, OR 97703

Rep
LBP

Item	Description	Qty	Price	Total
	GARAGE (RM 200):			
Counter	Countertop: 1-1/4" thick, standard color TBD, elite finish approx overall dims: 204" x 25-1/2"	1	4,070.00	4,070.00
	MECH 1 (RM 201):			
Counter	Countertop: 1-1/4" thick, standard color TBD, elite finish approx overall dims: 108" x 25-1/2"	1	2,145.00	2,145.00
Counter	undermount sink edge detail	1	300.00	300.00
Undermount Sink ...	undermount sink brackets & setting of sink to countertop	1	100.00	100.00
	WC 1 (RM 204):			
Integral	Countertop with Integral Sink: 1-1/4" thick, standard color TBD, elite finish approx overall dims: 34" x 22-1/2" standard integral sink bowl design TBD *does not include a custom bowl mold (if wanted) *metal support base/legs by others	1	1,410.00	1,410.00
	WC 2 (RM 216):			
Integral	Countertop with Integral Sink: 1-1/4" thick, standard color TBD, elite finish approx overall dims: 34" x 22-1/2" standard integral sink bowl design TBD *does not include a custom bowl mold (if wanted) *metal support base/legs by others	1	1,410.00	1,410.00

We look forward to working with you!	**Total**

PH	541.383.2598	Fax	541.383.3708	Web Site	www.cementelegance.com	CCB #182950

cement elegance

Integrity Industries, LLC.
20790 High Desert Lane
Bend, OR 97701

Estimate

Date	Estimate #
1/25/2026	91390

Sold To:	Installation Address:
Deschutes Custom Homes ***2838 NW Crossing Drive*** ***Suite 202*** ***Bend, OR 97703***	Skyline Ranch Lot 13 Tabtabai Residence 19128 Concannon Drive Bend, OR 97703

Rep
LBP

Item	Description	Qty	Price	Total
Pantry	PANTRY (RM 207): Countertop: 1-1/4" thick, standard color TBD, elite finish approx overall dims: 120" x 25-1/2"	1	2,365.00	2,365.00
Island	KITCHEN ISLAND (RM 208): Countertop: 1-1/4" thick, standard color TBD, elite finish approx overall dims: 161" x 48"	1	5,940.00	5,940.00
Island	undermount sink edge detail	1	300.00	300.00
Undermount Sink ...	undermount sink brackets & setting of sink to countertop *support for overhang by others	1	100.00	100.00
Panels	OPTION FOR KITCHEN ISLAND END PANELS: End Panels: 1-1/4" thick, standard color TBD, elite finish approx overall dims: 48" x 36"H (seams between countertop & end panels)	2	1,670.00	3,340.00
	-OR-			
Waterfall Edge	Waterfall Ends: 1-1/4" thick, standard color TBD, elite finish approx overall dims: 48" x 36"H (seamless fabrication includes waterfall end forming fees & oversize item handling fee)	2	2,320.00	4,640.00
Kitchen	KITCHEN PERIMETER (RM 208): Countertops: 1-1/4" thick, standard color TBD, elite finish approx dims: 37" x 25-1/2" & 37" x 25-1/2"	1	1,430.00	1,430.00

We look forward to working with you!	**Total**

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cement elegance

Estimate

Integrity Industries, LLC.
20790 High Desert Lane
Bend, OR 97701

Date	Estimate #
1/25/2026	91390

Sold To:	Installation Address:
Deschutes Custom Homes ***2838 NW Crossing Drive*** ***Suite 202*** ***Bend, OR 97703***	Skyline Ranch Lot 13 Tabtabai Residence 19128 Concannon Drive Bend, OR 97703

Rep
LBP

Item	Description	Qty	Price	Total
	KID'S BATH (RM 219):			
Integral	Countertop with Integral Sink: 1-1/4" thick, standard color TBD, elite finish approx overall dims: 48" x 22-1/2" standard integral sink bowl design TBD *does not include a custom bowl mold (if wanted)	1	1,785.00	1,785.00
Backsplash	Backsplash: 12" high, 5/8" - 3/4: thick, standard color TBD, elite finish (on back wall only)	1	500.00	500.00
	PRIMARY BATH (RM 227):			
Integral	Countertop with 2 Integral Sinks: 1-1/4" thick, standard color TBD, elite finish approx overall dims:101" x 22-1/2" standard integral sink bowl design TBD *does not include custom bowl molds (if wanted)	1	3,370.00	3,370.00
	GUEST BEDROOM VESTIBULE (RM: 109):			
Counter	Countertop: 1-1/4" thick, standard color TBD, elite finish approx overall dims: 68-1/2" x 25-1/2"	1	1,375.00	1,375.00
Counter	undermount sink edge detail	1	300.00	300.00
Undermount Sink ...	undermount sink brackets & setting of sink to countertop	1	100.00	100.00

We look forward to working with you!	**Total**

PH	541.383.2598	Fax	541.383.3708	Web Site	www.cementelegance.com	CCB #182950

cement elegance

Integrity Industries, LLC.
20790 High Desert Lane
Bend, OR 97701

Estimate

Date	Estimate #
1/25/2026	91390

Sold To:
Deschutes Custom Homes ***2838 NW Crossing Drive*** ***Suite 202*** ***Bend, OR 97703***

Installation Address:
Skyline Ranch Lot 13 Tabtabai Residence 19128 Concannon Drive Bend, OR 97703

Rep
LBP

Item	Description	Qty	Price	Total
	GUEST BATH (RM 107):			
Bath	Countertop with Integral Sink: 1-1/4" thick, standard color TBD, elite finish approx overall dims: 54" x 22-1/2" standard integral sink bowl design TBD *does not include a custom bowl molds (if wanted)	1	1,785.00	1,785.00
Backsplash	Backsplash: 12" high, 5/8" - 3/4: thick, standard color TBD, elite finish (on back wall only)	1	550.00	550.00
	CHANGING ROOM / LAUNDRY (RM 102):			
Counter	Countertop: 1-1/4" thick, standard color TBD, elite finish approx overall dims: 66-1/2" x 25-1/2"	1	1,320.00	1,320.00
Counter	undermount sink edge detail	1	300.00	300.00
Undermount Sink ...	undermount sink brackets & setting of sink to countertop	1	100.00	100.00
	WET ROOM (RM 103):			
Integral	Floating Counter with Integral Sink: 1" field thickness with 5" edge on front & both sides, standard color TBD, elite finish approx overall dims: 24" x 22-1/2" standard integral sink bowl design TBD *does not include a custom bowl molds (if wanted)	1	1,300.00	1,300.00
Brackets	T-brackets *see attached mounting suggestions for back wall only mount sinks *support (T-brackets) installed by others	2	150.00	300.00

We look forward to working with you!	**Total**

PH	541.383.2598	Fax	541.383.3708	Web Site	www.cementelegance.com	CCB #182950

cement elegance

Integrity Industries, LLC.
20790 High Desert Lane
Bend, OR 97701

Estimate

Date	Estimate #
1/25/2026	91390

Sold To:
Deschutes Custom Homes ***2838 NW Crossing Drive*** ***Suite 202*** ***Bend, OR 97703***

Installation Address:
Skyline Ranch Lot 13 Tabtabai Residence 19128 Concannon Drive Bend, OR 97703

Rep
LBP

Item	Description	Qty	Price	Total
	POOL HOUSE (RM 100):			
Counter	Countertop: 1-1/4" thick, standard color TBD, elite finish approx overall dims: 103-1/2" x 25-1/2"	1	2,035.00	2,035.00
Counter	undermount sink edge detail	1	300.00	300.00
Undermount Sink ...	undermount sink brackets & setting of sink to countertop	1	100.00	100.00
	*includes template and installation *seams TBD at template *outlet cut-outs in backsplash (if needed) will be charged at $50/outlet			
*Elite Finish Natu...	NatureCast Concrete sealed with the Elite Finish coating are stain free and crack free. Please see our care and maintenance information on our web site.			
*Drain Type	Our sinks with a standard drain hole require a compatible drain with no overflow and 2" diameter flange type.			
*Appliances	ALL APPLIANCES AFFECTING OUR INSTALLATION AND TEMPLATING MUST BE ON SITE AND INSTALLED INCLUDING SINKS, RANGE/STOVE, AND FIREPLACE INSERT/ TRIM KIT BEFORE WE CAN PERFORM OUR WORK. FIXTURE HOLE PLACEMENT MUST BE DECIDED AT TEMPLATE.			
*Measurements	This estimate is based upon plan measurements. Actual quantities are subject to change upon field measurements.			

We look forward to working with you!	**Total**

PH	541.383.2598	Fax	541.383.3708	Web Site	www.cementelegance.com	CCB #182950

cement elegance

Integrity Industries, LLC.
20790 High Desert Lane
Bend, OR 97701

Estimate

Date	Estimate #
1/25/2026	91390

Sold To:
Deschutes Custom Homes ***2838 NW Crossing Drive*** ***Suite 202*** ***Bend, OR 97703***

Installation Address:
Skyline Ranch Lot 13 Tabtabai Residence 19128 Concannon Drive Bend, OR 97703

Rep
LBP

Item	Description	Qty	Price	Total
*Template Terms	Precast concrete is fabricated from precise measurements and templates to fit site conditions. If changes are made to the site conditions between the time of template and install that impact the fit of our product, additional charges may apply. Examples include tile or stone installation, adjustments to cabinets, appliances, or supports, etc. Labor and travel fees are charged hourly, or in the event that a piece needs to be remade, full cost of product is charged. Please inquire for current lead times when scheduling your template appointment.			
*Scheduling	Estimate is good for 30 days. A 50% retainer fee is required to lock in price and scheduling date before commencement of work. Balance due upon install. Credit card transactions incur 4% service fee.			
*Signature	Company:_____ Date:_____ Name: (Please Print) _____ Signature: _____ By signing here, you agree that you have read all included documents and accept all conditions.			

We look forward to working with you!	**Total**	**$43,070.00**

PH	541.383.2598	Fax	541.383.3708	Web Site	www.cementelegance.com	CCB #182950

Trueline Tile & Stone

2447 NE Mountain Willow
Bend, OR 97701 US
Truelinetile@yahoo.com

Estimate

ADDRESS
Grant Hamlin
Deschutes custom homes

ESTIMATE LOT #13
DATE 01/23/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	floor	Kids floor	50	25.00	1,250.00
	floor	Primary	72	25.00	1,800.00
	floor	Guest Bath	50	25.00	1,250.00
	floor	Wet Room	56	25.00	1,400.00
	Hydro Shower Walls	Hydro Material, installation of Hydro Blok, and Tile Installation (Primary)	210	45.00	9,450.00
	Hydro shower pan		45	100.00	4,500.00
	Hydro Drain installation		1	200.00	200.00
	mitered corners		50	75.00	3,750.00
	Materials		1	5,000.00	5,000.00

Thank you for your business. Please make Checks payable to TrueLine Tile and Stone.
Down Payment to Start Project $5,750.
Time of project 4-6 weeks

TOTAL **$28,600.00**

Accepted By

Accepted Date

ESTIMATE

High Desert Hardwood Flooring
20612 Independence Way
Bend, OR 97701

hdhfloors@gmail.com
+1 (541) 419-5158

Bill to
Deschutes Custom Homes - Grant

Estimate details
Estimate no.: 1530
Estimate date: 01/26/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Install**	Full Spread Glue over Warm Board includes Adhesive	1972	$7.00	$13,804.00
2.		**Stairs**		3	$150.00	$450.00
3.		**Vents**	Purchase and install High Flow Aria Vents	4	$200.00	$800.00

Total **$15,054.00**

Note to customer

LOT 13 Skyline 19128 Concannon Dr. Bend Oregon 97703

Accepted date **Accepted by**

Oregonized Closets LLC

541-640-6980 | oregonizedclosets@gmail.com | oregonizedclosets.com
CCB# 248028

RECIPIENT:

Grant Hamlin
19855 4th Street
Bend, Oregon 97703

Quote #277	
Sent on	Jan 16, 2026
Total	**$5,505.00**

Product/Service	Description	Qty.	Unit Price	Total
Tabtabai Swiss Trax	Swiss Trax "Ribtrax Pro" priced $6.50 per square foot. Accounts for 820 square feet of car parking garage space. Colors to be determined by customer. Price includes product and installation.	820	$6.50	$5,330.00
Edging	Edge pieces where cars drive on to Swiss Trax. Priced at $5 per linear foot. Price includes product and installation.	35	$5.00	$175.00

A deposit of $2,752.50 will be required to begin.

Total **$5,505.00**

This quote is valid for the next 15 days, after which values may be subject to change.
CCB # 248028

Signature: _____ **Date:** _____

OBSESSED GARAGE

support@obsessedgarage.com
www.obsessedgarage.com
455 Rolling Acres Rd, Lady Lake, FL 32159

455 Rolling Acres Rd, Lady Lake, FL 32159

Quote Number
#D25234

Order Date
January 31, 2026

Customer Address
Grant Hamlin
19128 Concannon Drive lot 13
Bend, OR 97703
United States
+1 503-901-3893
grant@deschuteshomes.com

Bill To:
Grant Hamlin
19128 Concannon Drive lot 13
Bend, OR 97703
United States
+1 503-901-3893
grant@deschuteshomes.com

Product	SKU	Quantity	Unit Price	Total
Swisstrax Fasteners - 12 Pack	FASTENERS - Qty 12	10	$ 5.00	$ 50.00
Swisstrax Pegged Edge Piece (10-Pack) - Slate Grey	SwissTrax - Edges - Slate Grey Pegs | C504.031.200	3	$ 33.50	$ 100.50
Swisstrax Ribtrax PRO (6-Pack) - Slate Grey	SwissTrax - Ribtrax - Slate Grey | 504.000.200C	105	$ 51.50	$ 5,407.50
Swisstrax Tile Popper Tool	Swisstrax t-shaped tool	1	$ 30.00	$ 30.00

Sub Total : $ 5,588.00

Shipping : $ 5.89

Total : $ 5,593.89

OG | Design

OBSESSED GARAGE
support@obsessedgarage.com
www.obsessedgarage.com
455 Rolling Acres Rd, Lady Lake, FL 32159

455 Rolling Acres Rd, Lady Lake, FL 32159

Quote Number
#D25235

Order Date
January 31, 2026

Customer Address
Grant Hamlin
19128 Concannon Drive lot 13
Bend, OR 97703
United States
+1 503-901-3893
grant@deschuteshomes.com

Bill To:
Grant Hamlin
19128 Concannon Drive lot 13
Bend, OR 97703
United States
+1 503-901-3893
grant@deschuteshomes.com

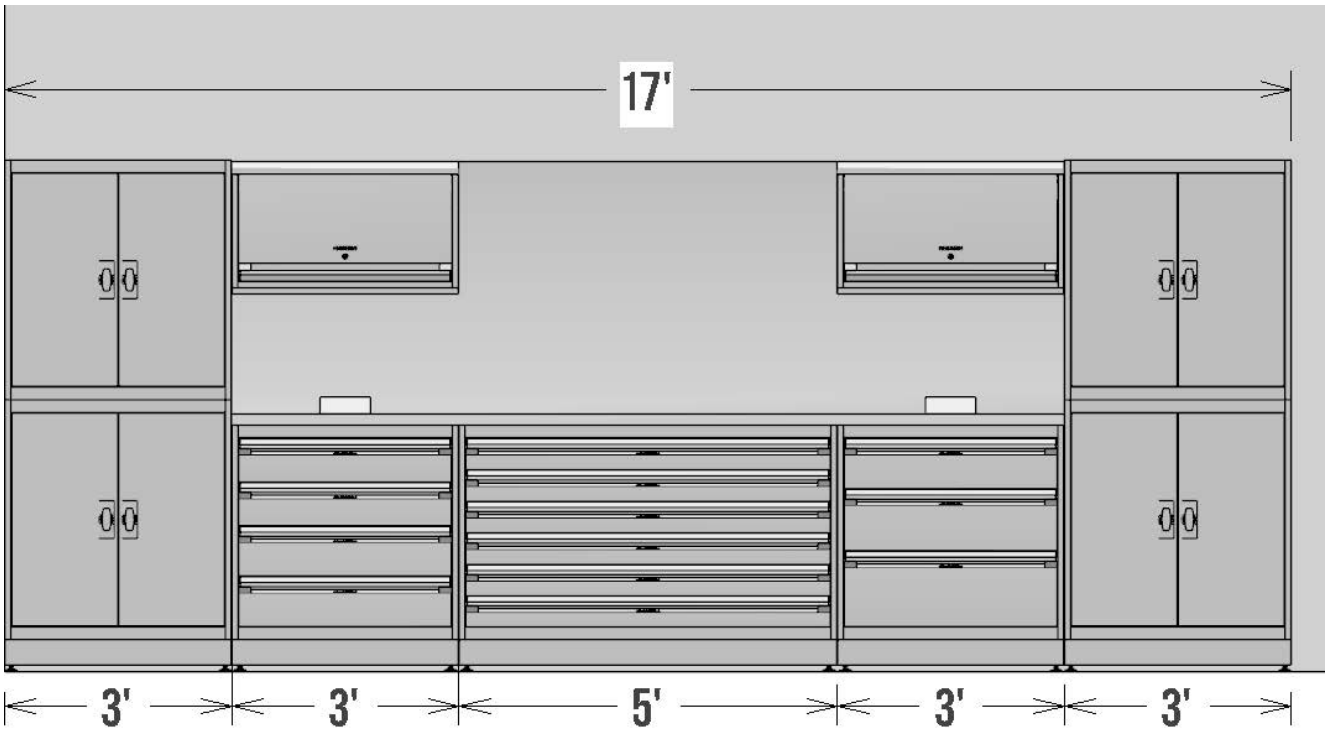
Product	SKU	Quantity	Unit Price	Total
CUSTOM LINE ITEM: Rousseau Custom Cabinets for Grant Hamlin, Color (CA10-P0XXX), PO #25235		1	$ 17,425.31	$ 17,425.31

Sub Total : $ 17,425.31

Shipping : $ 3,565.00

Total : $ 20,990.31

OG | Design



Homestead Stove Company

7031 NE Halsey St
OR 97213 US
(503) 282-3615
homesteadpdx@gmail.com

Estimate

ADDRESS
Grant Hamlin
Deschutes Homes
Skyline Ranch Studio
19128 Concannon Dr, Bend, OR 97703

ESTIMATE 5679
DATE 01/22/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Stuv	s21-df 95 double face fireplace Dimensions 34 ⅞" W x 26 15⁄16" H Chimney diameter Ø 12" 10210605	1	17,503.75	17,503.75
	Stuv	Standard grilles convection systems s21-df 11" W x 5 ⅞" H 12002085	1	1,561.25	1,561.25
	Stuv	Thin edge 3" (⅛" contour) for finishing materials of ½" to 1 ½" s21-df 95 35 3⁄16" W x 27 ¼" H 13210205	2	661.25	1,322.50
	Stuv	Air damper (Ø 6") (s21-df 95 et 125 models)	1	302.90	302.90
	Stuv	Airtight boxes s21-df (Ø 4") s21-df 95 12002095	1	451.25	451.25
	Stuv	Outside air kit (Ø 4") (1 white outside air vent + 1 insulated flexible Ø4" X 12' L + 2 flanges)	1	159.00	159.00
	Stuv	Adjustable stand (Min. height 10"- max. 24")	1	295.25	295.25
		Optional: Guillotine fire screen s21-df 95 13012158 $1,997.50 Per Side			
	Tariff	Stuv Tariff	1	1,081.00	1,081.00
	Shipping/Freight	Freight From Stuv To Portlan	1	600.00	600.00
	ICC Class A	RIS 12" Anchor Plate	1	412.00	412.00
	ICC Class A	RIS 12" Radiation Shield	1	235.00	235.00
	ICC Class A	RIS 12" x 48" S/S Length	5	980.00	4,900.00
	ICC Class A	12" Dia Metal Roof Flashing 1/12 - 7/12	1	501.00	501.00

ICC Class A	RIS 12" Galvalume Storm Collar	1	95.00	95.00
ICC Class A	RIS 12" Deluxe Rain Cap	1	645.00	645.00
ICC Class A	RIS 12" Roof Brace	1	410.00	410.00
ICC Class A	RIS Firescreen For 12" Rain Cap	1	85.00	85.00
	If Needed: RIS 12" x 30 Degree S/S Elbow x 2= $808 x 2=$1,616			
	Installation Paid Directly Installation Contractor Not Included In This Estimate $2,500 Paid To Installation Contractor			
	Credit Card Payments Add 3.5%			

TOTAL **$30,559.90**

Accepted By

Accepted Date

Quote #: 10778

Date: 01/21/2026

BANGY SHOWROOM

BASCo APPLIANCES

QUOTE DETAILS

Job Name:
Job Phone: N/A
Date Needed: 01/21/2026
Next Call: N/A

Contact: N/A
Permit #:
Expiration Date: 02/20/2026
Cust PO: N/A

PREPARED FOR:

Bill To: (32554)
DESCHUTES CUSTOM HOMES, LLC
2838 NW Crossing Dr
#203
Bend, OR 97703-6915
(503) 989-6359
admin@deschuteshomes.com

Ship To: (32554)
DESCHUTES CUSTOM HOMES, LLC
2838 NW Crossing Dr
#203
Bend, OR 97703-6915
(503) 989-6359
admin@deschuteshomes.com

Address

Bangy Showroom
15383 Bangy Rd
Lake Oswego, OR 97035-3205

Phone & Fax

Phone:

Sales Associate

Aaron Nevel
Phone: (503) 412-6769, Ext. 506
Email: aaronn@bascoappliances.com

Quote

Bangy Showroom
15383 Bangy Rd
Lake Oswego, OR 97035-3205

10778

Quote Date: 01/21/2026
Date Desired: 01/21/2026
Sales Associate: Aaron Nevel
Job Name: N/A
Exp Date: 02/20/2026 **Job #:** N/A
Customer PO: N/A **Permit #:** N/A
Next Call: N/A

Sold To: 32554	Ship To: 32554	*WHSE NOTES*	*DELIVERY NOTES*
DESCHUTES CUSTOM HOMES, LLC **2838 NW Crossing Dr** **#203** **Bend, OR 97703-6915** **(503) 989-6359** **admin@deschuteshomes.com**	**DESCHUTES CUSTOM HOMES, LLC** **2838 NW Crossing Dr** **#203** **Bend, OR 97703-6915** **(503) 989-6359** **admin@deschuteshomes.com**		

#	Brand	Model Number	Description	Unit Price	Qty	Ext. Price
1	Wolf	**DF48650G/S/P**	*Stainless Steel* -48" Dual Fuel Range - 6 Burners and Infrared Griddle	$15,314.00	1	$15,314.00
2	Wolf	**9022115**	*Stainless Steel* -4" Stainless Steel Kickplate	$45.00	1	$45.00
3	Wolf	**9056274**	*Brushed Brass* -48" and 60" Dual Fuel Brushed Brass Knob Kit	$0.00	1	$0.00
4	Sub-Zero	**DET3650CIID/L**	*Panel Ready* -36" Designer Over-and-Under Refrigerator/Freezer with Ice Maker and Internal Dispenser - ...	$10,475.00	1	$10,475.00
5	Miele	**12496990**	*Panel Ready* -G 7186 SCVI - Fully-integrated, full-size dishwasher	$1,899.00	3	$5,697.00
6	Sub-Zero	**DEU2450BG/L**	*Panel Ready* -24" Designer Undercounter Beverage Center – Panel Ready - Left Hinge	$3,034.00	1	$3,034.00
7	Sub-Zero	**DEU2450R/L**	*Panel Ready* -24" Designer Undercounter Refrigerator – Panel Ready - Left Hinge	$2,810.00	1	$2,810.00
8	Zephyr	**AK9346BS**	*Stainless* -48" Monsoon II Insert	$1,749.00	1	$1,749.00
9	Electrolux	**ELFW7637AT**	*Titanium* -Front Load Perfect Steam™ Washer with LuxCare® Plus Wash and SmartBoost® - 4.5 Cu. Ft.	$949.00	2	$1,898.00
10	Electrolux	**ELFE7637AT**	*Titanium* -Front Load Perfect Steam™ Electric Dryer with Balanced Dry™ and Instant Refresh – 8.0 Cu. Ft.	$949.00	2	$1,898.00
11	HUB	**X001**	WHITE GLOVE -LOCAL DELIVERY <50 MILES	$149.00	1	$149.00

I _____ agree to the terms and conditions (See last page)

SubTotal	$43,069.00
Sales Tax	$0.00
Sales Total	$43,069.00

Special Order Items Cannot be Canceled once we have ordered from the Vendor

Sales Associate: Aaron Nevel
(503) 412-6769, Ext. 506
aaronn@bascoappliances.com

Model #: DF48650G/S/P

Model #: DF48650G/S/P

48" Dual Fuel Range - 6 Burners and Infrared Griddle

Getting a dish to turn out just-so requires responsive and accurate temperature control—from the gentlest simmers to the most powerful highs. Wolf's patented dual-stacked, sealed gas burners eliminate the guesswork of imprecise cooking equipment. Wolf's state-of-the-art Dual VertiFlow™ convection system is the key to reliable cooking and baking. It reduces hot and cold spots, enables consistent multi-rack cooking, and, most importantly, develops remarkable flavor.

Stainless Steel

Dimensions
Width: 47.875 in
Height: 36.5 in
Depth: 29.5 in

Features:

- Make a statement: Make a statement with your choice of door colors and finishes for your Wolf Dual Fuel Range—classic stainless or new powder-coated black or white
- Patented dual-stacked, sealed burners: Patented dual-stacked, sealed burners offer precise temperature adjustment
- Burners produce up to 20000 Btu: Burners produce up to 20,000 Btu for fast boils and intense sears and as low as 300 Btu for true simmers and melts
- For improved temperature control and safety: For improved temperature control and safety, the spark ignition system reignites burners automatically
- Dual Dual VertiFlow™ Convection: Wolf's Dual VertiFlow™ convection system provides reliably even heat, reduces hot and cold spots, and enables consistent multi-rack cooking
- Gourmet Mode: Gourmet Mode features nearly 50 presets that automatically control the oven to ensure delicious results
- Take the guesswork out of cooking: Take the guesswork out of cooking with 10 chef-created cooking modes, including Bake, Broil, Convection, Convection Roast, Dehydrate, Gourmet, Proof, Roast, Stone, and Warm
- The redesigned 15000 Btu griddle: The redesigned 15,000 Btu griddle features even, precise heat, handling breakfast with equal finesse as seared proteins and stir-fried vegetables
- Full-color touchscreen: The full-color touchscreen is intuitive and easy to read, discreetly hiding away when not in use
- LED backlit control bezels: LED backlit control bezels illuminate when in use, indicating which burners are active
- Oven Offers Self-Clean: The oven offers self-clean, delayed start, timed cook, and Sabbath features
- Temperature Probe: The temperature probe alerts you when your dish has reached the desired temperature
- Wi-Fi Enabled: Control your oven from wherever you are using our convenient Owner's App—remotely preheat, adjust temperatures, select modes, and more

Specifications:

General: Oven 1 Interior Width: 25.25 Oven 1 Interior Height: 17.5 Oven 1 Interior Depth: 20.0 Oven 2 Interior Width: 13.25 Oven 2 Interior Height: 17.5 Oven 2 Interior Depth: 19.75 Oven 1 Usable Capacity: 1.8 Oven 1 Overall Capacity: 2.7 Oven 2 Usable Capacity: 3.2 Oven 2 Overall Capacity: 5.1

Features: Door Clearance: 21.0 Electrical Supply: 240/208 VAC, 60 Hz Electrical Service: 50 amp dedicated circuit Shipping Weight: 692.0 Is Double Oven: True Gas Supply: 3/4" ID line Gas Inlet: 1/2" NPT female

Range Top: 1 - 9,200 Btu burner 2 - 15,000 Btu burners 2 - 18,000 Btu burners 1 - 20,000 Btu burner 1 - 15,000 Btu (14,000 Btu LP) griddle

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aaronn@bascoappliances.com

Model #: 9022115

Model #: 9022115

4" Stainless Steel Kickplate

Covers the toe kick area on the front of the unit. Compatible with countertops between 36 3/4 and 37 1/2 inches high.

Stainless Steel

Features:

- Compatible Models: 48" Dual Fuel Range - 4 Burners, Infrared Charbroiler and Infrared Griddle, 48" Dual Fuel Range - 4 Burners and Infrared Dual Griddle, 48" Dual Fuel Range - 4 Burners and French Top, 48" Dual Fuel Range - 6 Burners and Infrared Charbroiler, 48" Dual Fuel Range - 6 Burners and Infrared Griddle, and 48" Dual Fuel Range - 8 Burners

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Model #: 9056274

Model #: 9056274

48" and 60" Dual Fuel Brushed Brass Knob Kit

Brushed Brass

Features:

- Refresh the look of your range with elegant new knobs in brushed brass.
- This accessory kit will include all necessary components for the listed unit.

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Model #: DET3650CIID/L

Model #: DET3650CIID/L

36" Designer Over-and-Under Refrigerator/Freezer with Ice Maker and Internal Dispenser - Panel Ready

Technology pioneered by Sub-Zero features two separate cooling systems so fresh food stays fresher longer in the cool, moist air of the refrigerator. Frigid, dry air prevents frost and freezer burn in the freezer–optimum preservation conditions for each type of food. Many fresh foods emit ethylene gas, a naturally-occurring compound that hastens food ripening and spoilage. Sub-Zero refrigerators come with an air purification system (based on technology developed by NASA) that scrubs the air of ethylene and odor every 20 minutes.

Panel Ready
Dimensions
Width: 36.0 in
Height: 84.0 in
Depth: 24.0 in

Features:

- Split Climate® intelligent cooling system: Split Climate® intelligent cooling system revolutionizes Sub-Zero's already-superior preservation capabilities, keeping food even fresher for longer
- ClearSight® LED lighting system: ClearSight® LED lighting system fully illuminates the interior and reduces shadows.
- Sleek Stainless Accents: Sleek stainless accents trim the interior, matching the sophistication of the exterior
- Easily Customize Settings: Easily customize settings—from lighting to humidity—with the tap of a finger via the conveniently accessible touch control panel
- Night Mode: Night Mode optimizes the interior lighting based on the detected ambient light, reducing the brightness by 90% in dim environments
- Flip-Up Dairy Compartment: Lift the base of the flip-up dairy compartment to store taller items on the shelf below
- Delivers Fresh-Tasting, Filtered Water: Delivers fresh-tasting, filtered water through an internal dispenser located discreetly within the refrigerator
- Fresh-Tasting Filtered Ice: Fresh-tasting, filtered ice ready on demand; activate Max Ice Mode to temporarily increase ice production
- Adjustable Door Shelves: Position adjustable door shelves at various heights to accommodate assorted items
- Nano Coating: Nano coating lines the perimeter of each glass shelf to create a hydrophobic barrier that helps contain spills
- Easily Accessible NASA-Inspired Air Purification System: The easily accessible NASA-inspired air purification system scrubs the air of ethylene and odor every 20 minutes
- Wi-Fi Enabled Features: Wi-Fi enabled for convenient remote access using your mobile device or smart home system
- Industry-Leading Warranty: Sub-Zero offers an industry-leading full two-year warranty on appliances, along with a full five-year sealed system warranty
- Accepts Custom Panels: Accepts custom panels for an integrated look within cabinetry or stainless-steel accessory panels and handles to match other Sub-Zero, Wolf, and Cove products*

Specifications:

General: Annual Energy Usage: 593.0 Refrigerator Capacity: 13.3 Freezer Capacity: 6.3

Consumption: Energy Cost Per Kwh: 0.14

Features: Plumbing Supply: 1/4" OD copper, braided stainless steel or PEX tubing Plumbing Pressure: 35–120 psi Electrical Supply: 115 VAC, 60 Hz Electrical Service: 15 amp dedicated circuit Weight: 460.0

Refrigerator: LED refrigerator and freezer lights 4 glass refrigerator shelves (3 adjustable; 1 stationary) Crisper drawer with adjustable dividers 3 door bins (2 adjustable; 1 stationary) 1 flip-up dairy compartment Internal water dispenser

Freezer: 2 full-extension roll-out freezer drawers; one with adjustable dividers Automatic ice maker with removable ice container

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aaronn@bascoappliances.com

Model #: 12496990

Model #: 12496990

G 7186 SCVI - Fully-integrated, full-size dishwasher

Fully-integrated, full-size dishwasher with Automatic Dispensing thanks to AutoDos with integrated PowerDisk.

Panel Ready
Dimensions
Width: 23 5/8 in
Height: 33 3/4 in
Depth: 21 3/4 in

Features:

- Wonderful use of space – the 3D MultiFlex tray with more room for your cutlery
- More information options and modern domestic appliance networking – Miele@home
- QuickIntenseWash, superior cleaning and drying in under 60 min
- Incredibly low sound emissions of just 39 dB(A)
- Very easy door opening and closing – ComfortClose
- Fresh water dishwashers – as little as water consumed in Automatic program
- Inside the Box: 1 x PowerDisk and Voucher for 6 x PowerDisk

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aaronn@bascoappliances.com

Model #: DEU2450BG/L

Model #: DEU2450BG/L

24" Designer Undercounter Beverage Center – Panel Ready - Left Hinge

Conveniently sized and featuring a fully customizable exterior, the Undercounter Beverage Center fits wherever you need it most. Add comfort and convenience to your master suite. Create a stunning cocktail bar in the study. Integrate a hydration station in your home gym. The options are truly endless. Refrigeration that doesn't look like refrigeration. That's what Sub-Zero's Designer Series promises. With the help of an integrated door hinge and toe kick, a consistent ?-inch reveal, and fully customizable exterior, the Undercounter Beverage Center delivers a seamless, elegant look.

Panel Ready
Dimensions
Width: 24.0 in
Height: 34.5 in
Depth: 23.125 in

Features:

- Fully customizable exterior: Fully customizable exterior—accepts custom panels for an integrated look within cabinetry or stainless-steel accessory panels and handles to coordinate with other Sub-Zero, Wolf, and Cove appliances
- Seamlessly integrating anywhere: Seamlessly integrating anywhere, an undercounter beverage center adds comfort to your master suite, creates a corner for libations in the study—the options are endless
- Patented, full-extension upright beverage shelf: Patented, full-extension upright beverage shelf features adjustable gates that anchor contents upright and in place and fold down flat to make room for bulky items
- Full-extension, multipurpose shelf: Full-extension, multipurpose shelf offers ample storage space for bottles, soft drinks, and food
- Intuitive, on-door touch control panel: Intuitive, on-door touch control panel offers ergonomic, convenient access to settings
- Nano coating lines the perimeter of each glass shelf to create a hydrophobic barrier that helps contain spills: Nano coating lines the perimeter of each glass shelf to create a hydrophobic barrier that helps contain spills
- UV-resistant glass door: UV-resistant glass door protects food and beverages from harmful light that hastens spoilage
- Magnetic door seals: Magnetic door seals lock in cold air to ensure freshness and provide superior energy efficiency
- Offers precise temperature control: Offers precise temperature control within one degree of setpoint, preserving wine, craft beer, dairy, produce, and other perishables at their optimal temperature
- Soft-on LED lighting: Soft-on LED lighting fully illuminates the interior when the door is open and can be adjusted to four unique stand-by accent lighting settings
- Wi-Fi enabled features: Control your appliance from wherever you are using our convenient Owner's App—adjust temperatures, be notified of a door left ajar, or receive remote service diagnostics

Specifications:

General: Annual Energy Usage: 243.0 Refrigerator Capacity: 5.5 Wine Storage Capacity: 8.0
Consumption: Energy Cost Per Kwh: 0.14
Features: Electrical Supply: 115 VAC, 60 Hz Electrical Service: 15 amp dedicated circuit Shipping Weight: 168.0 Weight: 146.0
Refrigerator: 1 full-extension upright beverage shelf 1 full-extension multipurpose shelf 2 adjustable glass shelves

Sales Associate: Aaron Nevel
(503) 412-6769, Ext. 506
aaronn@bascoappliances.com

Model #: DEU2450R/L

Model #: DEU2450R/L

24" Designer Undercounter Refrigerator – Panel Ready - Left Hinge

Conveniently sized and featuring a fully customizable exterior, undercounter refrigeration fits wherever you need it most. Add comfort and convenience to your master suite. Create a stunning cocktail bar in the study. Seamlessly integrate a spot for delicate cosmetics. The options are truly endless. Refrigeration that doesn't look like refrigeration. That's what Sub-Zero's Designer Series promises. With the help of an integrated door hinge and toe kick, a consistent ?-inch reveal, and fully customizable exterior, the Undercounter Refrigerator delivers a seamless, elegant look.

Panel Ready
Dimensions
Width: 24.0 in
Height: 34.5 in
Depth: 23.125 in

Features:

- Fully customizable exterior: Fully customizable exterior—accepts custom panels for an integrated look within cabinetry or stainless-steel accessory panels and handles to coordinate with other Sub-Zero, Wolf, and Cove appliances
- Seamlessly integrating anywhere: Seamlessly integrating anywhere, undercounter refrigeration adds comfort to your master suite, creates a corner for libations in the study, provides subtle storage for delicate cosmetics—the options are endless
- Flexible storage options: Flexible storage options with one stationary and two adjustable shelves
- Two on-door shelves: Two on-door shelves easily accommodate a wide variety of condiments and beverages, with ample room for larger two-liter bottles
- Intuitive, on-door touch control panel: Intuitive, on-door touch control panel offers ergonomic, convenient access to settings
- Nano coating lines the perimeter of each glass shelf to create a hydrophobic barrier that helps contain spills: Nano coating lines the perimeter of each glass shelf to create a hydrophobic barrier that helps contain spills
- Clear storage drawer: Clear storage drawer provides quick access to essential items
- Offers precise temperature control: Offers precise temperature control within one degree of setpoint, preserving dairy, produce, craft beer, and other perishables at their optimal temperature
- Soft-on LED lighting: Soft-on LED lighting fully illuminates the interior when the door is open
- Wi-Fi enabled features: Control your appliance from wherever you are using our convenient Owner's App—adjust temperatures, be notified of a door left ajar, or receive remote service diagnostics

Specifications:

General: Annual Energy Usage: 168.0 Refrigerator Capacity: 5.4
Consumption: Energy Cost Per Kwh: 0.14
Features: Electrical Supply: 115 VAC, 60 Hz Electrical Service: 15 amp dedicated circuit Weight: 133.0
Refrigerator: One stationary and two adjustable shelves Two on-door shelves Clear storage drawer

Sales Associate: Aaron Nevel
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aaronn@bascoappliances.com

Model #: AK9346BS

Model #: AK9346BS

Monsoon II Insert Hood 46" LED ACT

Now available with LumiLight LED lighting and our exclusive ACT technology, Monsoon II delivers and then more. Designed using universally-recognized, conventional installation dimensions, Monsoon II is a great option for custom cabinetry or enclosure. Its stainless steel baffle filters with removable grease tray make it easy to maintain its pro-style look while the 6-speed electronic controls and wireless remote control give the homeowner more than they expected.

Stainless

Dimensions
Width: 46.375 in
Height: 12.000 in
Depth: 22.500 in

Features:

- LumiLight LED Lighting
- Dual-Level Lighting
- 22 1/2" Depth
- Electronic Touch Controls
- Airflow Control Technology (ACT)
- CleanAir Function
- Grease Collection Tray

Specifications:

General: 3 Year Parts, 1 Year Labor

Sales Associate: Aaron Nevel
(503) 412-6769, Ext. 506
aaronn@bascoappliances.com

Model #: ELFW7637AT

Model #: ELFW7637AT

Front Load Perfect Steam™ Washer with LuxCare® Plus Wash and SmartBoost® - 4.5 Cu. Ft.

The Electrolux front load washer provides the most effective stain removal with SmartBoost® premixing technology. Features like Optic Whites™ and Perfect Steam™ provide better care for fabrics, giving your favorite clothes a longer life.

Titanium

Dimensions
Width: 27 in
Height: 38 in
Depth: 32 in

Features:

- Unlike other washers, our washer with SmartBoost® premixes water and detergent before the cycle begins, maximizing the cleaning power of the detergent, giving clothing a longer life.
- Keep your white clothing and linens looking newer longer with our Optic Whites™ cycle which prevents the redeposit of dirt and other residues, keeping whites whiter than the normal cycle with bleach.
- Remove detergent residues and fragrances that can irritate skin with Pure Rinse™ which rinses cleaner than our extra rinse option without using more water.
- Quickly deep clean the items you need most.
- Stabilizes loads for smooth, quiet operation so you can run it whenever you want without disrupting your household.
- Our LuxCare® Plus Wash System offers a thorough clean with even distribution of detergent and additives, improved wash actions, temperature control and smart load sensing.
- Unlike other washers, StainSoak™ starts by premixing water, detergent, and stain remover before the cycle begins to create a powerful, yet gentle cleaning solution. Then, the temperature, tumbling actions, and time are optimized based on the stain you select.
- Certified to kill and remove 99% of bacteria.
- Remove 95% of allergens from your clothing, towels and bedding with our NSF®-certified Allergen option.
- Get the ultimate clean no matter what type of detergent you prefer with the Adaptive Dispenser™.
- Our Perfect Steam™ rises from the bottom, gently lifting dirt and stains from fibers.
- The Solid Soil level gives you a deeper clean to get rid of the tough stains that get caked on, like mud or dirt.
- Electrolux washers meet strict criteria to guarantee high-quality energy efficient performance-without sacrificing clean.
- Confidently wash even your most delicate items with our Hand Wash cycle which uses a gentler washing motion than the delicates cycle.
- Rest easy knowing your washer is backed by a 10-year motor and lifetime tub warranty.
- With reversible washer door, four-way recessed venting, and a standard 27" platform, our products are designed to fit just about anywhere you want to put them.
- Easily cleans a king-sized comforter with extra large 4.5 Cu. Ft. drum
- Adds a rinse and spin after the wash cycle to keep garments fresh until you can switch them to the dryer.
- Washer automatically modifies water levels to amount of clothes in unit

Specifications:

Washer: Drum Light : Yes Drum Material : Stainless Steel Maximum Spin Speed : 1300 RPM Water Heater : Yes Water Level Adjustment : Yes

Washer Cycles: Cycle Count : 11 Activewear : Yes Clean Washer : Yes Colors : Yes Delicates : Yes Fast Wash : Yes Hand Wash : Yes Heavy Duty : Yes Normal : Yes Optic Whites : Yes Rinse and Spin : Yes Towels : Yes

Washer Options: Allergen : Yes Delay Start Time : 1-12 Hours Extended Refresh : Yes Extra Rinse : Yes Perfect Steam : Yes Pure Rinse : Yes Stain Soak : Yes Steam : Yes

Soil Levels: Extra Light : Yes Light : Yes Normal : Yes Heavy : Yes Solid Soil : Yes

Temperature Settings: Eco Cold : Yes Cool : Yes Warm : Yes Hot : Yes Sanitize : Yes

Washer Spin Speeds: Spin Speed Selections : 5 Max : Yes High : Yes Medium : Yes Low : Yes No Spin : Yes

Dispenser: Bleach Dispenser : Yes Detergent Dispenser : Yes Fabric Softener Dispenser : Yes Prewash Detergent Dispenser : Yes PODs Dispenser : Yes

Controls: Cancel : Yes Control Lock : Yes Cycle Status Lights : Yes Delay Start : Yes Pause Function : Yes Power On/Off : Yes Start : Yes

Exterior: Door Latch : Yes Reversible Door : Yes

Dimensions and Volume: Washer Drum Capacity : 4.5 Cu. Ft.

Electrical Specifications: Minimum Circuit Required : 15 Amps Voltage Rating : 120 V

Energy Data: Integrated Modified Energy Factor : 2.92 Integrated Water Factor : 3.2 kWh/cycle : 0.29 kWh kWh/year : 85 kWh Water Usage/Year : 4248 Gallons

Installation: Optional Pedestal : Yes Power Cord Included : Yes Stackable : Yes

General Specifications: Chime On / Chime Off : Yes Leveling Legs : Yes Product Weight : 217 lbs Prop 65 Label : No Warranty - Labor : 1 Year Warranty - Motor : 10 Years Warranty - Parts : 1 Year Warranty - Tub : Lifetime

Performance Certifications and Approvals: CEE Tier : Tier 2 ENERGY STAR Certified : Yes High Efficiency : Yes NSF Certified : Yes Sanitization and Allergy Reduction : Yes UL Listed : Yes

Sales Associate: Aaron Nevel
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aaronn@bascoappliances.com

Model #: ELFE7637AT

Model #: ELFE7637AT

Front Load Perfect Steam™ Electric Dryer with Balanced Dry™ and Instant Refresh – 8.0 Cu. Ft.

The Electrolux front load electric dryer with Balanced Dry™ technology prevents temperature spikes to keep fabrics cooler throughout the dry cycle. LuxCare® Dry uses an advanced moisture sensor to prevent over or under-drying.

Titanium

Dimensions
Width: 27 in
Height: 38 in
Depth: 32 in

Features:

- Keep clothes looking their best with Balanced Dry™ which eliminates temperature spikes and keeps your garments cooler without adding additional dry time.
- Save time and energy and protect items from over or under-drying with our sensor that detects humidity so that all your fabrics are treated with precision and care.
- Save water and energy with Instant Refresh which removes wrinkles and refreshes items from light wear in 10 minutes, without having to do a full wash.
- Quickly dry the items you need most.
- More accurately predict dry times so you don't have to keep checking on your load with Predictive Dry™. Within about 90 seconds of starting the load, the dryer calculates a more accurate time in which your clothes will be perfectly dried.
- Our normal cycle was specifically created to use the least energy possible to get a full load dry, so normal use puts less burden on the planet. There's also a dry boost option, if you need it.
- Electrolux dryers meet strict criteria to guarantee high-quality, energy-efficient performance.
- Gently release wrinkles and reduce static to keep clothes looking their best.
- Gently tumbles your clothes without heat to keep them tangle-free--perfect for when you cannot remove clothes right after the cycle ends.
- Traps lint so it doesn't make a mess, even if you empty it while there are clothes in the dryer.
- Confidently dry even your most delicate items with our Air Dry cycle which uses very low heat to protect clothing.
- Dry more in each load with our 8.0 Cu. Ft. dryers.
- Enjoy easy loading no matter how your washer and dryer are configured.
- Raise your units with optional pedestal drawers that provide extra storage. Or use the optional stacking kit for convenient placement in small spaces.
- Conveniently find any article of clothing with premium LED lighting that provides visibility inside your dryer.
- Our beautifully bright display illuminates information on cycles and lets you know how much time is left.
- So quiet you can run it whenever you want without disrupting your household.
- To help avoid unwanted use.
- Our exclusive warranty offers peace of mind for registered owners with two years of coverage on replacement parts.

Specifications:

Dryer: Air Flow : 200 CFM Balanced Dry : Yes Drum Back Type : Painted Steel Drum Material : Stainless Steel Dryness Level Selections : Yes Lint Filter : Yes Predictive Dry : Yes

Dryer Cycles: Cycle Count : 11 Activewear : Yes Air Dry : Yes Allergen : Yes Delicates : Yes Fast Dry : Yes Heavy Duty : Yes Instant Refresh : Yes Mixed Load : Yes Normal : Yes Timed Dry Time : Yes Towels : Yes

Dryer Options: Anti Static : Yes Delay Start Time : 1-12 Hours Drum Light : Yes Dry Boost : Yes Extended Tumble : Yes Perfect Steam : Yes Wrinkle Release : Yes

Drying Temperatures: Low : Yes Normal : Yes High : Yes Sanitize : Yes Eco Dry : Yes

Dryness Level: Max : Yes High : Yes Normal : Yes Low : Yes Damp : Yes

Controls: Cancel : Yes Control Lock : Yes Cycle Status Lights : Yes Delay Start : Yes Estimated Time Remaining : Yes Pause Function : Yes Power On/Off : Yes Start : Yes

Exterior: Door Latch : Yes Reversible Door : Yes

Dimensions and Volume: Dryer Drum Capacity : 8 Cu. Ft.

Electrical Specifications: Minimum Circuit Required : 30 Amps Voltage Rating : 208/240v

Energy Data: Combined Energy Factor (CEF) : 3.48 kWh/cycle : 2.5 kWh kWh/year : 620 kWh

Installation: Optional Pedestal : Yes Power Cord Included : No Ventilation Type : Vented

General Specifications: Chime On / Chime Off : Yes Leveling Legs : Yes Product Weight : 126 lbs Prop 65 Label : No Warranty - Labor : 1 Year Warranty - Parts : 1 Year

Performance Certifications and Approvals: ENERGY STAR Certified : Yes UL Listed : Yes

Documents

Wolf | DF48650G/S/P
48" Dual Fuel Range - 6 Burners and Infrared Griddle

DF48650G Quick Reference Guide

Sub-Zero | DET3650CIID/L
36" Designer Over-and-Under Refrigerator/Freezer with Ice Maker and Internal Dispenser - Panel Ready

Use and Care Manual
DET3650CIID Quick Reference Guide

Miele | 12496990
G 7186 SCVI - Fully-integrated, full-size dishwasher

Spec Sheet
Use and Care Manual
Installation Guide
Installation Guide
Installation Guide
Energy Guide

Sub-Zero | DEU2450BG/L
24" Designer Undercounter Beverage Center – Panel Ready - Left Hinge

DEU2450BG Quick Reference Guide
Designer Undercounter Installation Guide
Subzero Design Guide
Designer Undercounter Use and Care Guide
DEU2450BG Energy Guide
DEU2450BG Quick Reference Guide

Sub-Zero | DEU2450R/L
24" Designer Undercounter Refrigerator – Panel Ready - Left Hinge

DEU2450R Quick Reference Guide
Designer Undercounter Installation Guide
Subzero Design Guide
Designer Undercounter Use and Care Guide
DEU2450R Energy Guide
DEU2450R Quick Reference Guide

Zephyr | AK9346BS
48" Monsoon II Insert

Spec Sheet
Installation Guide
Warranty
Parts Diagram
Prop 65 Warning
Brochure
Manual

Electrolux | ELFW7637AT
Front Load Perfect Steam™ Washer with LuxCare® Plus Wash and SmartBoost® - 4.5 Cu. Ft.

Product Specifications Sheet EN | Canadian Product Specifications Sheet | Feuille de spécifications du produit FR

Installation Instructions | Propietario completa Guia | Guide d'utilisation complet FR

Complete Owner's Guide EN | Guide de démarrage rapide FR | Energy Guide | Right to Repair EN

Droit à la réparation FR | Product Specifications Sheet | Canadian Product Specifications Sheet

Feuille de spécifications du produit | Installation Instructions | Propietario completa Guia

Guide d'utilisation complet | Complete Owner's Guide | Guide de démarrage rapide | Energy Guide

Right to Repair | Droit à la réparation

Documents (Cont.)

Electrolux | ELFE7637AT
Front Load Perfect Steam™ Electric Dryer with Balanced Dry™ and Instant Refresh – 8.0 Cu. Ft.

Product Specifications Sheet EN | Installation Instructions | Propietario completa Guía SP

Guide d'utilisation complet FR | Complete Owner's Guide EN | Guide de démarrage rapide FR

Quick Start Guide FR | Product Specifications Sheet | Installation Instructions | Propietario completa Guia

Guide d'utilisation complet | Complete Owner's Guide | Guide de démarrage rapide | Quick Start Guide

Rebates

Miele | 12496990 G 7186 SCVI - Fully-integrated, full-size dishwasher
2026 Kitchen Appliance Package - The more you buy, the more you save.
Electrolux | ELFW7637AT Front Load Perfect Steam™ Washer with LuxCare® Plus Wash and SmartBoost® - 4.5 Cu. Ft.
Get back $100 with purchase of an Electrolux laundry pair SECOND FLOOR GUARANTEE
Electrolux | ELFE7637AT Front Load Perfect Steam™ Electric Dryer with Balanced Dry™ and Instant Refresh – 8.0 Cu. Ft.
Get back $100 with purchase of an Electrolux laundry pair

RETURN & EXCHANGE POLICY

MERCHANDISE RETURNS & EXCHANGES, RESTOCKING AND RETRIEVAL FEES

Refunds for items purchased with a credit card are credited to the original card after the item has been returned to the warehouse. Refunds for items purchased via cash or check come in the form of a check from our corporate office mailed with 14 business days of the return date. Promotional items must be returned with the product or their retail value will be deducted from the refund, store credit or exchange value.

Merchandise appearing on a BASCO Sales Order or original sales receipt (for Will Call Items) may be returned for a full refund* or store credit, or exchanged within 30 days of pick-up or delivery under the following conditions:

(A)Merchandise is not a Special Order Item (see Special Order Merchandise and Services section)

(B)Merchandise is in its factory-sealed package (unopened) with the packaging in its original condition with all labels affixed.

A minimum 15% restocking fee will be applied to merchandise returned within 30 days of pick-up or delivery if not returned in the condition noted in (B) above. If returned merchandise requires retrieval by BASCO personnel, a retrieval fee will be assessed.

SPECIAL ORDER MERCHANDISE AND SERVICES

Per the Terms and Conditions of the Special Order Product Agreement & Disclosure form, Special Order merchandise is not returnable. Similarly, charges for installation and delivery services provided by BASCO are non-refundable after they have been performed. Fees incurred for installation and delivery services provided by a third party are not eligible for refund consideration.

DAMAGED & DEFECTIVE MERCHANDISE

Damaged Merchandise

Merchandise must be inspected for damage at the time of pick-up or delivery. If damage is found, it must be reported immediately. Some manufacturers provide coverage for cosmetic and\or functional damage upon prompt reporting, the longest period being within 30 days of pick-up or delivery. Refer to the manufacturer's warranty for more information.

Operational Defect

If, within 7 days of product installation, a performance problem is reported and the problem is subsequently diagnosed as an operational defect by a factory-certified technician and the parts are not available within 10 business days of the diagnosis, merchandise may be eligible for replacement at the discretion of the manufacturer. Performance concerns reported after this 7-day period will be addressed per the terms and conditions of the manufacturer's warranty.

WARRANTY EXCLUSIONS

The customer is responsible for costs associated with, but not limited to: correction to installation performed by someone other than a BASCO team member, instructions on product, use, replacement or repair of house fuses or adjustments to house wiring or plumbing, repair or replacement of product light bulbs, air filters, or water filters, damage resulting from accident, alteration, misuse, abuse, fire, flood, acts of God, improper installation, installation not in accordance with electrical or plumbing codes, use of products not approved by BASCO, food loss due to refrigerator or freezer product failures and transportation of product to a repair facility.

OBSESSED GARAGE

support@obsessedgarage.com
www.obsessedgarage.com
455 Rolling Acres Rd, Lady Lake, FL 32159

455 Rolling Acres Rd, Lady Lake, FL 32159

Quote Number
#D25230

Order Date
January 31, 2026

Customer Address
Grant Hamlin
19128 Concannon Drive lot 13
Bend, OR 97703
United States
+1 503-901-3893
grant@deschuteshomes.com

Bill To:
Grant Hamlin
19128 Concannon Drive lot 13
Bend, OR 97703
United States
+1 503-901-3893
grant@deschuteshomes.com

Product	SKU	Quantity	Unit Price	Total
CUSTOM LINE ITEM: Bendpak HD-7W 7,000-lb. Capacity / Wide Car Lift / High Rise - SKU 5175120		1	$ 6,695.00	$ 6,695.00

Sub Total :	$ 6,695.00
Shipping :	$ 477.00
Total :	$ 7,172.00

OG | Design

OBSESSED GARAGE

support@obsessedgarage.com
www.obsessedgarage.com
455 Rolling Acres Rd, Lady Lake, FL 32159

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19128 Concannon Drive lot 13
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+1 503-901-3893
grant@deschuteshomes.com

Bill To:
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United States
+1 503-901-3893
grant@deschuteshomes.com

Product	SKU	Quantity	Unit Price	Total
Nussbaum Jumbo HF 9 - Black	JLB090.000-9005	1	$ 15,762.73	$ 15,762.73
Nussbaum Lift Recess Kit for Jumbo 7/9 - Jumbo 9	FMK9	1	$ 480.00	$ 480.00

Sub Total : $ 16,242.73

Shipping : $ 1,000.00

Total : $ 17,242.73

OG | Design

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grant@deschuteshomes.com

Product	SKU	Quantity	Unit Price	Total
Dual Kranzle K1322TS Custom Install Solution - Wrinkle Black / Blue	PS020095	1	$ 6,266.48	$ 6,266.48

Sub Total :	$ 6,266.48
Shipping :	$ 407.92
Total :	$ 6,674.40

OG | Design

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www.obsessedgarage.com
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455 Rolling Acres Rd, Lady Lake, FL 32159

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#D25233

Order Date
January 31, 2026

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19128 Concannon Drive lot 13
Bend, OR 97703
United States
+1 503-901-3893
grant@deschuteshomes.com

Bill To:
Grant Hamlin
19128 Concannon Drive lot 13
Bend, OR 97703
United States
+1 503-901-3893
grant@deschuteshomes.com

Product	SKU	Quantity	Unit Price	Total
90° Vacuum Sweep Tee	MD-508	1	$ 2.20	$ 2.20
Hide-a-Hose System - Internal Mount	HAH-INTERNAL-KIT	1	$ 700.00	$ 700.00
Obsessed Garage Vacuum Solution - Vacuum With Internal Hide-A-Hose Solution	DS080006	1	$ 1,687.08	$ 1,687.08

Sub Total : $ 2,389.28

Shipping : $ 271.37

Total : $ 2,660.65

OG | Design

Streamline Plumbing Solutions LLC
CCB 259256
24880 Deer Ln
Bend, OR 97701-9334 USA
(503) 435-9521
Daniel@streamlineplumbingsolutions.com

Estimate

ADDRESS
Grant Hamlin
Deschutes Custom Homes
19855 4th St
Bend, OR 97703 USA

ESTIMATE 1005 - Lot 13
DATE 01/21/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Rough Plumbing	Rough plumbing to 26 fixtures, water and waste. Lower Level - (2) bathrooms (toilet, lav, shower) Kitchen Sink Laundry Sink Washer/Dryer Bar Sink Upper Level - Primary (toilet, (2) lavs, shower) Hall Bath (toilet, lav, tub/shower) (2)Powder Baths (toilet, lav) Kitchen Sink Single Dish Washer Mechanical (Washer, Laundry Sink) Coffee Nook Water only - (4) Hose bibs Pool Equipment (3) Fridges,	1	58,000.00	58,000.00
	Water Heaters	Supply (2) Navien 240A tankless water heaters. Supply water supplies to locations Install Hub drain at area for condensate, t&p (Venting to be done by HVAC)	1	6,400.00	6,400.00
	Gas Plumbing	Supply Gas to 6 locations - Pool equipment Range Fireplace Water Heaters HVAC	1	6,000.00	6,000.00
	Mains	*Max Amount Billed* Run the Water main in the previously dug trench Run the Gas main in the previously dug trench	1	4,500.00	4,500.00

Finish	*Max Amount Billed* Set Finish on all above plumbed fixtures Fixtures to be provided by home owner/DCH	80	195.00	15,600.00

Billing will be broken into 4 sections
Underslab
Rough / Underfloor
Top out
Finish

TOTAL **$90,500.00**

Accepted By

Accepted Date

BEND RADIANT
HEATING INC.

ydronic Heat
vestment”

Hydronic Radiant Heat
Snow/Ice Melt
Residential • Commercial
Sales • Installation • Service

Proposal Agreement

PROPOSAL SUBMITTED TO	PHONE	FAX	DATE
Deschutes Custom Homes			1-21-2026
STREET	JOB NAME Skyline Ranch Lot 13		
CITY, STATE AND ZIP CODE Bend, Ore.	JOB LOCATION		

We hereby submit specifications and estimate for delivery, installation and testing of the following equipment. Prices include all equipment, materials, and labor related to the installation unless otherwise noted.

Description

Bend Radiant Heating
61540 American Lane • Bend, OR 97702
Phone: (541) 382-1231 • Fax: (541) 382-2534
www.bendheating.com

BEND RADIANT
HEATING INC.

ydronic Heat
vestment"

Hydronic Radiant Heat
Snow/Ice Melt
Residential • Commercial
Sales • Installation • Service

Proposal Agreement

Provide all labor, equipment and materials for the startup of a Hydronic Radiant Heat System that includes:

1) Install Insulated Supply/Return lines from mechanical rooms to manifold locations (TBD). These will be buried under slab in customer provided trenches on the slab areas and installed in framed walls for the upper portion of Level 1. Pressure tested to 100 psi prior to city/county inspections.
2) For slab areas, we will install 3" insulation board (Horizontal portion only), 6 mil Vapor barrier, wire mesh and ½" Rehau Pex Tubing as per our design. Pressure tested to 100 psi prior to city/county inspection. Please note that there is an item called "Heat Shield" on the plans, this is not included as we do not know what it is.
3) For framed area of Level 1 we will install ½" Pex tubing in the provided Warm Board. This includes any custom routes in WarmBoard that are required, pressure tested to 100 psi prior to inspections.
4) Manifolds to be Uponor EP style w/ actuators for zoning. Locations TBD, cover plates will be provided unless customer wants specific cabinet access doors, which are not included.
5) Controls to be Wi-Fi Thermostats with air/floor sensors. Thermostats can be located in specific zones (Locations TBD) or mounted in mechanical areas using remote sensors. Zoning to follow specifications listed in Project Manual.
6) We will install two NG Boilers, one serving the Level 1 slab area, one serving Level 0 slab and framed portion. Each boiler will be connected to an indirect tank for DHW. Level 1 slab will have a 40-gallon tank serving Kitchen area and Level 0 will be connected to a 100-gallon tank serving the remainder of the house. All potable water connections and recirculation systems will be the responsibility of the contracted plumber.
7) All our near boiler piping will be in copper, using Press connections.
8) Includes complete system design done by our Rehau tubing manufacturer design department.
9) Includes all submittals required by the GC.
10) Includes State of Oregon Boiler permits and inspections.
11) Complete commissioning of system at job completion.
12) Includes temporary heat system operations if desired, for cold weather indoor construction.

Price for complete installation = $120,000.
Option for Gyp Crete pour in lieu of Warm Board in framed floor area = add $14,500.

<u>All our Installation work includes a two-year warranty in addition to all manufacturers' warranties</u>

Items not included in this proposal:

1) **Any excavation, grading or concrete work.**
2) **Gas piping within 3' of boiler locations, with adequate gas pressure designed by others.**
3) **Electrical circuits to mechanical area for boiler and controls, dedicated circuits.**
4) **Condensate drains in mechanical areas for boiler and tank pressure relief and boiler condensation.**

Bend Radiant Heating
61540 American Lane • Bend, OR 97702
Phone: (541) 382-1231 • Fax: (541) 382-2534
www.bendheating.com

BEND RADIANT
HEATING INC.

ydronic Heat
vestment"

Hydronic Radiant Heat
Snow/Ice Melt
Residential • Commercial
Sales • Installation • Service

Proposal Agreement

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard industry practices. 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 Workmen's Compensation Insurance.

Payment Terms:

General Contractors - Progress billing w/ payment due on the 10th

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.

Authorized Owner Signature _____ Date of Acceptance _____	Steven Zettle Owner/Operator – Bend Heating Radiant Division _____ Date of Acceptance _____

Bend Radiant Heating
61540 American Lane • Bend, OR 97702
Phone: (541) 382-1231 • Fax: (541) 382-2534
www.bendheating.com

Metolius River Plumbing
P. O. Box 6809
Bend, OR 97708-6809 US
5413888212
Shorty.Metolius@gmail.com

Estimate

ADDRESS
Deschutes Custom Homes

SHIP TO
Deschutes Custom Homes

ESTIMATE #	DATE	EXPIRATION DATE
2250	01/19/2026	02/28/2026

ACTIVITY	ACTIVITY	AMOUNT
	Skyline Ranch Lot 13 / Radiant	
Radiant Proposal	We propose to install radiant tubing and heat source for 5930 square foot section of house. This includes the manifolds and controls needed to run up to eight zones of radiant floor. The general will be responsible for head-outs for manifolds, floor swept and vacuumed before pipe is laid, and final cleanup before floor is poured. - This is a combo system that incorporates concrete radiant slab in portions of the home and 1-1/2 gypsum radiant heat in others. Product lines include: Uponor pipe, Uponor Stainless manifolds, Grundfos pumps, Taco pumps, and Tekmar controls. Metolius River Plumbing holds a boiler license, plumbing license, and electrical LMS license.	90,000.00
Heat Source	Gas Boiler (Lochinvar or like) - Venting (Included) - Gas fired boilers require condensate drains, this needs to be provided by the plumber. 12 x12 PVC floor sink recommended. - Gas line to boiler not included - Electrical to boiler not included - Includes state boiler permit and inspection - Axiom DMF 150 glycol injector (Included)	10,000.00
Thermostat upgrade/ High end	Install internet capable thermostats for each zone. This includes paint-able wall sensors for each room and a control panel with the thermostats in the mechanical room. $7500	7,500.00
Poured underlayment	Light weight poured gypsum underlayment (we have this installed professionally by Ultra-Quiet Floors out of Portland). General for the project will need to provide items below: - Provisions to heat the project above 60F for three days. - Water source above 50 PSI. - Job-site dumpster for empty bags. 2000 Square foot second story wood portion - General contractor will need to fill all voids, holes, and spaces where gypsum is not wanted. Thresholds for stairs, roll-in showers, crawl holes, cabinets, and other areas will	14,000.00

ACTIVITY	ACTIVITY	AMOUNT
	also need to be prepped by the contractor before pour. Gypsum is like soup and it will find its way into any hole left open. Note: Sand and Product may be delivered a day or two before pour. All unused product will be removed after pour except the sand which will be graded out and left onsite.	
Slab note	Insulation and wire mesh needed for a radiant slab is NOT included. This needs to be supplied and installed by others. - - - OPTIONS - - -	
Garage Radiant Option	Install radiant tubing in garage slab includes: - 6x6 wire grid for tube securing - Garage zone and thermostat - Install of the radiant tubing and manifold - Fill and fire $17000 Note: Insulation is NOT included and needs to be supplied and installed by the builder.	
Indirect Water Heater Option	Indirect water heater heated by the high efficiency radiant boiler. Includes: - 115 gallon stainless steel tank with heat ex-changer and back-up electric element. - Piping and pump to and from boiler. - 3.5-4 gpm consistent hot water production. - 95% heating efficiency $15000 Note: Also included with our indirect heater install is the final domestic hot water connections. This includes all the fittings, pumps, and controls for the hot, cold, and recirculating lines. Coordination with the onsite plumber is a must!	
Radiant Options	-The cost for an extra zone over 8 will be $500 a zone. -Install heat in the shower walls. This install will be charged at time and material.. $155hr plus parts.	

SUBTOTAL	121,500.00
TAX	0.00
TOTAL	**$121,500.00**

Accepted By

Accepted Date

Einstein Ventures LLC
PO Box 1652
Redmond, OR 97756 US
(541) 408-2664
anthony@einsteinpros.com
www.einsteinpros.com

Estimate

ADDRESS	SHIP TO		
Deschutes Custom Homes 2838 Nw Crossing Dr Suite 202 Bend, Oregon 97703	Deschutes Custom Homes Skyline Ranch Residence 19128 Concannon Dr (lot 13) Bend, Oregon 97703	ESTIMATE DATE	1616 01/21/2026

ACTIVITY	DESCRIPTION	QTY
	SYSTEM 1- Upstairs & downstairs, (2) zones	
Air handler	American Standard- AMS5TAMXD06AV41DA R454B Air Handler 3-5T Link	1
Strip heats	American Standard- BAYHTR1517BRKA	1
Heat pump	American Standard- 5A6V8X48A1000A R454B HP 4T Platinum 18 VS 18Seer2 LINK	1
Lineset	3/8L 7/8S 1/2" Ins 50'	2
Zoning	American Standard- ALINK360A2VVUG ZSENS930AW00MA ZZON2KITA200ZA ZDAMPRDMA0012A X3 ZDAMPRDMA0010A X1	1
Materials	36"x36"x3" Ultralite Pad Weather top	1
Labor	All included to install system	80
Filter	American Standard- EFD235DLAH000B Eac Environwise	1
Venting	Bath fans, hood, make up air, fresh air, Dryers	1
Venting	Water heater venting	1
Ductwork	Supply registers	21
Ductwork	Return register	1
	* 18" WEB FLOOR JOIST WILL BE REQUIRED FOR THIS SYSTEM, SPECIFIC AREAS IN THE JOISTS WILL NEED TO BE BOXED OUT FOR DUCTWORK. *	
	SYSTEMS 2&3- Offices, Media, Living, Dining, Kitchen, Mud area.	
Ductless heat pump	Mitsubishi- MXZSM36NLHZ R454B - HP Smart MZ HYPER-HEAT ODU 36k W/Base Pan Heater	1
Ductless heat pump	Mitsubishi- MXZ3D24NLHZ R454B - HP Multi Zone HYPER-HEAT ODU 24K BTU W/Base Pan Heater	1

Ductless wall mount	Mitsubishi- MSZGX06NL R454B - HP IDU Wall Mount 6K BTU	2
Ductless cassette	Mitsubishi- MLZKX06NL R454B - HP IDU One Way Ceiling Cassette 6K BTU	3
Ducted head	Mitsubishi- PEADAA09NL R454B - AC/HP IDU Ducted 9K BTU	2
Branch box	Mitsubishi- PAC-LMA50BC R454B Branch Box 5 Port for MXZ-SM	1
Materials	Mitsubishi- Branch Box Enclosure	1
Lineset	3/8L 5/8S 1/2" Ins 50'	1
Lineset	1/4" x 164' 1/2"Ins	2
Lineset	3/8" x 164' 1/2"Ins	2
Quicksling	1201 for outdoor units & pads	1
Materials	PVC drain lines & com wire	1
Controls	Mitsubishi- MHK2 Wireless Remote Controller	2
Ductwork	Supplies for ducted units	4
Ductwork	Return for ducted units	2
Rough In boxes	RBX3 MD NC Rough In Box - Universal	2
Labor	All included to install above system	30

Thank you for your business!

SUBTOTAL	103,025.68
TAX	0.00
TOTAL	**$103,025.68**

Accepted By

Accepted Date

ESTIMATE

Alker Family Electric LLC
64485 Research Rd
Bend, OR 97703

alkerelectric@gmail.com
+1 (541) 604-5771

Bill to
Grant Hamlin
Deschutes Custom Homes
2838 NW Crossing Dr
Suite 202
Bend, OR 97703

Ship to
Michelle Conklin
Deschutes Custom Homes
19855 4th st
Suite 202
Bend, OR 97703

Estimate details
Estimate no.: 420
Estimate date: 01/09/2026

Job Name: Skyline Ranch lot 13 Tabtabai

#	Product or service	Description	Qty	Rate	Amount
1.	**Sales**	Living sq. footage wired to exceed minimum code requirements	5930	$12.50	$74,125.00
2.	**Sales**	Garage sq. footage wired to exceed minimum code requirements	1440	$6.50	$9,360.00
3.	**Sales**	600 amp service (3) 200 amp sub panels	1	$12,850.00	$12,850.00
4.	**Sales**	DL1-a+DL1-b: Lotus 4" LB4R	62	$315.00	$19,530.00
5.	**Sales**	DL2+DL3: Element 3" adjustable downlight flangeless	74	$684.00	$50,616.00
6.	**Sales**	DL4: Element 3" fixed downlight flangeless	32	$584.00	$18,688.00
7.	**Sales**	DL5: Element 3" flangeless shower aperature	6	$596.00	$3,576.00
8.	**Sales**	UC-1+UC-2: WAC LIGHTING HR-LED90 BUTTON LIGHT	15	$175.00	$2,625.00
9.	**Sales**	Sconces	37	$255.00	$9,435.00
10.	**Sales**	LED undercabinet lighting in kitchen: Diode LED 3000k, with aluminum channel and premium diffuser	1	$5,500.00	$5,500.00

11.	**Sales**	Chandeliers	2	$800.00	$1,600.00
12.	**Sales**	USB outlets	15	$55.00	$825.00
13.	**Sales**	Dimmers	30	$75.00	$2,250.00
14.	**Sales**	Microwave circuit	1	$225.00	$225.00
15.	**Sales**	Hood circuit Remote blower wiring will be extra	1	$200.00	$200.00
16.	**Sales**	Dryer circuit 30 amp dedicated circuit	2	$300.00	$600.00
17.	**Sales**	Washer Machine circuit 20 amp dedicated circuit	2	$250.00	$500.00
18.	**Sales**	50 amp oven circuit or equivalent	2	$650.00	$1,300.00
19.	**Sales**	50 amp cook top circuit	1	$625.00	$625.00
20.	**Sales**	Refrigerator circuit	1	$200.00	$200.00
21.	**Sales**	Dish/Disposal circuit	2	$250.00	$500.00
22.	**Sales**	Wine Fridge	1	$200.00	$200.00
23.	**Sales**	Electric furnace 20 kw	2	$800.00	$1,600.00
24.	**Sales**	50 amp ac circuit and outdoor unit hook up	2	$600.00	$1,200.00
25.	**Sales**	30 amp hot water circuit	3	$350.00	$1,050.00
26.	**Sales**	Outdoor kitchen wiring: (2)outlets	2	$250.00	$500.00
27.	**Sales**	Garage door motor circuit and sensor wiring	3	$250.00	$750.00
28.	**Sales**	GYM circuits 20 amp dedicated	3	$200.00	$600.00
29.	**Sales**	EV car charger	2	$450.00	$900.00
30.	**Sales**	20 amp bidet circuits	4	$250.00	$1,000.00
31.	**Sales**	Landscape circuit	1	$250.00	$250.00
32.	**Sales**	ERV circuit and hook up	1	$200.00	$200.00
33.	**Sales**	Solar ready to attic	1	$500.00	$500.00
34.	**Sales**	ARC fault circuits	25	$55.00	$1,375.00
35.	**Sales**	Laundry Circuit 20 amp dedicated	1	$200.00	$200.00
36.	**Sales**	Bath fan timers	7	$50.00	$350.00

37.	**Sales**	Panasonic whisper fans 110 cfm	7	$250.00	$1,750.00
38.	**Sales**	Smoke detectors	10	$85.00	$850.00
39.	**Sales**	Island prewire: As per code, prep only or counter pop up plugs. This line is for pre wire only	1	$250.00	$250.00
40.	**Sales**	3&4way switches	30	$150.00	$4,500.00
41.	**Sales**	Exterior outlets	10	$250.00	$2,500.00
42.	**Sales**	Pool wiring: 100 amp service, bonding, pool equipment hook up, lighting wire pull and hook up. **no provisions for hot tub**	1	$16,500.00	$16,500.00
43.	**Sales**	Retaining wall step lights: Conduit, wire pull, install Lights not included	2	$350.00	$700.00
44.	**Sales**	Art light wall sconces	3	$350.00	$1,050.00
45.	**Sales**	Back up generator: 22 KW w/automatic transfer switch **GENERATOR INCENTIVE APPLIED** **PRICE SHOWN IS JUST FOR LABOR TO INSTALL**	1	$2,500.00	$2,500.00

Total **$256,405.00**

Note to customer

This estimate includes screwless cover plates and decora plugs and switches in black, ivory, white, or light almond.

Alker Family Electric guarantees all labor and materials for a period of one year. We are committed to completing your project promptly and will not leave for another job until it is fully finished. To ensure a smooth, high-quality installation, the same journeyman who performs the rough-in will also handle the trim-out.

Accepted date **Accepted by**

Item #	Item Name	Location	Manufacturer	Description	Finish / Color	olor Tem	Dimensions	Installation / Notes	QTY	COST
DL-1a	DOWNLIGHT – INTERIOR	THROUGHOUT	LOTUS	4" ROUND ECONOMY SUPER THIN RECESSED, LB4R	WHITE	2700K	SEE CUTSHEET	INSTALL PER MAN. RECOMMENDATION		INCLUDED IN ELECTRICAL BID
DL-1b	DOWNLIGHT – INTERIOR	THROUGHOUT	LOTUS	4" ROUND ECONOMY SUPER THIN RECESSED, LB4R	WHITE	3000K	SEE CUTSHEET	INSTALL PER MAN. RECOMMENDATION		INCLUDED IN ELECTRICAL BID
DL-2	DOWNLIGHT – INTERIOR	THROUGHOUT (SLOPED WD CLNG)	VISUAL COMFORT	ELEMENT 3" ADJUSTABLE DOWNLIGHT, FLANGELESS	ANTIQUE BRONZE	2700K	SEE CUTSHEET	INSTALL PER MAN. RECOMMENDATION		INCLUDED IN ELECTRICAL BID
DL-3	DOWNLIGHT – INTERIOR	THROUGHOUT (FLAT WD CLNG)	VISUAL COMFORT	ELEMENT 3" FIXED DOWNLIGHT, FLANGELESS	ANTIQUE BRONZE	2700K	SEE CUTSHEET	INSTALL PER MAN. RECOMMENDATION		INCLUDED IN ELECTRICAL BID
DL-4	DOWNLIGHT – INTERIOR	THROUGHOUT (FLAT GYP CLNG)	VISUAL COMFORT	ELEMENT 3" FIXED DOWNLIGHT, FLANGELESS	WHITE	2700K	SEE CUTSHEET	INSTALL PER MAN. RECOMMENDATION		INCLUDED IN ELECTRICAL BID
DL-5	DOWNLIGHT – EXTERIOR	THROUGHOUT (SLOPED WD CLNG)	VISUAL COMFORT	ELEMENT 3" ADJUSTABLE DOWNLIGHT, FLANGELESS,	ANTIQUE BRONZE	2700K	SEE CUTSHEET	INSTALL PER MAN. RECOMMENDATION		INCLUDED IN ELECTRICAL BID
DL-6	DOWNLIGHT – EXTERIOR	STUDIO CARPORT (302)	LOTUS	4" EYEBALL GIMBAL LED, LL4G-27K	BLACK	2700K	SEE CUTSHEET	INSTALL PER MAN. RECOMMENDATION		INCLUDED IN ELECTRICAL BID
E-1	DIMMER / CONTROL	THROUGHOUT	LUTRON	DIVA	MATTE WHITE	—	SEE CUTSHEET	INSTALL PER MAN. RECOMMENDATION		INCLUDED IN ELECTRICAL BID
E-2a	RECEPTACLE	THROUGHOUT	LUTRON	DECORA	MATTE WHITE	—	SEE CUTSHEET	INSTALL PER MAN. RECOMMENDATION		INCLUDED IN ELECTRICAL BID
E-2b	RECEPTACLE – FLOOR OUTLET	TBD	TBD	TBD	TBD	—	SEE CUTSHEET	INSTALL PER MAN. RECOMMENDATION		INCLUDED IN ELECTRICAL BID
E-3	WALL PLATE	THROUGHOUT	LUTRON	SCREWLESS WALL PLATE	MATTE WHITE	—	SEE CUTSHEET	INSTALL PER MAN. RECOMMENDATION		INCLUDED IN ELECTRICAL BID
FAN-1	BATHROOM FAN	SEE DRAWINGS	BROAN	110 CFM BATHROOM EXHUAST FAN AE110K	WHITE - SEE NOTES	—	SEE CUTSHEET	INSTALL PER MAN. RECOMMENDATION; PAINT COVER TO MATCH CEILING FINISH		INCLUDED IN ELECTRICAL BID
PEN-1	SUSPENDED PENDANT	DINING (207)	ALLIED MAKER	ARC 30"	BLACKENED BRASS	2700K	SEE CUTSHEET	INSTALL PER MAN. RECOMMENDATION	1	$5,520.00
PEN-2	SUSPENDED PENDANT	KITCHEN (206)	TBD	TBD	TBD	2700K	SEE CUTSHEET	INSTALL PER MAN. RECOMMENDATION	2	$24,400.00
PLT-1	PATH LIGHT	SEE DRAWINGS	FX LUMINAIRE	M-PZ PATH LIGHT	BRONZE	2700K	SEE CUTSHEET	INSTALL PER MAN. RECOMMENDATION		INCLUDED IN LANDSCAPE BID
SC-1	SURFACE MOUNT WALL SCONCE - EXTERIOR	SEE DRAWINGS	VISUAL COMFORT	PITCH SINGLE OUTDOOR WALL SCONCE	BRONZE	2700K	SEE CUTSHEET	INSTALL PER MAN. RECOMMENDATION	10	$2,790.00
SC-2	SURFACE MOUNT WALL SCONCE - INTERIOR	SEE DRAWINGS (INT, TYP)	STUDIO HENRY WILSON	ELBOW WALL LIGHT, NARROW	BLACKENED	2700K	SEE CUTSHEET	INSTALL PER MAN. RECOMMENDATION	5	$5,175.00
SC-3	SURFACE MOUNT WALL SCONCE - INTERIOR	SEE DRAWINGS (WINDOW SEAT)	ALLIED MAKER	MINI ORB 3-5, WAC-034	BRONZE	2700K	SEE CUTSHEET	INSTALL PER MAN. RECOMMENDATION	1	$480.00
SC-4	SURFACE MOUNT WALL SCONCE - INTERIOR	SEE DRAWINGS (BATHS)	ALLIED MAKER	MINI ORB 5-5, WAC-058	BRONZE	2700K	SEE CUTSHEET	INSTALL PER MAN. RECOMMENDATION	1	$656.00
SC-5	SURFACE MOUNT WALL SCONCE - INTERIOR	SEE DRAWINGS (PRIMARY BATH)	ALLIED MAKER	BRIDGE 1, WAL-073	BRONZE	2700K	SEE CUTSHEET	INSTALL PER MAN. RECOMMENDATION	1	$1,080.00
SC-6	SURFACE MOUNT WALL SCONCE - INTERIOR	SEE DRAWINGS (PRIM BED NICHE)	ALLIED MAKER	TANDEM SCONCE, WAL-097	BRONZE	2700K	SEE CUTSHEET	INSTALL PER MAN. RECOMMENDATION	1	$2,360.00
SC-7	SURFACE MOUNT WALL SCONCE - INTERIOR	SEE DRAWINGS (PRIM BED)	ALLIED MAKER	PIVOT, WAC-037	BRONZE, WHITE OAK	2700K	SEE CUTSHEET	INSTALL PER MAN. RECOMMENDATION	1	$2,120.00
SC-8	SURFACE MOUNT WALL SCONCE - INTERIOR	SEE DRAWINGS (GUEST BUNK)	CEDAR & MOSS	LITTLE LUNA	NATURAL, WHITE GLAZE	2700K	SEE CUTSHEET	INSTALL PER MAN. RECOMMENDATION	4	$1,196.00
SCM-1	COMBINED SMOKE & CARBON MONOXIDE DETECTOR	THROUGHOUT	GOOGLE	NEST PROTECT	WHITE	—	SEE CUTSHEET	INSTALL PER MAN. RECOMMENDATION		INCLUDED IN ELECTRICAL BID
SF-1	SURFACE MOUNTED CEILING LIGHT	MEDIA (209)	ALLIED MKAER	ALABASTER S01, WAC-002	BRONZE	2700K	SEE CUTSHEET	INSTALL PER MAN. RECOMMENDATION	1	$1,040.00
SLT-1	STEP LIGHT - EXTERIOR	SEE DRAWINGS	KUZCO	BRISTOL LED OUTDOOR STEP LIGHT, SMALL	GREY	2700K	SEE CUTSHEET	INSTALL PER MAN. RECOMMENDATION		INCLUDED IN LANDSCAPE BID
UC-1a	UNDER CABINET LIGHT	SEE DRAWINGS	WAC LIGHTING	HR-LED90 BUTTON LIGHT	WHITE	2700K	SEE CUTSHEET	INSTALL PER MAN. RECOMMENDATION		INCLUDED IN ELECTRICAL BID
UC-1b	UNDER CABINET LIGHT	SEE DRAWINGS	WAC LIGHTING	HR-LED90 BUTTON LIGHT	BLACK	2700K	SEE CUTSHEET	INSTALL PER MAN. RECOMMENDATION		INCLUDED IN ELECTRICAL BID
UC-2	LED LIGHT STRIP	CLOSETS	TBD	TBD	TBD	2700K	TBD	INSTALL PER MAN. RECOMMENDATION		INCLUDED IN ELECTRICAL BID
UL-1	UP LIGHT	SEE DRAWINGS	TBD	TBD	TBD	2700K	TBD	INSTALL PER MAN. RECOMMENDATION		INCLUDED IN ELECTRICAL BID
WL-1	WALL LIGHT	SEE DRAWINGS	JUNIPER	THIN SURFACE MOUNT PICTURE LIGHT	ENGLISH BRONZE	2700K	SEE CUTSHEET	INSTALL PER MAN. RECOMMENDATION	6	$8,900.00

ALLIED MAKER SHIPPING COST	$3,012.48
STUDIO HENRY DESIGN SHIPPING	$205.00
TOTAL COST:	$58,934.48

Quote

#QUO29077

Bill to
Skyline Ranch
United States

Ship to
Skyline Ranch
United States

Sent Date: 01/12/2026
Expires: 02/12/2026
Lead Time: 20-22 weeks
Shipping Method: XPO Standard

ITEMS	NOTES	QTY	RATE	AMOUNT
Arc 30"	PEN-1	1	$5,520.00	$5,520.00
• Canopy: Standard • Arc Finish: Blackened Brass • Dome Finish: Blackened Brass • Dome Interior Finish: Brass • Wood Finish: TBD • Globe Finish: TBD • Bulb Color: 27K • Ceiling Type: Flat • OAH: TBD" • 120V				
Mini Orb 3-5	SC-3	1	$480.00	$480.00
• Metal Finish: Bronze • Globe Finish: TBD • Bulb Color: 27K • Location Rating: Indoor • 120V				
Mini Orb 5-5	SC-4	1	$656.00	$656.00
• Metal Finish: Bronze • Globe Finish: TBD • Bulb Color: 30K • Location Rating: Indoor • 120V				

ALLIED MAKER • 108 GLEN COVE AVE, GLEN COVE, NY 11542 • 81 FRANKLIN STREET, NEW YORK, NY 10013 • 212-334-7333 • SALES@ALLIEDMAKER.COM

Quote **#QUO29077**

Bridge 1	SC-5	1	$1,080.00	$1,080.00

- Metal Finish: Bronze
- Globe Finish: TBD
- Bulb Color: 3000K
- 120V

Tandem Sconce	SC-6	1	$2,360.00	$2,360.00

- Metal Finish: Bronze
- Bulb Color: 2700K
- 120V

Pivot	SC-7	1	$2,120.00	$2,120.00

- Metal Finish: Bronze
- Shade Interior Finish: Bronze
- Wood Finish: White Oak
- Switch: None
- Bulb Color: 27K
- 120V

Alabaster S01	SF-1	1	$1,040.00	$1,040.00

- Metal Finish: Bronze
- Globe Finish: TBD
- Bulb Color: 27K
- 120V

Prism Pendant 55"	PEN-2	2	$12,200.00	$24,400.00

- Metal Finish: Bronze
- Glass Finish: Frosted
- OAH: TBD"
- 120V

Net Pricing Reflected (-20%)

Project: Skyline Ranch

SUBTOTAL	$37,656.00	**TOTAL**	$40,668.48
SHIPPING	$3,012.48		
TAX	$0.00		

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Quote **#QUO29077**

Terms & Conditions

Payment Terms: 100% Deposit
Lead time is approximate and valid for 10 business days. We will provide your exact fulfillment date once your order is scheduled for production. If your estimate has expired, your lead is no longer valid. Due to demand and material fluctuations, pricing is good for 30 days. Any additional customs, import tax, and VAT charges are not included.

Please note for payments made via ACH, check, or wire that do not include the order number information, we require a payment confirmation to be submitted to your sales person in order to confirm your payment and ensure it is applied to the correct order. We require this confirmation to process your order.

TBD items require confirmation within 10 business days of the payment date. Our products are handcrafted and made to order, so any missing information prevents us from starting production. To help your project move forward, we allow your lead to begin with pending TBD order information. However, if your TBD selections are not confirmed within 10 business days of payment, we will extend your lead until TBD items are confirmed.

Inspect contents immediately upon receipt of order. Damages must be reported within 15 days of receipt. Do not proceed with the installation of a damaged product. Allied Maker is not responsible for a contractor or electrician's fees involved with installing or repairing this product.

Since our products are handcrafted and bespoke, all sales are final and we cannot accept returns or exchanges. You may only cancel orders within 10 business days of payment. Canceled orders will incur a 5% transaction fee. Confirmed orders are considered final.

HANDCRAFTED IN USA

Sales Contact: Justin Francavilla

justin.f@alliedmaker.com

(212) 334-7333

Your order

Product	Subtotal
THIN Linear - Surface Mount **× 1** **Mounting - Surface Mount:** Surface Mount - Remote Power Supply not included **Standoff Length:** 180 mm **Overall Length - Surface:** 3 feet **Color Temperature:** 2700K - Warm White **Finish:** English Bronze - Signature	$750.00
THIN Linear - Surface Mount **× 3** **Mounting - Surface Mount:** Surface Mount - Remote Power Supply not included **Standoff Length:** 180 mm **Overall Length - Surface:** 9 feet **Color Temperature:** 2700K - Warm White **Finish:** English Bronze - Signature	$5,850.00
THIN Linear - Surface Mount **× 1** **Mounting - Surface Mount:** Surface Mount - Remote Power Supply not included **Standoff Length:** 180 mm **Overall Length - Surface:** 6 feet **Color Temperature:** 2700K - Warm White **Finish:** English Bronze - Signature	$1,350.00
THIN Linear - Surface Mount **× 1** **Mounting - Surface Mount:** Surface Mount - Remote Power Supply not included **Standoff Length:** 180 mm **Overall Length - Surface:** 4 feet **Color Temperature:** 2700K - Warm White **Finish:** English Bronze - Signature	$950.00
Subtotal	**$8,900.00**
Tax	**$0.00**
Total	**$8,900.00**

STUDIO **HENRY WILSON**

QUOTE

Deschutes Homes

Date
13/01/2026

Expiry

Quote No.
SO-13855

Reference
Skyline Ranch Residence

ABN
96 614 698 305

Studio Henry Wilson Pty Ltd
33 Hopewell street

Paddington NSW 2021

	Description	Comment / Lead Time	Quantity	Unit Price	Discount	GST	Amount USD
	Elbow Wall Light - Blackened - 130mm	LEAD TIME: 6 - 8 WEEKS	5.00	1,150.00	10.00%	0.00%	5,175.00
	Shipping - DHL		1.00	205.00	0.00%	0.00%	205.00

Project Name: LOT 13 Skyline Ranch Residence

Shipping:

19128 Concannon Dr, Bend, OR 97703
TBC

Subtotal	5,380.00
TOTAL GST 10%	0.00
TOTAL USD	**5,380.00**

Due Date:

Please use the appropriate bank account for your region or currency:

AUSTRALIAN DOLLAR (AUD)
Direct Deposit Preferred:
Studio Henry Wilson
National Australia
Bank swift-NATAAU3303M
BSB - 083-088
Acc - 255 280 315

UNITED STATES DOLLAR (USD)
Studio Henry Wilson Pty Ltd
ACH and Wire routing number: 026073150
Account number: 8310978835
Account type: Checking
SWIFT/BIC: CMFGUS33
Wise's address: 30 W. 26th Street, Sixth Floor
New York NY 10010
United States

EURO (EUR)
Studio Henry Wilson Pty Ltd
IBAN: BE16 9673 3588 3074
SWIFT/BIC: TRWIBEB1XXX
Banks address:
WISE
3 Rue du Trône 100, 3rd floor
Brussels, 1050
Belgium

Delivery Policy;
Goods must be paid in full prior to delivery.
All orders are dispatched DAP.
Local Taxes and Duties are the sole responsibility of the customer.

Refund & Returns Policy;
If for any reason you are not completely satisfied with your purchase we will give you a full credit for exchange. Please email us at studio@henrywilson.com.au within 7days if you are not satisfied with your purchase so that we can resolve any problems. This credit policy does not apply to goods which have been specifically made for a purchase order, used, damaged after delivery.

LUXE AV
1445 Koll Circle, San Jose, CA,
USA Suite 108
San Jose, California 95112
United States

info@luxeav.com
(408) 626-9641
www.luxeav.com
Garrett Barnes
info@luxeav.com
(408) 626-9641

Quote

Deschutes Custom Homes

19128 Concannon Drive
Bend, Oregon 97703
United States
kris@deschuteshomes.com

Presented By
LUXE AV

Quote Number
Q-763

Presented On
Jan 30, 2026

Version
1

Project Description

The proposal consists of the following

SURVEILLANCE

- Installation of 12 4K AI exterior cameras
- 4K Video Doorbell
- 30 days of video retention with computer and mobile access

NETWORK

- Unifi 10G Network (Router & Switch)
- Unifi WiFi - 8 AP's
- X2 CAT 6A Data ran to all bedrooms and AP locations future proof for 10G network operation. Fiber running to TV locations and DMARC

HOUSE AUDIO

- Kitchen
- Dining Room
- Living Room
- Master Bedroom
- Master Bathroom
- Media Room (Dolby Atmos)
- Kids Play Area
- Pool Room

HOME THEATER

- Media Room 7.2.4 Surround pre-wired for TV location

Locations

Kitchen $3,489.00

ITEM	QTY	UNIT PRICE	TOTAL
Origin Acoustics MOS36K Fully In-Ceiling Audio System	2	$1,495.00	$2,990.00
Sonos Port (Black) Versatile Streaming Component for your Stereo or Receiver	1	$499.00	$499.00

Bedroom 1 $425.02

ITEM	QTY	UNIT PRICE	TOTAL
Data Plate (2 Port 6A) 2 Port Data Plate Ethernet	1	$425.02	$425.02

Bedroom 2 $425.02

ITEM	QTY	UNIT PRICE	TOTAL
Data Plate (2 Port 6A) 2 Port Data Plate Ethernet	1	$425.02	$425.02

Bedroom 3 $425.02

ITEM	QTY	UNIT PRICE	TOTAL
Data Plate (2 Port 6A) 2 Port Data Plate Ethernet	1	$425.02	$425.02

Dining Room $3,489.00

ITEM	QTY	UNIT PRICE	TOTAL
Origin Acoustics MOS36K Fully In-Ceiling Audio System	2	$1,495.00	$2,990.00
Sonos Port (Black) Versatile Streaming Component for your Stereo or Receiver	1	$499.00	$499.00

Living Room

$3,415.02

ITEM	QTY	UNIT PRICE	TOTAL
Data Plate (2 Port 6A) 2 Port Data Plate Ethernet	1	$425.02	$425.02
Origin Acoustics MOS36K Fully In-Ceiling Audio System	2	$1,495.00	$2,990.00

Pool House

$6,194.21

ITEM	QTY	UNIT PRICE	TOTAL
AVPro Edge AC-EX70-UHD-ARC Ultra Slim 4K HDMI Via HDBaseT 70 Meter Extender With Audio Return Channel	1	$858.30	$858.30
Origin Acoustics D85 Director 8" Series - Fully Pivoting 3-Way In-Ceiling Loudspeaker with an 8" IMG Woofer, Exclusive DPSD Tweeter Technology	4	$683.00	$2,732.00
Sonos Amp 2-Channel Digital Amplifier, 125 Watts Per Channel	2	$799.00	$1,598.00
TV Data Box 1 Coax, 2 Cat 6, 1 Cat6A, 1 Fiber	1	$1,005.91	$1,005.91

Guest Living

$351.67

ITEM	QTY	UNIT PRICE	TOTAL
Strong SM-RBX-PRO-20-BLK Versabox Pro Recessed Dual Layer Flat Panel Solution	1	$351.67	$351.67

Pool Laundry $425.02

ITEM	QTY	UNIT PRICE	TOTAL
Data Plate (2 Port 6A) 2 Port Data Plate Ethernet	1	$425.02	$425.02

Garage $425.02

ITEM	QTY	UNIT PRICE	TOTAL
Data Plate (2 Port 6A) 2 Port Data Plate Ethernet	1	$425.02	$425.02

Mechanical 1 $24,404.08

ITEM	QTY	UNIT PRICE	TOTAL
Future Automation IWRE7 In Wall Rack Enclosure 7	1	$809.00	$809.00
Middle Atlantic ERK-4425LRD 44 RU ERK Series Rack, 25 Inches Deep without Rear Door	1	$1,377.00	$1,377.00
Origin Acoustics PROA1200.4 4-Channel 1200 Watt Amplifier	1	$5,590.00	$5,590.00
Origin Acoustics PROA250.1D 2-Channel 250 Watt amplifier that is compatible with Dante technology	1	$1,505.00	$1,505.00
SurgeX UPS-1000-OL 2RU, 1000 VA Online UPS, 6 Outlet, 15A; On-Line Double-Conversion UPS Technology	1	$1,998.66	$1,998.66

	Unifi 10G Enterprise Network Professional-grade, high-performance system designed to provide reliable connectivity, fast speeds, and enterprise-level stability throughout your space. Built on Ubiquiti's UniFi platform, this package ensures seamless integration, advanced security, and scalability for future needs	1	$10,495.82	$10,495.82
	WattBox WB-800VPS-IPVM-18 WattBox IP Vertical Power Strip & Conditioner w/ Individually Controlled & Metered 18 Outlets	1	$1,269.97	$1,269.97
	WattBox WB-820CH1U-IPVM-8 20A IP Power Conditioner w/ Integrated Faceplate and 8-Individually Metered /Controlled Outlets	1	$1,358.63	$1,358.63

Entry $489.99

ITEM		QTY	UNIT PRICE	TOTAL
	Ubiquiti Networks UVC-G4-DOORBELL-PRO-POE-KIT • Improved HDR and low-light performance • Programmable welcome display and secondary package-detection camera • AI event detections • Connect and power using PoE • Integrated 2-way audio	1	$489.99	$489.99

Pantry $425.02

ITEM		QTY	UNIT PRICE	TOTAL
	Data Plate (2 Port 6A) 2 Port Data Plate Ethernet	1	$425.02	$425.02

Primary Closet $425.02

ITEM	QTY	UNIT PRICE	TOTAL
Data Plate (2 Port 6A) 2 Port Data Plate Ethernet	1	$425.02	$425.02

Primary Bedroom $2,290.02

ITEM	QTY	UNIT PRICE	TOTAL
Data Plate (2 Port 6A) 2 Port Data Plate Ethernet	1	$425.02	$425.02
Origin Acoustics D85 Director 8" Series - Fully Pivoting 3-Way In-Ceiling Loudspeaker with an 8" IMG Woofer, Exclusive DPSD Tweeter Technology	2	$683.00	$1,366.00
Sonos Port (Black) Versatile Streaming Component for your Stereo or Receiver	1	$499.00	$499.00

Primary Bathroom $1,865.00

ITEM	QTY	UNIT PRICE	TOTAL
Origin Acoustics D85 Director 8" Series - Fully Pivoting 3-Way In-Ceiling Loudspeaker with an 8" IMG Woofer, Exclusive DPSD Tweeter Technology	2	$683.00	$1,366.00
Sonos Port (Black) Versatile Streaming Component for your Stereo or Receiver	1	$499.00	$499.00

Kids Play Area $2,290.02

ITEM	QTY	UNIT PRICE	TOTAL
Data Plate (2 Port 6A) 2 Port Data Plate Ethernet	1	$425.02	$425.02
Origin Acoustics D85 Director 8" Series - Fully Pivoting 3-Way In-Ceiling Loudspeaker with an 8" IMG Woofer, Exclusive DPSD Tweeter Technology	2	$683.00	$1,366.00
Sonos Port (Black) Versatile Streaming Component for your Stereo or Receiver	1	$499.00	$499.00

Library $425.02

ITEM	QTY	UNIT PRICE	TOTAL
Data Plate (2 Port 6A) 2 Port Data Plate Ethernet	1	$425.02	$425.02

Media Room $18,829.17

ITEM	QTY	UNIT PRICE	TOTAL
JL Audio - Home IWS-SYS-208 Dual 8" (200 mm) In-Wall Powered Subwoofer System, 600 Watt	1	$5,760.00	$5,760.00
Origin Acoustics D85 Director 8" Series - Fully Pivoting 3-Way In-Ceiling Loudspeaker with an 8" IMG Woofer, Exclusive DPSD Tweeter Technology	4	$683.00	$2,732.00
Origin Acoustics LCR69 Composer Theater Series - In-Wall LCR Loudspeaker with Exclusive Silk DPSD Tweeter, Dual 6.5" Kevlar Woofers	7	$1,011.86	$7,083.02

	Sony STR-AZ5000ES Premium ES 11.2 CH 8K A/V Receiver	1	$2,599.91	$2,599.91
	TV Data Box 1 Coax, 2 Cat 6, 1 Cat6A, 1 Fiber	1	$654.24	$654.24

Office 1 $425.02

ITEM		QTY	UNIT PRICE	TOTAL
	Data Plate (2 Port 6A) 2 Port Data Plate Ethernet	1	$425.02	$425.02

Office 2 $425.02

ITEM		QTY	UNIT PRICE	TOTAL
	Data Plate (2 Port 6A) 2 Port Data Plate Ethernet	1	$425.02	$425.02

House Perimeter $7,687.00

ITEM		QTY	UNIT PRICE	TOTAL
	Ubiquiti Networks UNVR Network video recorder	1	$499.00	$499.00
	Ubiquiti Networks UVC-G6-Pro-Dome-W All-weather vandal-proof 4K PoE+ camera with a Multi-TOPS AI engine, 2.36x optical zoom, and a large 1/1.2" CMOS sensor for exceptional low-light clarity and long-range IR night vision.	12	$599.00	$7,188.00

Summary

Product + Labor	$135,941.95
Misc Materials/Design/Management	$8,709.34
Subtotal	**$144,651.29**
Total Price	**$144,651.29**

Payment Terms

	Billing Date	Due Date	Amount
Prewire Materials (15%)			$21,697.69
Prewire Completion (25%)			$36,162.82
Trim/Finish Materials (40%)			$57,860.52
Trim Completion (10%)			$14,465.13
Project Completion and Acceptance (10%)			$14,465.13

HOME

IMPROVEMENT CONTRACT

You

are entitled to a completely filled-in copy of this Agreement, signed by both

you and the Contractor, before any work may be started.

This Agreement was signed by Owner on _Date of proposal digital acceptance_

Notice of Cancellation of this Agreement may be sent to Contractor at the address

below.

Contractor: Luxe AV, a California corporation

1445 Koll Circle, Ste. 108
San Jose, CA 95112

Tel: 408-626-9641

Contractor License No. 1004287

Owner: Name(s): As named in proposal

Address: As indicated in the proposal

Contract Price: **$___Total shown on proposal__**

Statutory Notice: **THE DOWNPAYMENT MAY NOT EXCEED $1,000 OR 10 PERCENT OF THE CONTRACT PRICE, WHICHEVER IS LESS.**

Finance Charge: 1.5% per month on balance outstanding more than 10 days

Schedule of Progress Payments:

See attached progress payment schedule, which is part of Attachment A.

Statutory Notice: **The schedule of progress payments must specifically describe each phase of work, including the type and amount of work or services scheduled to be supplied in each phase, along with the amount of each proposed progress payment. IT IS AGAINST THE LAW FOR A CONTRACTOR TO COLLECT PAYMENT FOR WORK NOT YET COMPLETED, OR FOR MATERIALS NOT YET DELIVERED. HOWEVER, THE CONTRACTOR MAY REQUIRE A DOWNPAYMENT.**

Mechanic's Lien: Upon satisfactory payment being made for any portion of the work performed, the Contractor shall, prior to any further payment being made, furnish to the Owner a full and unconditional release from any potential lien claimant or mechanics lien authorized pursuant to California Civil Code §§9400 and 9404 for that portion of the work for which payment has been made.

Description of the Project and Description of the Significant Materials to be Used and Equipment to be Installed: A detailed description of the work and pricing schedule thereof is attached hereto as **Attachment A** and incorporated herein by this reference (collectively, the "Work"). Work under this Contract shall be deemed to have substantially commenced when Contractor has actually, substantially and physically commenced work on the Project.

Items that require trenching labor are not included in the pricing given by a LUXE AV proposal. All trenching and/or underground conduit will be the responsibility of a third party. Our labor will be for laying the wire after all digging and conduit has been completed.

List of Documents to be Incorporated into the Contract:

1. If applicable, plans are provided by the architect/designer/Owner and approved by the building department of the city in which the subject property is located.
2. Specifications provided and/or agreed to by Owner.
3. The Terms and Conditions attached hereto.

Note About Extra Work and Change Orders:

Extra Work and Change Orders become part of the contract once the order is prepared in writing and signed by the parties prior to the commencement of any work covered by the new change order. A change order is also considered

digitally signed once marked approved on the dTools software. The order must describe the scope of the extra work or change, the cost of said changes will be due in full at time of acceptance.

The Owner may not require the Contractor to perform extra or change order work without providing written authorization prior to the commencement of any work covered by the new change order. Extra work or a change order is not enforceable against the Owner unless the change order also identifies all of the following in writing prior to the commencement of any work covered by the new change order: (1) the scope of the work encompassed by the order, (2) the amount to be added or subtracted from the Contract, and (3) the effect the order will make in the progress payments or the completion date.

The contractor's failure to comply with these requirements does not preclude the recovery of compensation for work performed based upon legal or equitable remedies designed to prevent unjust enrichment.

Commercial General Liability Insurance

(CGL):

[ ] This Contractor does not carry commercial general liability insurance

[X] This Contractor carries commercial general liability insurance written by U.S. Specialty Ins. Co.

You may call Fusco & Orsini Insurance Services, Inc. at 858-384-1506 to check the Contractor's

insurance coverage.

[ ] This Contractor is self-insured.

Upon the Owner's request and approval of the Contractor's insurance company, the Owner shall be added as an additional insured on any commercial general liability policy in place during the course of the Work.

Workers' Compensation Insurance: This Contractor carries workers' compensation insurance.

Three-Day Right To Cancel: The law requires

that the Contractor give you a notice explaining your right to cancel, which is made part of this Agreement. By signing this Agreement, you acknowledge you have received a "Notice of the Three-Day Right to Cancel."

Performance and Payment Bond: The Owner shall have the right to require the Contractor to obtain a performance and Payment Bond, the expense of which shall be borne by the Owner.

Signature:

This contract is digitally signed with the acceptance of the proposal by the client.

Professional Licenses

Classification	Description	Number	State/Province	Expiration Date
C-7 Low Voltage Systems Contractor	C-7 Low Voltage Systems Contractor	1004287	CA	Jun 30, 2027

Social Media

Signature

Signature

Date