

# DARRYL GRAVES

A PROFESSIONAL LAW CORPORATION

1041 NEW HAMPSHIRE STREET  
LAWRENCE, KANSAS 66044

(785) 843-8117; FAX (785) 843-0492  
office@dgraves-law.com

Date: December 16, 2008

From: Darryl Graves

To: Brian Jimenez  
Code Enforcer--Manager  
City of Lawrence

Re: Jeannette Denton; 617 W. 4<sup>th</sup> Street, Lawrence, KS

Fax No. 785-832-3110

Total number of pages (including this one): 5

I am providing a report concerning progress on repairs on 617 W. 4<sup>th</sup> Street. My client has contacted various construction related companies in the effort to obtain information concerning repairs and costs. Furthermore, we are trying to establish a timeline to complete this work.

My client has gotten a bid for the tree removal from Cris Bridgens of Baldwin City for \$4,375.00. Mr. Bridgens has already removed two trees and anticipates completing the job within sixty days, weather permitting.

Concrete, Inc. has agreed to provide floor joist support and foundation repair for the amount of \$2,780.00. Again, weather may be an issue, but we are working with them to establish a more precise timeline.

The roof repairs will be completed by Klinknett Roofing. We have expressed an urgent need to Mr. Klinknett and he will attempt to do the work within the next couple of weeks. His bid is enclosed.

Chris Wright of Topeka (785-234-3791) is also in the process of providing a wall restoration and paint bid. He has inspected the property but we have not yet received his bid.

Ms. Denton had originally hoped that Mark VanVliet would be the general contractor, but after several attempts to get bids we are now contacting Gene Fritzell because of his history of renovation.

I am sure we can provide more specific dates for completion within the next couple of weeks.

A handwritten signature in cursive script, appearing to read "D. Graves", written in dark ink.

# Contract and STATEMENT

209985

DATE		10 Nov 08		TERMS		Cash	
TO		Jeannette Denton					
ADDRESS		617 W 4th 843-4843 Lawrence KS 66044					
IN ACCOUNT WITH		Cris Bridgens PO Box 237 760-0473 Baldwin KS 66006					
		Remove					
1	(3)	Hackberry at Front				975	
1		Chinese Almond NE corner				675	
1		Ash @ E side				675	
1		Hackberry @ E side				675	
1		Mulberry @ SW corner				575	
2		Hackberry @ SW corner				575	
1		Small Mulberry @ W side				125	
1		Small Walnut @ W side					
work & price equal						\$4375	00
X		Jeannette Denton					

## CONCRETE, INC.

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791 E. 1500 Rd.  
Lawrence, KS 66046  
Fax - 785-594-4848  
Office - 1-888-326-2799  
toll free

NOVEMBER 14, 2008

JEANETTE DENTON  
617 W 4<sup>TH</sup>  
LAWRENCE KS 66044


RE: FOUNDATION REPAIR

SUPPORT FLOOR JOIST ON WEST AND EAST SIDES OF HOUSE AS REQUIRED.  
RE-LAY BRICK - BLOCK FOUNDATION AS REQUIRED.  
TUCKPOINT FOUNDATION WALLS WHERE NEEDED.  
TOTAL: \$ 2780.00

CONCRETE IS A PRODUCT WHICH IS KNOWN FOR ITS CAPABILITIES TO CRACK. WE USE  
THE BEST METHODS OF INSTALLATION KNOWN TO THE INDUSTRY. HOWEVER,  
SOMETIMES CRACKS DO OCCUR.

CONCRETE INC. CARRIES BOTH WORKMENS COMPENSATION AND GENERAL LIABILITY  
INSURANCE. A CERTIFICATE OF INSURANCE IS AVAILABLE UPON REQUEST.

SINCERELY,



JOHN N. STEVENS  
PRESIDENT

JNS/rd

**KLINKNETT**

ROOFING COMPANY

"Dedicated To Quality"

DAN KLINKNETT

865-8151

CCL

WE PROUDLY OFFER  
**TAMKO**  
ASPHALT PRODUCTS**832-1212**P.O. Box 623  
Lawrence, KS 66044**ETT**  
COMPANYDaniel Klinknett  
P.O. Box 623  
Lawrence, KS 66044  
(785) 832-1212

Page No. of Pages

**Contract Upon Acceptance**ear-off  
roof-over  
new or Repair  
free Estimates  
PDM Rubber Roofs  
insured For Your Protection

JEANETTE DENTON

STREET

617 W 4TH

CITY, STATE AND ZIP CODE

LAWRENCE, KS 66044

PHONE

727-9656

DATE

11/11/08

JOB NAME

JOB LOCATION

SAME

**PROPOSAL FOR FRONT PORCH AND SECTION DIRECTLY ABOVE FRONT PORCH ONLY**

We hereby submit specifications and estimates for:

**FRONT PORCH:**

- 1). REMOVE EXISTING ROOF LAYER TO DECK (MOST OF THE SHEATHING AND POTENTIALLY MOST OF THE RAFTERS WILL HAVE TO BE REPLACED. ANY WORK INVOLVING SAID REPLACEMENT AND/OR SOFFIT, FASCIA, OR TRIM REPLACEMENT WOULD BE ADDITIONAL TO FIGURE BELOW).
- 2). APPLY 15 LB. UL UNDERLAYMENT.
- 3). INSTALL NEW DRIP EDGE AND HEADWALL FLASHING (MATCH EXISTING).
- 4). INSTALL TAMKO ELITE 25 YEAR FIBERGLASS SHINGLES.
- 5). REMOVE ALL DEBRIS FROM SITE.
- 6). TWO YEAR WORKMANSHIP WARRANTY.
- 7). PRICE INCLUDES ALL TAX.

**TOTAL FOR ABOVE: \$400.00 + REPAIRS****UPPER SECTION:**

- 1). REMOVE EXISTING ROOF LAYER TO DECK (OBVIOUSLY, SOME SHEATHING AND AT LEAST SOME RAFTERS WILL HAVE TO BE REPLACED. ANY SAID REPLACEMENT WORK WILL BE ADDITIONAL TO FIGURE BELOW).
- 2). APPLY 15 LB. UL UNDERLAYMENT.
- 3). INSTALL NEW DRIP EDGE (MATCH EXISTING).
- 4). INSTALL TAMKO ELITE 25 YEAR FIBERGLASS SHINGLES (MATCH EXISTING).
- 5). REMOVE ALL DEBRIS FROM SITE.
- 6). TWO YEAR WORK.WARRANTY/PRICE INC. ALL TAX. **TOTAL: \$650.00 +REPAIRS**

**We Propose** hereby to furnish material and labor — complete in accordance with the above specifications, for the sum of:**SEE ABOVE FOR PRICES** ----- dollars (\$ -----).

Payment to be made as follows:

**IN FULL WITHIN 5 DAYS OF COMPLETION OF ACCEPTED JOB SPECIFICATIONS.**

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviations except those necessary to complete the job 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. Our workers are fully covered by Workman's Compensation Insurance.

Authorized  
SignatureNote: This proposal may be withdrawn by us if not accepted within 30 days.**Acceptance of Proposal:** By signing this agreement I hereby accept the Proposal and recognize that a binding contract has now been entered into which cannot be cancelled without the consent of both parties. 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. We will return the original copy by return mail.

Signature \_\_\_\_\_

Signature \_\_\_\_\_

Date of Acceptance: \_\_\_\_\_