



LANDMARK COMMISSION

May 4, 2026

FILE NUMBER: CE256-011(CP)
LOCATION: 725 Lowell St
COUNCIL DISTRICT: 14
SIZE OF REQUEST: 3,144

PLANNER: Christina Paresse
DATE FILED: April 20, 2026
DISTRICT: Junius Heights (H/128)

APPLICANT: Andrew Simpson

OWNER: Andrew Simpson

REQUEST:

A Certificate of Eligibility (CE) for a tax exemption on 100 percent of land and improvements for a period of ten years and approval of an estimated \$530,000 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility.

SUMMARY: This single-family house was built in 1915 and is a contributing structure in a historic district.

In Revitalizing Historic Districts, property owners are eligible to receive an exemption based on rehabilitation on 100 percent of the land and improvement value on the city portion of the property taxes for a period of 10 years. This exemption requires that rehabilitation completed on the property must be, at minimum, 25 percent of the pre-rehabilitation improvement value.

Improvement Value (2025):	\$ 638,000
Land Value:	\$ 163,000
Required Expenditures:	\$ 159,500
Estimated Expenditures:	\$ 530,000
Estimated Total Exemption:	\$ 93,010

Notes on the estimated exemptions:

**The estimated value after rehabilitation does not account for any increase in value due to appreciation.*

***Tax estimates are based on the new city tax rate of 0.6988%. Properties with homestead exemptions are assumed to increase in taxable value at the capped rate of 10% until they reach the "estimated new value after rehabilitation".*

STAFF RECOMMENDATION:

Approval of the Certificate of Eligibility and approval of an estimated \$530,000 in expenditures to be spent on rehabilitation prior to the issuance of the Certificate of Eligibility.



Historic Preservation Tax Incentive Program

Step 1 Application to the Landmark Commission

Address: 725 Lowell Street, Dallas, Tx, 75214

Applicant: Andrew Simpson

Contact info: _____



Application Requirements

- Completed Step 1 Application..... All requested information must be provided and, where necessary, forms should be signed and notarized
- Estimated costs of rehabilitation List of applicable expenses. Eligible expenses are listed in the General Information packet.
- Statement of Understanding Signed and notarized by the property owner; use the form included in this packet.
- DCAD Account Information Go to www.dallascad.org then search for appraisals, search by address, search for the address of the property in question, and attached a copy of the account information to this application.
- Photographs of existing conditions..... Pictures taken of the structure prior to rehabilitation. Be sure to document the areas that will be rehabilitated.

Additional Requirements

Check all statements that apply and please provide the information shown to the right for those items.

- Does the rehabilitation include any exterior work?..... Provide a copy of the front page of the Certificate of Appropriateness for the rehabilitation.
- Has the rehabilitation work already been completed? In addition to this Step 1 Application, please submit the Step 2 - Application for Verification of Expenditures, as well as all of the required documentation.
- Has the property has received any previous tax relief? Provide the documentation explaining the duration and amount of all previous tax relief.
- Is the property is in a TIF district? Documentation of any additional tax incentives the property is set to receive, such as tax credits from the county, National Trust, grants, Texas Historic Commission or other entities. If you are unsure if the property is in a TIF district, locate your property on the DCAD website's map and turn on the Tax Increment Zone layer.
- Is this an Urban Historic District exemption?..... Provide a breakdown of the square footage for residential, retail, commercial, and other nonresidential uses, number of jobs created, and

residential units created in the proposed project.

Additional Requirements (cont).

- Is this a Citywide - Endangered Property exemption? Please ask staff for the Endangered Structure Addendum
- Has the property had past code violations? Contact the Code Compliance Department at 214-670-5708 if the property has had past code violations. An email from their department stating that the violations have been resolved will suffice.
- Is the owner not listed as the owner in DCAD records?..... Provide a copy of the property deed.
- Is the property a divided lot or split between several lots? Provide a copy of the property deed.
- Is the property unplatted (no lot or block number)? Provide a copy of the property deed.
- Is it is owned by a partnership, LLC, or other entity? Provide a copy of the property deed or documentation that the signatory has the authority to sign on behalf of the entity.

Historic Tax Exemption Application

Step 1 – Application for a Certificate of Eligibility

Property Information

Property Address: 725 Lowell Street, Dallas, Tx, 75214

Legal description: Lot 7 Block 5/1868

Provide a metes and bounds attachment if no lot and block can be determined.

Building name (if applicable): _____

Historic district or pending historic district: Junuis Heights

Year the historic structure was built: 1915

Is this a contributing structure? Yes

Owner Information

Please list all of the property owner(s): Andrew Simpson

Mailing address: 725 Lowell Street

City, state and zip code: Dallas, Tx, 75214

Phone number: _____ Fax number: _____

Email: _____

Applicant Information (if different then the property owner)

Applicant name: _____

Mailing address: _____

City, state and zip code: _____

Phone number: _____ Fax number: _____

Email: _____

Rehabilitation Information

Estimated Rehabilitation Investment: \$530,000

Current Use: Residential Proposed Use: Residential

For any exterior work, has a Certificate of Appropriateness (CA) been approved yet? Yes

If not, when will the application for a CA be considered? _____

Projected Construction Time and Estimated Date of Completion: 10 months, October 2026

Lien Holder Information (if applicable)

Primary mortgage company: _____

Contact person: _____

Correspondence address: _____

Secondary mortgage company: _____

Contact person: _____

Correspondence address: _____

Other lienholder: _____

Contact person: _____

Correspondence address: _____

Financial Information

The following information can be obtained from the Dallas Central Appraisal District website (www.dallascad.org and click search for appraisals). The City of Dallas will use the tax values for the year prior to the application beings made.

The date this application is submitted to the city: January 2026 _____

Improvement Value: 638,000 _____

Land Value: 163,000 _____

Has the property received any previous tax relief? If so, please explain: No _____

Is this in a TIF district? No _____

** Please attach a copy of the dallascad.org account information for the property to this application**

If Applying for an Urban Historic District Conversion Exemption

Total Building Square Footage: _____

Retail Square Footage: _____

Office Square Footage: _____

Residential Square Footage: _____

Number of Jobs Created: _____

Type of Exemption that is being applied for:

Category		Type	Required Expenditures (% of pre-rehab value of structure)	Amount (portion of land and structure)	Duration	Renewable (façade expenditures only)
Urban Historic Districts Includes all properties located within the Urban historic district area shown on the last page of the Information packet	<input type="checkbox"/>	Based on Rehab	75%	100%	10 years	Yes
	<input type="checkbox"/>	Based on Rehab	50%	Added Value	10 years	Yes
	<input type="checkbox"/>	Residential / ground floor conversion	50% must be converted to residential and 65% of ground floor must be converted to retail	100%	5 years	No

** A Residential / Ground Floor Conversion exemption may be applied for in addition to an exemption Based on Rehab

Category		Type	Required Expenditures (% of pre-rehab value of structure)	Amount	Duration	Renewable (façade expenditures only)
Revitalizing Historic Districts Includes properties located in: <ul style="list-style-type: none"> • Junius Heights • Lakecliff • Peak's Suburban • South Blvd. / Park Row • Winnetka Heights 	<input checked="" type="checkbox"/>	Based on Rehab	25%	100%	10 years	Yes

Category		Type	Required Expenditures (% of pre-rehab value of structure)	Amount	Duration	Renewable (façade expenditures only)
Endangered Historic Districts <ul style="list-style-type: none"> • 10th Street • Wheatley Place 	<input type="checkbox"/>	Based on Rehab	25%	100%	10 years	Yes

Category		Type	Required Expenditures (% of pre-rehab value of structure)	Amount	Duration	Renewable (façade expenditures only)
Citywide Includes properties located in: <ul style="list-style-type: none"> • Munger Place • State Thomas • Swiss Avenue • All properties not located within the Urban, Endangered or Revitalizing historic districts 	<input type="checkbox"/>	Based on Rehab	50%	Added Value	10 years	Yes
	<input type="checkbox"/>	Endangered Property (Landmark Commission must find that this property is endangered.)	25%	100%	10 years	Yes

Category		Type	Required Expenditures (% of pre-rehab value of structure)	Amount	Duration	Renewable
Citywide – maintenance Includes properties in all historic districts	<input type="checkbox"/>	Maintenance	3%	Added Value	3 years	Yes

Category		Type	Requirement	Amount	Duration	Renewable
Ownership by a non-profit entity open to the public	<input type="checkbox"/>	Non-profit	Be a contributing structure in the district, and be a designated historic landmark that is open to the public and is operated by a non-profit with 501(c)(3) status. See Sec 51A-11.207 for other requirements	100%	As long as the building is owned by a non-profit entity and is open to the public	Annually

PLEASE NOTE: All tax exemption approvals that accumulatively (new applications and renewals) will receive exemptions totaling in excess of \$50,000 will have to be approved by both the Landmark Commission and the City Council.

Cost Estimates

The following list is a general guide to determine what may be used towards expenditures for the exemptions. Eligible items include but are not limited to:

- | | | |
|---|--|---|
| <ul style="list-style-type: none"> ● Architectural and engineering services if directly related to the eligible costs described above ● Carpentry ● Demolition and cleanup if directly related to the eligible costs described ● Electrical ● Elevators determined to be necessary to utilize the building ● Exterior doors ● Exterior brick veneers or treatments ● Facade items | <ul style="list-style-type: none"> ● Flooring ● Foundation ● Gutter where necessary for structural integrity ● Heating and cooling ● Interior work that becomes a permanent part of the building that will help preserve the structure ● Mechanical ● Painting (exterior and interior) ● Porch ● Plumbing ● Rehabilitation of a contributing structure used for the required parking | <ul style="list-style-type: none"> ● Roofing ● Security and/or fire protection systems ● Sheetrocking ● Siding ● Structural walls ● Structural subfloors ● Structural ceilings ● Repair of termite damage and termite treatment ● Windows ● Other items deemed necessary by the Landmark Commission that assist in preserving of the historic structure |
|---|--|---|

Ineligible costs include, but are not limited to, the following:

- | | | |
|--|--|---|
| <ul style="list-style-type: none"> ● Landscaping ● Legal and accounting fees ● Overhead | <ul style="list-style-type: none"> ● Plumbing and electrical fixtures; provided, however, documented replacement of historic fixtures may be considered eligible ● Purchasing tools ● Repairs of construction equipment | <ul style="list-style-type: none"> ● Supervisor payroll ● Taxes ● Any other items not directly related to the exterior appearance or the structural integrity or viability of the building |
|--|--|---|

Briefly list the scope of work (attach a separate sheet of paper if necessary):

1. <u>Refer to Attached contract with</u> _____	Amount
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
9. _____	_____
10. _____	_____
Total estimated expenditures of applicable costs:	_____

PLEASE NOTE: Step 2 of this application process requires applicants to submit copies of receipts or other documentation, such as pay affidavits or schedules of value provided by a licensed architect or engineer proving that the required expenditure on rehabilitation has actually been made. Be sure to document your rehabilitation expenditures so that you can provide this information to the city when you apply for verification.

PREPARED BY

Ripley Renovations

www.ripleyrenovations.com
(972) 413-8443
traviseripley@ripleyrenovations.com
800 S Haskell Ave, Dallas, TX 75223, USA

PREPARED FOR

Andrew Simpson

Andrew Simpson and Rachel Ring
(469) 408-7933
Andrew.Simpson@hfsinclair.com
725 Lowell St, Dallas, TX 75214, USA

PROPOSAL DETAILS

725 Lowell Street

725 Lowell St, Dallas, TX 75214, USA

DESCRIPTION

TOTAL

Pre-Construction and Site Management **\$9,693.00**

Design Services \$0.00
N/A; homeowners to work with a third-party designer for all finishes and material specifications. If we need to assist with this process or the homeowners would like additional assistance, we charge \$100/hour for any design services.

Permitting - Building \$1,890.00
Estimated City of Dallas permitting fees. Actual cost will vary slightly. Includes management time to prepare and process the permit.

Permitting - Zoning \$0.00
N/A; homeowner/other to apply for Certificate of Appropriateness.

Energy Review \$615.00
Third-party energy audit required by the City of Dallas for any remodels or additions with new fixtures and/or roof square footage.

Inspection Management \$2,310.00
Project management hours to coordinate and attend inspections throughout the process. Includes costs to print permitted plan sets to scale. The following inspections will be required:

- Plumbing (rough)
- Electrical (rough)
- HVAC (rough)
- Energy/insulation
- Building (rough/framing)
- Zoning (rough/framing)
- Plumbing (final)
- Electrical (final)
- HVAC (final)
- Energy (final)
- Building (final)
- Zoning (final)

Port-A-Potty Rental \$1,728.00
Monthly rental of a portable toilet for the duration of this project. We will remove the unit towards the end of the project when we are waiting on finishes and/or performing punch list tasks sporadically.

Debris Disposal \$3,150.00
Priced for nine loads in our dump trailer over the course of the project.

Client Finish Selections **\$103,037.36**

Lighting and Electrical Package \$630.00
N/A; homeowner/other to provide all fixtures and/or accessories. Small allowance for fasteners and minor items we typically need to purchase in support of homeowner selections, plus a labor allowance for meeting with the designer and/or homeowners to organize placement and locations of all components.

All fixtures must be known/final before construction can begin to ensure our management team is prepared to execute the project smoothly.

Plumbing Fixture Package \$630.00

N/A; homeowner/other to provide all fixtures and/or accessories. Small allowance for fasteners and minor items we typically need to purchase in support of homeowner selections, plus a labor allowance for meeting with the designer and/or homeowners to organize placement and locations of all components.

All fixtures must be known/final before construction can begin to ensure our management team is prepared to execute the project smoothly.

Tile Package \$34,500.00

Placeholder cost for all tile and related decorative components (edge pieces, borders, inlay) based on revised quantities from the most recent plan set and direction from designer. Will adjust slightly to the actual order, but we should now be within 5% of the final cost, barring changes in specifications.

***Homeowners' designer to specify all selections, but Ripley Renovations must purchase and manage these materials. We will use trade pricing where applicable, with savings passed through to the client.

Stone and Counter Package \$16,575.00

Placeholder cost for all stone or solid surface components (marble, granite, quartz, etc.) based on roughly estimated quantities and general styles typical for similar projects.

***Homeowners' designer to specify all selections, but Ripley Renovations must purchase and manage these materials. We will use trade pricing where applicable, with savings passed through to the client.

***Price assumes the need for two slabs to accommodate all countertop/threshold needs. Price can potentially decrease once full scope and selections are made.

Hardware Package \$630.00

N/A; homeowner/other to provide all hardware and/or accessories. Small allowance for fasteners and minor items we typically need to purchase in support of homeowner selections, plus a labor allowance for meeting with the designer and/or homeowners to organize placement and locations of all components.

Interior Door Package - Two Options \$11,788.80

Revised pricing for actual door order. There are two options below - one for stain grade doors on the first floor and paint grade on the second, and another for all paint grade doors everywhere.

Paint and Stain Grade Doors \$11,788.80

All Paint Grade Doors ~~\$8,676.00~~

Exterior Door Package \$3,344.71

Revised pricing for new exterior door based on homeowner/designer selection.

***Homeowners' designer to specify all selections, but Ripley Renovations must purchase and manage these materials. We will use trade pricing where applicable, with savings passed through to the client.

Window Package - Two Options \$34,938.85

Revised pricing for actual window order. There are two options below - one for only the first floor window order, and one for adding the second floor to the scope as well.

First Floor Windows Only ~~\$23,291.35~~

Revised pricing for the purchase of the window package for the first floor only, plus minor costs for installation materials. No labor included here.

First and Second Floor Windows \$34,938.85

Includes the above scope, plus the purchase of 6 new window units on the second floor (two bedrooms, two living room, one bathroom, one hallway).

Construction \$424,241.57

Site Protection \$6,780.00

All site protection tasks throughout the duration of the project, to include:

- Provide a combination of drop cloths and/or heavy construction paper "runners," installed from construction zones to building entrance(s)
- Provide air filtration unit filters, to be swapped out regularly throughout the project during phases with high levels of dust creation
- Provide trash cans and bags to be used throughout the project
- Provide construction vacuum filters for regular clean-up throughout the project
- Provide and install plastic sheeting at entrances to construction zones with heavy duty zippers to control dust transfer into living areas

Demolition \$6,840.00

Demo required to remove all materials that would interfere with the execution and completion of the overall scope.

Foundation \$9,929.94

All labor and general materials to make foundation corrections on the exterior wall in the back corner of the property by the primary suite. Will include minor leveling where readings have shown excessive height variances.	
Framing All framing labor and general materials to relocate interior walls/stairs per plans. Materials to include: <ul style="list-style-type: none"> • Standard framing lumber per code, primarily southern yellow pine • 3/4" tongue and groove plywood for subfloor replacement • Engineered beams for all new or reworked openings • Fasteners as required ***Cost has been adjusted up from the original estimate to account for the recent proposed change to add a floor in the front vaulted atrium area. We have also revised to material cost to account for actual engineering specifications.	\$24,060.00
Exterior Trim All labor and installation materials for the following the base remodel scope and optional additions in the second floor.	\$16,875.00
<input type="checkbox"/> Exterior Trim - Base Scope Only All labor and installation materials for the following tasks: <ul style="list-style-type: none"> • Installation of new exterior door • Installation of new windows on first floor • Minor adjustments/installation of trim around doors, windows, soffits and other exterior areas as needed - only on the exterior of remodel areas - (does not include repairs to existing exterior trim, which can be added on at additional cost if requested) 	\$7,485.00
<input checked="" type="checkbox"/> Add Second Floor Windows But Omit Window Infill Option to add the second floor windows, but without the window infill. Only select this option if you are also including the second floor window package above. This is disproportionately expensive due to the expansion of the scope to include full prep-repaint of the exterior siding and interior drywall repairs. Includes the base scope in the first line of this section.	\$16,875.00
<input type="checkbox"/> Add Second Floor Windows And Include Window Infill Option to add the second floor windows with closing in the small fixed window. Only select this option if you are also including the second floor window package above. Also includes costs for drywall and paint labor/materials related to this scope expansion. ***Costs are higher for these windows due to height - we'll move slower on ladders and/or scaffolding, and we need to do drywall and siding repairs, plus a full repaint of that exterior face once the siding is replaced for the window infill.	\$20,970.00
Masonry All labor and materials to repair brickwork after relocation/installation of doors and windows. Includes cost to carefully demo and salvage existing brick for reinstallation during the demo phase. ***Assumes we will be able to reuse enough existing brick that we won't need to find matching material. Openings are enlarging/increasing in number, so this is likely.	\$16,494.00
Exterior Painting All labor and materials to prep and paint three exterior brick facades that will be impacted by window and door installations. We will paint from corner to corner of any wall where we altered masonry. All paint will be Sherwin Williams products or equivalent material from Benjamin Moore. Includes two options for the back door: Custom staining the exterior face, or painting it to in either a matching trim color or as an accent.	\$5,610.00
<input checked="" type="checkbox"/> Exterior Painting w/ Stained Back Door Exterior painting plus staining of new exterior door on the back side of the house.	\$5,610.00
<input type="checkbox"/> Exterior Painting w/ Painted Back Door Exterior painting plus painting of new exterior door on the back side of the house.	\$5,190.00
Plumbing - Supply/Drain Lines and Fixture Installs All plumbing labor and general materials (not including fixtures and their accessories) to rough-in and later install all fixtures per plans.	\$19,425.00
Plumbing - Tankless Water Heater All purchase and installation costs for a new tankless water heater in the attic. We can consider relocating a tank unit for a slightly lower cost (about \$3k), but we don't like installing these above finished spaces, and there isn't room in the existing attic space for one without carving out space in the second floor bathroom.	\$7,200.00
Electrical	\$14,484.00

All electrical labor and general materials (not including fixtures and their accessories) to rough-in and later install all fixtures per plans. Includes increased costs for necessary panel improvements, and also includes exterior add-ons of porch outlets and soffit outlets.		
HVAC		\$12,639.64
<input type="checkbox"/> Base HVAC Scope - Remodel		\$5,823.00
All HVAC labor and equipment required for the remodel scope, to include:		
<ul style="list-style-type: none"> • Reworking of ducts in area of remodel • Purchase and installation of four new bathroom exhaust fans • Roofing support for any new exhaust penetrations 		
<input checked="" type="checkbox"/> Larger HVAC Scope - Remodel Plus Improvements		\$12,639.64
Includes all scope in the above line item, plus option to make additional HVAC improvements primarily on the second floor, to include:		
<ul style="list-style-type: none"> • Reworking of second floor ducting to improve airflow • Replacement of aging accessible vinyl ducting on kitchen and upstairs unit • Addition of returns to upstairs bedrooms • Reworking return duct at stairs reduce noise • Replacement of flexible flue with double wall vent stack (safer and code compliant) • Sealing of all ducting and both units to prevent air loss 		
Roofing		\$277.50
Allowance to perform roofing inspection and perform minor repairs as necessary. We will investigate the source of the leak through the HVAC vent in the kitchen and seal/correct/improve any existing penetrations while we're up there.		
***Revised cost down with the assumption we'll do this in conjunction with the HVAC exhausts, with costs captured in the above line item.		
Fireplace		\$22,860.00
Revised placeholder cost for this installation, to include:		
<ul style="list-style-type: none"> • Framing cost for new firebox and surround; will have a "faux" chimney framed up to the ceiling of the first floor only. No penetrations through the roof or continuation through the second floor, as the chimney will vent directly out the side wall behind the firebox. • Purchase and installation of firebox • Plumbing cost for new gas line • Labor and materials for a stone hearth (assumes fall-off from the main stone order, so minimal cost here) • Purchase and installation of cast stone mantle surround • Additional painting costs • Installation of customer-provided log set 		
This line item will still need additional design work and specifications before we can finalize this cost. Price has been revised to assume a smaller, standard ~36" firebox and no tile in-fill around the firebox. Hearth is now assumed to be stone from other parts of the project.		
***Travis' note: To get this cost lower, we will need to vet different fireplace technicians than our usual installer (who is great, and he knows his stuff when it comes to code and safety). We can try this, and we may get another 10-15% off this cost, but that's going to be about the floor. Would prefer to go with our installer who we know and trust.		
Insulation		\$1,565.40
Allowance to replace fiberglass batt where walls have been exposed during demolition and/or framing, and replace blown-in insulation in any ceilings where necessary.		
Drywall		\$16,013.99
All labor and materials to install new drywall in areas of remodel and mud, tape, float, and sand all new and existing material in these zones to a flat level 5 finish. Includes significant repairs to areas adjoining the stairs and reworked openings the rooms around the stair relocation. Two options: Keep existing texture in the non-construction area downstairs, or include that in our scope as well so all the first floor is flat and consistent.		
<input type="checkbox"/> Base Drywall Scope Only		\$14,693.99
Only repair/flatten drywall in construction areas. Ignore the finish in the areas where we aren't doing drywall work otherwise.		
<input checked="" type="checkbox"/> Expanded Scope - Flatten Living/Dining Room Walls		\$16,013.99
Fully float all first floor for consistent finish throughout.		
Cabinetry		\$40,072.50
All labor and materials to build and install fully custom cabinetry per initial plans, now separated out by individual sub-project with optional stain/paint grade where applicable. These numbers may adjust slightly once final cabinet drawings are approved, but we should be within 5% of actual costs now that we have the most recent (final?) design set.		
<input checked="" type="checkbox"/> Living Room Built-ins, Stain Grade		\$7,890.00
Includes the construction and installation of two quarter sawn white oak bookcases/cabinets to be located on either side of the future fireplace.		

<input type="checkbox"/>	Living Room Built-ins, Paint Grade	\$5,550.00
	Includes the construction and installation of bookcases/cabinets to be located on either side of the future fireplace, in this option made out of paint-grade poplar/maple/plywood (still all solid wood, and same construction quality).	
<input type="checkbox"/>	Bookcase Door, Staircase - Stain Grade	\$6,585.00
	Includes the construction and installation of a custom white oak bookcase cabinet on pivot hardware to be located at the base of the stairs (leading to the storage closet underneath).	
	If a bookcase door isn't selected, the cost for a standard door cut to an angle and installed in the guest room is included in the door package and trim-carpentry line items.	
<input type="checkbox"/>	Bookcase Door, Staircase - Paint Grade	\$4,905.00
	Change this unit to paint grade. Same as other units - poplar/maple/plywood construction, same build quality.	
	If a bookcase door isn't selected, the cost for a standard door cut to an angle and installed in the guest room is included in the door package and trim-carpentry line items.	
<input type="checkbox"/>	Breakfast Room Cabinetry - Stain Grade Seat	\$5,887.50
	Includes the construction and installation of a paint-grade banquette bench and pantry tower, but a stain-grade seat made from quarter-sawn oak.	
<input checked="" type="checkbox"/>	Breakfast Room Cabinetry - Paint Grade	\$4,807.50
	Includes the construction and installation of an all paint-grade banquette bench and pantry tower.	
<input checked="" type="checkbox"/>	Powder Bath/Utility Cabinetry - Paint Grade	\$4,110.00
	Includes the construction and installation of all paint-grade cabinetry as shown on the design plans, to include lower and upper cabinets plus a sink base unit. No option for stain grade components on this sub-project.	
<input checked="" type="checkbox"/>	Primary Bathroom Cabinetry - Stain Grade	\$15,780.00
	Includes the construction and installation of the following:	
	<ul style="list-style-type: none"> • Double vanity made of quarter sawn white oak • Custom wood paneling above vanities made of quarter sawn white oak 	
<input type="checkbox"/>	Primary Bathroom Cabinetry - Paint and Stain Grade	\$13,080.00
	Includes the construction and installation of the following:	
	<ul style="list-style-type: none"> • Double vanity made of quarter-sawn white oak • Custom wood paneling above vanities made of paint-grade poplar/maple/plywood 	
<input type="checkbox"/>	Primary Bathroom Cabinetry - Paint Grade	\$10,680.00
	Includes the construction and installation of the following:	
	<ul style="list-style-type: none"> • Double vanity made of paint-grade poplar/maple/plywood • Custom wood paneling above vanities made of paint-grade poplar/maple/plywood 	
<input checked="" type="checkbox"/>	Primary Bathroom Linen Cabinetry - Paint Grade	\$5,190.00
	Includes the construction and installation of the linen cabinetry in the water closet. No option for stain grade components on this sub-project.	
<input checked="" type="checkbox"/>	Kitchen Tower Cabinet - Paint Grade	\$2,295.00
	Includes the construction and installation of one full height paint-grade tower unit in the kitchen. No option for stain grade components on this sub-project.	

<p>Interior Trim</p> <p>All labor and materials for the following tasks:</p> <ul style="list-style-type: none"> • Installation of new crown, baseboard, and door/window casings throughout first floor • Installation of new or relocation of interior doors (includes all swing/passage, pocket, and closet doors) • Installation of new baseboard and door casings on second floor • Fabrication and installation of custom closet solution based off of design renderings (further discussions will be needed to ensure proper layout and hardware are selected) • Installation of stain-grade treads/risers, balusters, newel posts, and skirting at new stairs <p>***Assumes all trim other than stair components and possibly doors will be paint grade.</p>	<p>\$51,519.10</p>
<p>Interior Trim Package Options</p> <p>Please see each option below for a full description of the related scope. One note for all subsequent line items:</p> <p>***We have discussed the option to stain the cased openings only (three sets). This is not our recommendation from a purely design standpoint, as we believe they will look "orphaned" without matching stained trim in either room on either side of the opening. We can do some mock-ups and test pieces before making this decision, and we will keep the trim cost on this line item the same if stained oak is ultimately the decision. We will need to charge additionally for the staining process, though, and an option has been added in the paint section which can be declined now but added back in mid-project.</p>	<p>\$34,644.10</p>
<p><input checked="" type="checkbox"/> Trim Package - Full Craftsman Design</p> <p>This package will include the following trim profiles throughout the first floor:</p> <ul style="list-style-type: none"> • Two piece crown profile • Three piece base profile • Three piece door/window casing headers with aprons on each window <p>Note: This package has all areas being paint grade wood except around the staircase and in the primary bathroom</p> <p>The second floor will receive a base, door and window casings at a basic trim out package level.</p> <ul style="list-style-type: none"> • Two piece base • Flat stock material around all doors and windows 	<p>\$34,644.10</p>
<p><input type="checkbox"/> Trim Package - Full Craftsman Design, No Picture Rail</p> <p>This package will include the following trim profiles throughout the first floor:-</p> <ul style="list-style-type: none"> • One piece crown profile, no picture rail • Two piece base profile • Three piece door/window casing headers with aprons on each window <p>Note: This package has all areas being paint grade wood except around the staircase and in the primary bathroom.</p> <p>The second floor will receive a base, door and window casings at a basic trim out package level.-</p> <ul style="list-style-type: none"> • Two piece base • Flat stock material around all doors and windows 	<p>\$33,130.40</p>
<p><input type="checkbox"/> Trim Package - Simplified Design</p> <p>This package will include the following trim profiles throughout the first floor:-</p> <ul style="list-style-type: none"> • One piece crown profile (more builder-grade 8012 or similar) • Two piece base profile (without the pm5 base cap, just shoe molding) • Flat stock material around all windows and doors with only a neckband separating the header (no crown or "cap" molding at top) <p>Note: This package has all areas being paint grade wood except around the staircase and in the primary bathroom.</p> <p>The second floor will receive a base, door and window casings at a basic trim out package level.-</p> <ul style="list-style-type: none"> • Two piece base • Flat stock material around all doors and windows 	<p>\$30,201.23</p>
<p>Interior Trim - Primary Closet</p> <p>Assumes all solid wood components in paint grade (no mdf or particle board with veneer like custom closet cabinet companies typically use). Allows for shelf and rod configurations plus open adjustable shelving for shoes/sweaters/etc. No allowance for cabinet doors or drawers, but can be added on for additional cost.</p>	<p>\$7,800.00</p>
<p>Interior Trim - Staircase</p> <p>Purchase and installation of stain-grade treads and risers, stain-grade balusters and newel posts, and stain-grade skirting per design plans.</p> <p>***We can change any of these components to paint-grade during the process if requested by either homeowners or the designer. No change in price, however.</p>	<p>\$9,075.00</p>

Tile Installation		\$47,392.50
Allowance for all labor plus standard installation materials to install tile per latest design plans.		
Now priced for both of our primary tile installers. We still think this job is complex enough to warrant the best installer possible, but we can manage our mid-level team to do a serviceable job on this project.		
<input checked="" type="checkbox"/>	Tile Installer - High End	\$47,392.50
<input type="checkbox"/>	Tile Installer - Mid-Level	\$40,140.00
Hardwood Flooring		\$15,513.00
All labor and general materials to make repairs in the remodeled area, then sand and refinish all newly installed and existing material throughout the first floor and stairs.		
Carpeted Flooring		\$11,280.00
Placeholder cost for all labor and materials to install carpet flooring in the entire second floor. Does not include costs for carpet runners or anything else for the staircase. Cost will adjust to actual material selected. Assumes high-end carpet pad.		
***Adjusted to Anderson price point per most recent design direction.		
Interior Painting and Staining		\$54,660.00
All labor and materials to prep and paint/stain the entire first and second floor, except for the kitchen cabinetry. To include walls, ceilings, cabinets, and trim. All paint will be Sherwin Williams products or equivalent material from Benjamin Moore.		
Base Scopes		\$42,360.00
Minimum costs to prep and paint all, including the optional cabinetry sub-projects if paint grade. Lowered this pricing overall with the assumption that at least some of this project will be stain-grade, with associated costs captured elsewhere.		
	First Floor Base Scope	\$34,320.00
Prep and paint entire first floor. Includes costs to prep all new trim and cabinetry throughout, but does not include any stain-grade components. Also does not include pricing to repaint existing cabinetry which will not be touched (in the kitchen).		
	Second Floor Base Scope	\$8,040.00
Prep and paint second floor. Includes costs to prep all new trim throughout, but does not include pricing to repaint existing cabinetry which will not be touched (vanities).		
Paint Cost Adjustments - Stained Options		\$12,300.00
All cost reductions which will be eligible if selections are made in above optional sections. Only select these options if the corresponding selection is made elsewhere.		
<input type="checkbox"/>	No Stain-Grade Upgrades	\$0.00
Select this option if ALL stain-grade upgrades are declined in above sections (interior doors and all cabinetry line items).		
<input checked="" type="checkbox"/>	Stain Grade Interior Doors	\$4,230.00
Additional cost to stain interior doors. Must be included in the budget if the stain-grade door option was selected above in the finishes selection section.		
<input checked="" type="checkbox"/>	Stain Grade Living Room Built-ins	\$3,075.00
Additional cost to stain built-in units on either side of the fireplace. Must be included in the budget if the stain-grade option was selected above in the cabinetry section.		
<input type="checkbox"/>	Stain-Grade Bookcase Door	\$1,755.00
Additional cost to stain bookcase door at the base of the staircase. Must be included in the budget if the stain-grade option was selected above in the cabinetry section.		
<input type="checkbox"/>	Stain-Grade Banquette Seat	\$817.50
Additional cost to stain the banquette bench seat. Must be included in the budget if the stain-grade option was selected above in the cabinetry section.		
<input checked="" type="checkbox"/>	Stain Grade Primary Bath Vanities AND Paneling	\$4,995.00
Additional cost to stain both the vanities and the wall paneling in the primary bath. Must be included in the budget if the stain-grade option was selected above in the cabinetry section.		

<input type="checkbox"/> Stain Grade Primary Bath Vanities ONLY Additional cost to stain only the vanities in the primary bath. Must be included in the budget if the stain grade option was selected above in the cabinetry section.	\$3,075.00
<input type="checkbox"/> Stain Grade Cased Openings Additional cost to stain all three cased openings as shown on the plans. This trim will all match the other doors and windows, though, so it may be better to paint these to match. Staining would look great if they were a distinct colonnade or other design which feature different architectural elements.	\$2,955.00
Glass and Mirrors Fabrication and installation of custom shower glass door/enclosure with standard hardware/hinges. Additional upgrades such as Starphire true-clear glass, water-shedding treatment, and upgraded handles/hinges are available and can be quoted as requested. Price also includes the custom mirrors to be constructed in the primary bathroom over the wood paneling.	\$5,190.00
Wallpaper All wallpaper to be provided and installed by homeowners and/or third-party designer. No management time included in this part of the project - will be done completely outside of our scope on this job. We will do our best to forecast and communicate when this work will need to get done, but there may be downtime due to difficulties in having our plumbers/electricians lined up for the exact time a third-party wallpaper installation will be completed.	\$0.00
Clean-up and Punch List Cost category for general tasks at the end of the project plus an allowance for labor to periodically clean the site throughout the construction phase. To include: <ul style="list-style-type: none"> • Small allowance for miscellaneous items like light bulbs, door stops and vent covers • Installation of cabinet, bathroom, and miscellaneous hardware • Adjustment of all cabinet doors/drawers for proper operation and alignment • Adjustment of all passage doors for proper operation and installation of related hardware • Removal of all site protection materials • Final painting walk-through and touch-ups Travis' note: I tightened this up some. Allowing for fewer hardware items; we will rely on homeowners/designers for everything, from door stops to light bulbs, and they'll all need to be on site for us to start the punch list phase to avoid multiple trips (which is very common at the end of a job). Additional note on some earlier questions: Our team does door/cabinet/other adjustments that are not part of the previous team's scope. The original installation team is paid to produce, deliver and install passage doors/cabinets/etc. and walk away once it's all working appropriately. Then it all comes off again to get prepped and painted, and then it gets adjusted one more time to ensure proper functionality. That's a different crew, and a different part of the process. We have to allow for time and cost for that - which is about 50% of the cost of this line item (the other roughly 50% is cleaning out the site as debris and materials pile up at different phases of work).	\$7,560.00
Contingency We frequently discover additional problems or necessary corrections during the first phases of construction in older homes. This contingency budget will allow us to absorb minor scope additions without having to issue small change orders with every minor unforeseen issue.	\$10,000.00
TOTAL \$536,971.93	

1. Special Considerations

Ripley Renovations and its subcontractors will make all reasonable efforts to:

- Manage debris removal responsibly. We will utilize our dump trailer or pickup trucks to remove trash and construction debris whenever possible. Because a full-size dumpster would block driveway access, there may not always be large waste equipment on-site. A trailer or truck will be present during the initial demolition phase; afterwards, debris will be removed in smaller loads as needed. Without a dedicated dumpster, limited amounts of material may temporarily accumulate at the rear of the property, but we will make every effort to keep it organized and place it in a location approved by the client.
- Work with all client-provided fixtures and materials. For any fixtures or materials not purchased by Ripley Renovations, the client is solely responsible for verifying that all items delivered to the site are accurate, compatible with site requirements, and in good condition. We will assist in confirming compatibility when possible; however, the client must ensure that the selected materials meet their expectations for style, size, and function. Additional trips or labor hours required due to incomplete or incompatible client-provided items may result in added charges.
- Match the style of the existing hardwoods so that transitions between new and old material are nearly imperceptible. This includes identifying the existing species (red oak, white oak, pine, or a mix) and reinstalling the same type and mix of material to replicate grain patterns as closely as possible. This scope does not include sourcing reclaimed wood, as it is difficult to obtain and would increase costs; however, we can source and install a nearly identical match using new material. If the homeowners provide usable

flooring material, we will deduct its value from the invoice that includes the hardwood flooring installation. We can provide a quote for that value prior to installation upon request.

- Maintain a safe and convenient location for toilet and hand-washing needs. We will work with the client to determine the best placement for a portable toilet unit. The rental company must have full access to the unit for service, so it must be placed outside of any fencing and within reach of their service vehicle (minimum 15-foot hose access). Provided that an operable water spigot or valve is available on-site, this will meet hand-washing requirements.

2. Specific Exclusions from Scope

Labor and materials not specifically listed in the line-item proposal accompanying this contract are not included in the scope of this project. Additionally, repairs for damage caused by contractors who are not under the direct supervision of Ripley Renovations as part of this project are excluded. Some (but not all) of the specific exclusions are:

- Development of architectural or engineered plans. Ripley Renovations will prepare general design plans as needed. If structural specifications are required, we will contract with a licensed engineer; however, we do not have a licensed architect or engineer on staff.
- Future damage stemming from foundation issues or soil movement that are outside the scope of work for this project.
- Termite or other pest control services.
- Landscaping services, other than basic cleanup of temporary debris-holding areas.
- Final deep cleaning or detailing, including window washing. These services may be arranged by the client directly or through Ripley Renovations at any time during or after the project. Window washing may be handled by our painters or by a third-party provider.

3. Timeline / Schedule

Ripley Renovations will make all reasonable efforts to maintain steady progress throughout the project and avoid delays related to labor scheduling or material availability. However, the overall timeline is dependent on many factors, including weather conditions, material lead times, permitting or inspection schedules, work performed by contractors not affiliated with Ripley Renovations, and unforeseen conditions discovered during renovation of the existing structure. These items are outside of our control, and any delay will be communicated to the homeowners within 24 hours of discovery.

All projected timelines are estimates based on current information and industry conditions. While Ripley Renovations will work diligently to meet these projections, no specific completion date is guaranteed.

The client agrees to make all required selections and provide timely decisions in accordance with the schedule communicated by Ripley Renovations. Failure to do so may affect the schedule and could require rescheduling of trades. If such delays occur, Ripley Renovations reserves the right to adjust the completion date and, if additional labor or rescheduling becomes necessary, submit a change order for added costs.

Client-driven change orders may impact the overall project timeline, as we must carefully evaluate the full scope of each request—including labor and material needs, cost implications, and any interruption to the construction sequence. In order to do this properly, work may need to pause while the change is assessed and quoted. Once approved in writing, the schedule will be adjusted as needed and work will resume.

If delays create a gap in the schedule, Ripley Renovations may need to resume work at the next available opening in our construction calendar.

4. Payment Terms

All labor and material costs shown on the accompanying proposal are fixed within the stated scope of work. If unforeseen conditions are discovered that require additional work or materials, no such costs will be incurred - and no work will be performed - without written approval from the homeowners in the form of a signed change order, or written consent via email or text message. Any approved change order will be subject to the same terms and conditions outlined in this contract.

All totals shown on the proposal or approved change orders will include applicable taxes, fees, and contractor markups. No additional costs will be added to an agreed-upon total unless there is an expansion of scope that has been approved in writing by the homeowners.

Unless specified otherwise in the proposal, the homeowners are responsible for providing all plumbing fixtures, electrical fixtures, and hardware (including cabinet, door, and bathroom hardware) not selected during the design phase. Ripley Renovations may assist with sourcing, receiving, or transporting these items; however, we are not contractually obligated to provide these services when the

materials are purchased directly by the homeowners, and we cannot store client-purchased items at our facility.

If Ripley Renovations provides payment for any fixtures or materials on the client's behalf, our standard markup of 20% will apply. This markup is added after any available contractor discounts - often resulting in no additional cost, or a lower net cost, to the client when we make the purchase.

Payment schedule:

To begin work on this project, both this contract and the accompanying itemized proposal must be signed. No down payment is required; all work is invoiced in arrears. Once construction begins, draws will be requested approximately every two weeks, based on the percentage of completion for the relevant line items (e.g., 25% of flooring, 50% of counters).

Invoicing will pause as we approach project completion, once the estimated remaining balance is at least \$5,000. That amount will serve as the client's holdback, to ensure satisfactory completion of all contracted work. Each invoice will include a running summary showing all payments made to date and any remaining balance due.

If payment is not received within seven business days of the invoice date, Ripley Renovations reserves the right to pause work until the account is brought current. Any resulting delay will be treated as a client-caused delay and may affect the project schedule.

A lien waiver may be provided upon request once final payment has been received.

Payment methods:

With each invoice, the homeowners will receive a link to a secure QuickBooks payment portal. There is no fee for ACH payments made through this link (a bank account debit similar to an online check). Physical checks are also accepted. All pricing shown in our estimates, proposals, and contracts reflects a cash discount; however, if the homeowners wish to pay by credit card, that option can be activated through the same QuickBooks link, with a 3% processing fee added to cover transaction costs.

5. Subcontractors

Ripley Renovations will oversee and coordinate all subcontractors involved in the project and will remain fully responsible for their performance. The use of subcontractors does not relieve Ripley Renovations of any obligations under this contract.

Selection and management of subcontractors - including scheduling, site access, scope of work, and performance standards - will be handled solely by Ripley Renovations. Homeowners may not direct, supervise, or issue instructions to subcontractors; all communication and requests must be made through Ripley Renovations.

All services, labor, materials, and equipment used in the project will be paid for promptly by Ripley Renovations. If any subcontractor places a lien on the property, Ripley Renovations will ensure that it is removed without delay.

6. Insurance and Liability Exposure

Ripley Renovations will maintain all commercially reasonable insurance coverage necessary to protect against damages or losses that may arise in connection with this project. All coverage will be carried through reputable, financially sound insurance providers for the duration of the work. Upon request, Ripley Renovations will provide a certificate of insurance to the homeowners prior to the start of construction. Insurance policies will not be materially altered or canceled without providing the homeowners at least 30 days' prior notice.

All Ripley Renovations insurance policies will include a waiver of subrogation, releasing the homeowners (and their respective insurers) from any claims our carrier might otherwise pursue. Additionally, the homeowners will be included as additional insureds on Ripley Renovations' policies, with the exception of workers' compensation coverage.

Ripley Renovations currently carries a \$1 million general liability policy (per occurrence), as well as workers' compensation coverage applicable to all employees and any otherwise-uninsured subcontractors working on this project.

7. Pet Policy

We genuinely love pets and understand how important they are to your household. We also aim to create spaces that work beautifully for both humans and their four-legged (or finned/feathered) family members. However, Ripley Renovations and its subcontractors cannot assume responsibility for the safety or security of any pets that have access to active work areas.

Construction zones often require doors, gates, and access points to remain open while materials and equipment are moved in and out. This creates an environment where pets can accidentally slip out. It also puts workers in a difficult position, splitting focus between their tasks and monitoring animals who may be hiding, stressed, or attempting to explore. In addition, even the most well-behaved pets can become anxious when unfamiliar people and noise enter their territory, which can lead to unpredictable behavior. We have unfortunately experienced incidents where nervous pets have bitten workers.

For these reasons, homeowners must choose one of the following during work hours:

- Secure pets in an area of the home or yard that workers will not need to access (such as a closed bedroom or fenced portion of the property); or
- Board pets during active construction hours.

If boarding is the preferred choice, Ripley Renovations will make every effort to communicate the daily work schedule in advance. However, unforeseen issues, such as worker illness, supply delays, or other disruptions, may occasionally cause last-minute schedule changes. In these situations, any additional or unnecessary boarding costs cannot be reimbursed by Ripley Renovations.

8. Cleaning Policy

Pre-Cleaning and Organization

Ripley Renovations prepares estimates and proposals with the assumption that homeowners will remove all personal items, décor, and furniture from the project area prior to the start of work. At the homeowner's request, our team can assist with moving heavy items or packing and relocating belongings. This work will be billed at our standard hourly rates: \$52.50/hour for carpenter's assistants and painters, and \$75/hour for lead carpenters and project managers. We can also dispose of unwanted items prior to demolition; additional charges may apply depending on size, quantity, and disposal requirements.

Interior Cleaning and Finish Protection

Ripley Renovations and its subcontractors will take reasonable steps to protect flooring and travel paths to and from the work area using drop cloths, cardboard, and/or paper runners. We will make every effort to avoid damage to doors, walls, and trim adjacent to the work zone. Any minor wear that does occur in these areas will be repaired during the final punch list. Occasionally, touch-ups can highlight wear or fading on adjoining surfaces; if broader repainting or repair is desired, this work can be added for an additional cost.

To help control dust, we will install plastic containment in areas where high dust generation is expected and will turn off HVAC circulation during heavy sanding or demolition. These methods significantly reduce dust migration but cannot prevent all fine dust (especially from drywall or wood sanding) from settling throughout the home. Homeowners should expect to clean the rest of the house more frequently during construction. Routine cleaning outside the project scope is not included in this contract unless explicitly stated. Our team will regularly sweep, vacuum, and organize the work area but will not clean other portions of the property.

Exterior Cleaning and Finish Protection

For exterior projects, Ripley Renovations will take reasonable care to protect decks, driveways, hardscaping, and roofing during any work that may cause overspray or surface residue. We do ask that vehicles be moved away from the work zone to avoid accidental damage or overspray. We do not cover landscaping, as plastic sheeting can cause plants to overheat. Our team will regularly sweep, vacuum, or blow off areas affected by construction. If a final powerwash is desired, we can provide a quote and perform the service at additional cost.

Final Cleaning

Unless specifically included in the scope of work or listed as a line-item, a full post-construction deep clean is not part of this contract. We will leave the job site vacuumed and wipe down major surfaces, but we do not use cleaning products on finishes, nor do we deep-clean appliances, cabinetry, windows, or interior surfaces.

If homeowners would like Ripley Renovations to schedule and oversee a deep cleaning and/or window washing, we are happy to coordinate this through the professional service we use regularly. Costs will be added to the final invoice, and estimates are available upon request. In our experience, pricing is competitive (and often lower) than comparable local services.

9. Landscaping Policy

Unless specifically included in the project scope, landscaping work of any kind is not part of this contract. During construction, some wear to plants or lawn areas may occur, particularly in locations where materials are delivered, equipment is staged, or demolition debris is temporarily stored. Any replacement, replanting, or remediation of vegetation is outside the scope of the associated contract.

At the homeowner's request, Ripley Renovations can perform minor landscape repairs or improvements at additional cost. For more extensive needs, we can coordinate with a professional landscaping crew we work with regularly. All estimates will be provided and approved prior to the start of any such work.

Please note that paintbrushes, rollers, and related tools must be cleaned on-site during painting phases. Our team will choose an out-of-the-way area, such as a side yard or alley, to minimize visual impact. The small amount of latex paint residue that washes out during cleaning does not typically pose any environmental risk and will generally disappear with rainfall or routine lawn maintenance. Oil-based paints and solvents are never disposed of on a client's property. If homeowners prefer that no cleanup or paint spraying occur on or near landscaping, additional charges may apply to cover the extra transportation, setup, and supplies required.

10. Site Access and Security

Ripley Renovations will work with the homeowners to maintain a secure property throughout the duration of the project. Our team is responsible for ensuring that any doors, gates, windows, or other access points opened by our workers are properly closed and secured before leaving the site each day.

Ripley Renovations and its subcontractors are not responsible for theft, vandalism, or break-ins that occur outside of working hours when no personnel are present. In the event of such an incident, all related costs and losses are the sole responsibility of the homeowner.

Access to the interior of the property (when interior work is included in the scope) will be arranged according to homeowner preference. Typically, one key is provided to the project manager, who will personally grant access to workers and subcontractors as needed when homeowners are not on-site. Alternatively, a temporary lockbox may be installed to allow pre-approved workers entry via code.

11. Warranty

The warranties provided in this section are the only warranties offered by Ripley Renovations. All other warranties, whether implied by law, custom, or industry usage, are expressly excluded. This includes, without limitation, any implied warranties of merchantability or fitness for a particular purpose.

All work performed by Ripley Renovations and its subcontractors is guaranteed to be free from defects in workmanship and raw materials for a period of one year from the date of substantial completion, unless a longer warranty is offered by a subcontractor, vendor, or manufacturer. Any extended warranties will be provided in writing once final payment has been received.

Labor and materials required to correct qualifying defects within the one-year warranty period will be provided at no cost. Damage resulting from severe weather (including hail, high winds, hurricanes, tornadoes, or other "acts of God"), or from work performed by individuals or companies not affiliated with Ripley Renovations, is not covered under this warranty.

Fixtures, appliances, and homeowner-purchased materials may carry their own manufacturer warranties, but those warranties are separate from and not included in Ripley Renovations' guarantee.

The above specifications, costs, and terms are hereby accepted.



ANDREW SIMPSON

December 6, 2025 at 2:45 AM GMT

DATE