

# TEMPLETON



Home Enhancements, LLC

(810) 241-1044

## Templeton Home Enhancements LLC

4402 Grange Hall Rd. • Holly, MI 48442

Phone: (810) 241-1044 • Email: [Templetonhomeenhancements@gmail.com](mailto:Templetonhomeenhancements@gmail.com)

### Estimate

Customer:	Matt Gibbs
Address:	215 S. Broadway St., Lake Orion, MI
Email:	<a href="mailto:gibb@downtownlakeorion.org">gibb@downtownlakeorion.org</a>

### Project Description

Labor to construct an approximately 12' x 100' wood-frame deck at the above address.

- Secure all permits, licenses, and insurance.
- Install bonded 2x12 ledger to building per current code.
- Construct frame using 2x12 joists (commercial application), 16" on center.
- Install composite decking with hidden fasteners in a picture-frame layout.
- Install Vista Rail aluminum railing system (matte black, vertical standard) to code.
- Build one staircase, approx. 42" height, 12' wide, with five steps and a center rail, including matching aluminum handrail (11" tread depth x ~6.5" riser).

**Labor Total: \$34,852**

\*Materials not included. All materials must be listed by Templeton Home Enhancements and present on site prior to project start.\*

### Terms & Conditions

- Estimate valid for 30 days.
- Excludes unforeseen structural or mechanical issues. Any such issues will be handled by the general contractor at the homeowner's expense.
- Change orders or additional work will be issued as an addendum and must be paid in full before work resumes.

### Payment Schedule

- First Draw: Due at contract signing (before materials are ordered).

- Second Draw: Due upon completion of framing and rough mechanicals.
  - Final Payment: Due at project completion.
- \*All checks payable to Templeton Home Enhancements.\*

**Consent to Work**

I, \_\_\_\_\_, the owner of the above-listed property, agree to the terms of this contract. Any deviation will be subject to review and amendment.

Signature: \_\_\_\_\_

Thank you for your interest in our work—we look forward to working with you.

Sincerely,

Justin Templeton

Templeton Home Enhancements LLC

CARR Decks & More  
2233 Russel St  
Grand Blanc 48459

Proposal

TO Matt G.  
ADDRESS  
1-248-464-0307

PROPOSAL NO.	DATE <u>8-21-25</u>
BID NO.	ARCHITECT
PHONE NO.	DATE OF PLANS
WORK TO BE PERFORMED AT: <u>215 S. Broadway St.</u> <u>LK Okon MI.</u>	

We hereby propose to furnish the materials and perform the labor necessary for the completion of new Deck 12x100  
with Hand railing, Labor only

Area below for additional description and/or drawings:

Dig footing 1500 sq ft  
 Call for inspection  
 frame new 12<sup>0</sup>x100<sup>0</sup> Deck in Treeters Farming  
 w/ your choice of Deck Boards  
 install Handrailing (w/ice type)  
 you supply all material & Dumpster  
 Labor only  
 About 2 weeks from start to finish  
 1 set of 12<sup>0</sup> wide steps

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of Dollars (\$ 39,600<sup>00</sup>) with payments to be made as follows. \$ 39,600.00

1/2 Down / Balance when Done

\$ 39,600.00  
4 Labor only

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

Signature [Signature]  
Signature \_\_\_\_\_

Date 8-21-25

# Kerton Lumber

1122 N Saginaw St  
 Holly, MI 48442  
 (248)634-8951

Quote 32815-A



## QUOTE

*Wife* #1

**Sold To:** MICKEYS CONSTRUCTION  
 643 SHELMAR LN  
 ORTONVILLE, MI 48462

(248)884-0464

Date	Cashier	Payment Terms	Purchase Order	Source Document	Customer #
08/18/25 13:37:59	Matt A	NET DUE 10TH			MICK1

Line	Qty	Item No.	Description	List	Price	Extended
001	22.00 EA1	FP44	FOOTING PAD- 10" DIA FOOTING PAD - FITS 4"-6" POST	8.99	8.99	\$197.78
002	11.00 EA1	4612T	TREATED-4X6 12FT TRTD AG USE.60CCA(48)	28.99	28.41	\$312.51
003	33.00 EA1	21212T	TREATED-2X12 12 FT TREATED #1 SYP(32)GC	25.48	24.72	\$815.76
004	22.00 EA1	BCS236Z	POST CAP- 3X6 POST CAP Z	19.99	19.99	\$439.78
005	30.00 EA1	21020T	TREATED-2X10 20 FT TRTD #1/ SYP MCQ(40)	51.99	50.43	\$1,512.90
006	34.00 EA1	21012T	TREATED-2X10 12 FT TRTD #1 SYP MCQ(40)GC	21.12	20.49	\$696.66
007	10.00 EA1	21010T	TREATED-2X10 10 FT TRTD #1 SYP MCQ(40)	18.48	17.93	\$179.30
008	6.00 EA1	21210T	TREATED-2X12 10 FT TREATED #1 SYP MCQ(32)GC	22.99	22.30	\$133.80
009	220.00 EA1	GLBH54612	GOOD LIFE-BEACH HOUSE 5/4X6 12 DECKING(.935X5.3)	37.80	36.67	\$8,067.40
010	5.00 EA1	GLBH54620S	GOOD LIFE-BEACH HOUSE 5/4X6 20**SOLID** DECKING(.935X5.3)	63.00	61.11	\$305.55
011	12.00 EA1	GLBH11212	GOOD LIFE-BEACH HOUSE 1X12 12 .75X11.25 FACIA	98.00	98.00	\$1,176.00
012	3.00 EA1	344356N	CAMO- EDGE CLIP UNIVERSAL 900CT 500SF HIDDEN FASTENER	379.95	379.95	\$1,139.85
013	2.00 PK1	349004G	DECK SCREWS COMPOSITE- DK GREY 350CT	55.99	52.63	\$105.26
014	1.00 EA1	HGZ10	AIR NAIL- GALV10 RNG SHANK 601172 SENCO/PASLODE 2.M(HGZ2M)	54.95	52.75	\$52.75
015	1.00 BX1	T15G5	NAILS- 1 1/2IN 5# JOIST HANGER NAILS]	24.99	24.99	\$24.99
016	2.00 BX1	DS3350	DECK SCREWS- 3 IN X 9 ( 350 BOX)	34.99	34.99	\$69.98
017	2.00 BX100	SHL5164C	STAR HEAD LAG 5/16 X 4IN(100)	78.99	78.99	\$157.98
018	9.00 EA1	4410T	TREATED-4X4 10 FT TRTD SELECT CUT RED PINE(78)	16.64	16.64	\$149.76

**You Saved \$382.83**

14,586.31

# Kerton Lumber

1122 N Saginaw St  
 Holly, MI 48442  
 (248)634-8951

Quote	32815-A
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↓ 1

## QUOTE

**Sold To:** MICKEYS CONSTRUCTION  
 643 SHELMAR LN  
 ORTONVILLE, MI 48462

(248)884-0464

Date	Cashier	Payment Terms	Purchase Order	Source Document	Customer #
08/18/25 13:37:59	Matt A	NET DUE 10TH			MICK1

Line	Qty	Item No.	Description	List	Price	Extended
019	1.00 EA1	2612T	TREATED-2X6 12 FT TRTD SYP MCA GRND CONTACT(64)	11.59	11.13	\$11.13
020	5.00 EA1	2616T	TREATED-2X6 16 FT TRTD SYP MCA GRND CONTACT(64)	15.64	15.01	\$75.05
021	3.00 EA1	2608T	TREATED-2X6 8 FT TRTD SYP MCA GRND CONTACT(64)	7.52	7.29	\$21.87
022	16.00 EA1	2408T	TREATED-2X4 8 FT TRTD #1SYP MCA GRND CONTACT(104)	5.72	5.58	\$89.28
023	30.00 EA1	CK102WCSSW	VISTA CABLE LEVEL NON TENSIONING HARDWARE	29.99	29.99	\$899.70
024	30.00 EA1	CK102WTSSW	VISTA CABLE LEVEL TENSIONING HARDWARE	44.99	44.99	\$1,349.70
025	20.00 EA1	CK102SCSSW	VISTA CABLE STAIR NON TENSIONING HARDWARE	49.99	49.99	\$999.80
026	20.00 EA1	CK102STSSW	VISTA CABLE STAIR TENSIONING HARDWARE	59.99	59.99	\$1,199.80
027	8.00 EA1	CK102ECSSW	VISTA STAINLESS CABLE END CAPS	34.95	34.95	\$279.60
028	1.00 EA1	V5184M0001	VISTA CABLE RELEASE TOOL	9.99	9.99	\$9.99
029	2.00 EA1	PB780500	VISTA 500' CABLE SPOOL	325.99	325.99	\$651.98
030	3.00 EA1	PB780100	VISTA 100' CABLE SPOOL	67.99	67.99	\$203.97
031	20.00 EA1	CK102PTSSW	VISTA STAINLESS 3/4" PROTECTOR SLEEVE	27.95	27.95	\$559.00

Payment:	Method	Amount
	UnApplied Deposit	

★  
 25,000.00

**You Saved \$382.83**

Non Taxable SubTot	0.00
Taxable SubTotal	21,888.88
Sales Tax	1,313.33
Total	23,202.21
Total Due	23,202.21

ber

1122 N Saginaw St  
Holly, MI 48442  
(248)634-8951

Quote 32816-A



# QUOTE

*NO RAILING #2*

**Sold To:** MICKEYS CONSTRUCTION  
643 SHELMAR LN  
ORTONVILLE, MI 48462

(248)884-0464

Date	Cashier	Payment Terms	Purchase Order	Source Document	Customer #
08/18/25 13:56:01	Matt A	NET DUE 10TH			MICK1

Line	Qty	Item No.	Description	List	Price	Extended
001	22.00 EA1	FP44	FOOTING PAD- 10" DIA FOOTING PAD - FITS 4"-6" POST	8.99	8.99	\$197.78
002	11.00 EA1	4612T	TREATED-4X6 12FT TRTD AG USE.60CCA(48)	28.99	28.41	\$312.51
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004	22.00 EA1	BCS236Z	POST CAP- 3X6 POST CAP Z	19.99	19.99	\$439.78
005	30.00 EA1	21020T	TREATED-2X10 20 FT TRTD #1/ SYP MCQ(40)	51.99	50.43	\$1,512.90
006	34.00 EA1	21012T	TREATED-2X10 12 FT TRTD #1 SYP MCQ(40)GC	21.12	20.49	\$696.66
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017	1.00 BX100	SHL5164C	STAR HEAD LAG 5/16 X 4IN(100)	78.99	78.99	\$78.99

Payment:	Method	Amount
	UnApplied Deposit	

<b>You Saved \$376.29</b>	Non Taxable SubTot	0.00
	Taxable SubTotal	15,309.26
	Sales Tax	918.56
	Total	16,227.82
	Total Due	16,227.82