

# 827 Philadelphia Avenue Chambersburg, PA



## Information Packet

January 2025

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# **HISTORICAL INFORMATION**





RES. OF HON. W. S. STENGER, CHAMBERSBURG, PA.

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## 1870's Lithographic Illustration

Construction started on the house before the Civil War and was completed afterwards. The first family to occupy the residence was the Honorable William Stenger in 1875. Mr. Stenger served as the District Attorney of Franklin County from 1863 to 1871 and subsequently was elected to the U.S. House of Representatives where he served two terms (1875-1879). Mr. Stenger died in 1918.

In the early 1920's the house passed into the possession of Mr. Dunbar Rosenthal. The house along with the U.S. Paper Mill were given to Dunbar and his first wife Adelaide, as a wedding present. Dunbar occupied the residence until his death in 1982 at the age of 91. His second wife, Fannye, passed the house on to Dunbar's niece, Betty (Rosenthal) Eichberg and her husband John, in the late 1980's. John owned and operated a commercial construction firm in Rockville, Maryland. Over the next ten years, John began the efforts to restore the house.

In 1995 Sheila and Gregory Hearne began negotiations to purchase the residence from John and Betty. They have maintained the residence since with their 5 children and now 8 grandchildren. In the early 2000's they resumed the restoration in earnest.

### HON. W. S. STENGER'S RESIDENCE.

Chambersburgh, in olden times, was a noisy, bustling post town on the through route between Philadelphia and Pittsburg. Lines of stages lumbered out daily for Baltimore and the two cities above mentioned. About the year 1815 the Harrisburg and Chambersburg turnpike company came into existence, and the present piked thoroughfare was taken in charge. The stages from Harrisburg did not get into Chambersburg until they came to the Falling Spring church. To the North of the church edifice, as late as 1841, there were only the following named houses built: Mr. W. S. Chambers' stone residence stood, as it were, in the country. Following the turnpike, the frame house owned by Mr. John Trostle was then a new house. At the Point stood an old log tavern, which has, since that time, been modernized and changed to a dwelling house. Beyond the Point was a hill, which has been removed; going still northward, the frame house on this side of the school house was built, and that neighborhood was slightly swampy. The old gate-house, kept by Mrs. Shryock, stood across the road, at the line between Mr. C. H. Taylor's and Rev. J. A. Crawford's residences. Here was quite a hill, which, under the direction of J. Allison Eyster, was removed. Mr. Eyster bought the property at sheriff's sale, April 1st, 1861. It was then partially a field and partially a garden for the gate-house keeper. In accordance with ideas of improvement, Mr. Eyster procured the removal of the gate-house to a situation one mile further north, and set a force of men at work blasting and digging down the hill. After the fire of 1864 he began to build the present building. The residence is a handsome two-storied frame house, built in with brick, and presents an attractive appearance from the street. It contains in the front building, down stairs, four rooms, up stairs, nine rooms; in the rear part there is one room on the first floor and three up stairs, one of which is a bath room. On December 9th, 1871, Mr. J. A. Eyster conveyed to W. B. Brown, M. D., who established a Water Cure establishment. This project was unsuccessful, and the house was rented out. Hon. W. S. Stenger, on September 4th, 1875, purchased from Dr. Brown, and now owns it. Well located, with very pretty front and side lawns, it is one of the most attractive homes in our town.

- Excerpted from Historical Sketch of Franklin County, Pennsylvania<sup>1</sup>

<sup>1</sup> M'Cauley, I.H. (1878). Historical Sketch of Franklin County, Pennsylvania, Chambersburg, PA: John M. Pomeroy

# **ORIGINAL PURCHASE AGREEMENT**



### CONTRACT OF SALE

This Contract of Sale, made and entered as of the 15th day of August, 1995, by and between John August Eichberg ("Seller") and Gregory and Sheila Hearne, husband and wife ("Purchaser").

In consideration of the mutual covenants and representations hereinafter set forth, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto covenant and agree as follows:

**1. Purchase and Sale of Property.** The Purchaser hereby agrees to purchase and acquire, and the Seller agrees to sell and convey to the Purchaser the property which is the subject of this Contract, which is commonly known as 827 Philadelphia Avenue, Chambersburg, Pennsylvania, and more fully described in Franklin County Deed Book, Volume 212, Page 53 ("Property" or "Subject Property"), on and subject to the terms and conditions hereinafter set forth. The Property does not include the furniture and other personal property now located in or on the Property, but does include any and all household appliances (e.g. washer, dryer, stove, refrigerator, freezer, etc.), and any and all lawn or garden equipment (tractor, etc.).

**2. Purchase Price.** (a) The Purchaser agrees to pay to the Seller and the Seller agrees to accept from the Purchaser, for the acquisition of the Property, the sum of Three Hundred Sixty Thousand Dollars (\$360,000.00), of which sum the Deposit shall be a part.

(b) The Purchase Price shall consist of, including the Deposit, the delivery of Two Hundred Twenty Five Thousand Dollars in cash (\$225,000.00) and the delivery of a promissory note and deed of trust or mortgage ("Note" and "Deed of Trust"), in lender's usual form, in the principal amount of One Hundred Thirty Five Thousand Dollars (\$135,000.00). The Note shall bear interest at the rate of 1.5% per annum above the rate the purchaser obtains on any financing for the purchase, shall be amortized over thirty (30) years, and shall have a five (5) year maturity date of June 30, 2001 ("Maturity Date"). Thus, monthly payments under the Note shall be \$1,185.30, and the Note shall call for payments on the first day of each month. The failure to pay the Note installment by the fifteenth day of the month shall give rise to a late fee of five percent (5%) of the outstanding balance. The failure to pay the Note installment within twenty (20) days of the date due shall be a default. The Note may be prepaid at any time without penalty. The Deed of Trust shall be subordinable to a first deed of trust which Purchaser may place on the Property with a bona fide lender.

As calculated

**3. Deposit.** The Purchaser shall deposit with the Seller the following amounts at the times hereinafter set forth.

(a) **Initial Deposit.** The Purchaser shall deposit with the Seller upon execution hereof the sum of One Dollar (\$1.00),

which shall be the initial deposit ("Initial Deposit"). The Initial Deposit shall be held in a non-interest bearing escrow account from the date of execution hereof through the expiration of the due diligence period as hereinafter described. If the Purchaser elects, in accordance with Section 4 below, to terminate this Contract, the Seller shall forthwith return the Initial Deposit and the parties shall have no further obligation to one another hereunder. If the Purchaser does not timely elect to terminate this Contract then the Seller may transfer the Initial Deposit from the escrow account to Seller's operating account and the initial deposit shall not be subject to refund in the event of Purchaser's Default as hereinafter defined.

(b) Additional Deposits. The Purchaser shall deposit with the Seller the sum of Twenty Thousand Dollars (\$20,000.00) as the Additional Deposit, by paying monthly installments of Two Thousand Dollars (\$2,000.00) on the first day of each month during the period from the Effective Date to the Closing Date as an Additional Deposit. The first installment of the Additional Deposit shall be due on September 15, 1995. The Additional Deposit shall become the immediate property of the Seller. The failure of the Purchaser to make any installment of an Additional deposit by the fifteenth day of any month shall be a Default which shall, in the sole discretion of Seller, but without further notice, terminate this Agreement and constitute a complete forfeiture of that portion of the Deposit paid to the date thereof.

(c) Deposit. The Initial Deposit and the Additional Deposit shall collectively be referred to as the Deposit.

4. Purchaser's Contingency. The Purchaser is granted a period of thirty (30) days from the date of full execution of this Contract ("Effective Date") within which to determine whether acquisition of the Property by the Purchaser is feasible ("Contingency Period"). During the Contingency Period the Purchaser shall have reasonable access to the Property at reasonable times to conduct such non-invasive inspections and investigations of the Property as the Purchaser deems reasonably necessary, including, but not necessarily limited to, structural inspection, termite inspection and appraisal of the Property. Provided that the Purchaser has paid the first installment of the Additional Deposit as required, the Purchaser shall be granted an extension of thirty (30) days to the Contingency Period. This extension shall be effected by the Purchaser giving written notice to that effect to the Seller within the original thirty (30) day period. The Purchaser shall have no other Contingency or Study Period with respect to this Contract. In the event that the Purchaser determines within the Contingency Period (including the extension thereof), in the Purchaser's sole discretion, that acquisition of the Property is infeasible, and if the Purchaser gives written notice of termination of this Contract to the Seller which is received by the Seller within three (3) days following

expiration of the Contingency Period, then this Contract shall be terminated, the Deposit shall be promptly refunded to the Purchaser and the parties shall have no further obligation under this Contract. In the absence of such a permitted termination the parties shall be obligated to close under this Contract.

**5. Financing.** The Purchaser shall apply for and secure financing for the acquisition of the Property at Purchaser's own risk and expense. Purchaser shall pay all costs associated with obtaining this financing.

**6. Title.** The Property is to be conveyed in the name of Gregory and Sheila Hearne, as tenants by the entireties. The property, including personal property, if any, which conveys hereunder, is sold free of encumbrances, unless otherwise stated herein. Any financing statements will be paid and released by Eichberg at time of settlement. Title is to be good of record, merchantable and insurable, subject however to the covenants, rights of way, easements, conditions and restrictions of records, if any, otherwise the deposit is to be returned and sale declared null and void at the option of Hearne, unless the defects are of such a character that they may be remedied by legal action within a reasonable time. However, Eichberg is hereby expressly released from all liability to Hearne for damages by reason of any defect in the title. In case legal steps are necessary to perfect the title, such action must be taken promptly by Eichberg at his own expense, whereupon time herein specified for full settlement by the parties will thereby be extended for the period necessary for such prompt action.

**7. Closing and Closing Date.** The closing and settlement on the sale of the Property ("Closing") shall take place in the office of a settlement attorney or title company designated by Hearne. The Closing shall occur not later than June 30, 1996, but the Closing may occur prior thereto, upon thirty (30) days prior written notice by Purchaser to Seller ("Closing Date").

**8. Documents To Be Delivered At Closing.** At the Closing on the Purchase and Sale hereunder, Eichberg shall tender performance by delivery of a special warranty deed to Hearne in exchange for the Purchase Price which shall include the cash portion and the Note.

**9. Risk of Loss Pending Settlement.** Risk of loss pending settlement shall rest with Eichberg.

**10. Apportionment of Settlement Costs.** Hearne shall bear all closing costs other than transfer and recordation taxes, and documentary stamps. With respect to transfer and recordation taxes, and documentary stamps, if any, such costs shall be equally divided between Seller and Purchaser. All real property taxes, personal property taxes and special assessments shall be adjusted



to the Closing Date.

**11. Default.** (a) By Purchaser. The failure of the Purchaser to close on the Property on or before June 30, 1996, or to close on an earlier date if Purchaser gives the thirty (30) day notice of intent to close on an earlier date as described in Section 7 above, and the failure of the Purchaser to otherwise meet an obligation of Purchaser hereunder which prevents a Closing, shall constitute a default ("Default"). In the event of a Default, Seller shall have the right to declare the Purchaser in default, cause the Deposit to be forfeited and terminate this Contract. In the event of such a termination, the forfeiture of the Deposit shall constitute liquidated damages and not a penalty, actual damages being difficult to ascertain, and Seller shall be deemed to have waived any other remedies as to Purchaser. The parties shall have no further obligation under this Contract.

(b) By Seller. The failure of Seller to convey the Property to Purchaser at Closing, or such reasonable time thereafter as may be reasonably required to convey good and marketable title as contemplated herein shall constitute the sole default by Seller ("Seller's Default"). In the event of a Seller's Default, this Contract shall be terminated, the Deposit shall be refunded with 9% interest within seven (7) days, and the parties shall have no further obligation under this Contract.

**12. Opportunity to Review Public Records.** The Purchaser shall have the right to review all public records, sub-division plats, land use regulations and other relevant information bearing on the Property, their intended use of the Property and other matters during the Contingency Period. Seller makes no representations or warranties with respect to such matters.

**13. Condition of the Property.** The Property will be conveyed "as is" and "where is". The Seller makes no representations or warranties regarding the condition of the Property. The Purchaser has the reasonable access to the Property during the Contingency Period to inspect and study the Property to make Purchaser's own judgments regarding the condition of the Property. If the Purchaser makes no written objection to the condition of the Property to the Seller within the Contingency Period, then it shall be presumed that the condition of the Property at the Closing Date shall be the same as at the expiration of the Contingency Period. Seller shall have the duty, from the Effective Date to the Closing Date, to maintain the Property in substantially the same manner as it is maintained on the Effective Date, normal wear and tear excepted.

**14. Possession.** Seller agrees to deliver possession to Purchaser at Closing. The Purchaser shall have no right to occupy or use the Property prior to the Closing.

15. Other Personal Property. The parties agree that within ninety (90) days from the Effective Date they shall negotiate with respect to which items of furniture and personal property shall be sold by Seller to Purchaser, and at what price. Upon reaching agreement, the parties shall execute a separate memorandum evidencing their agreement.

16. Broker. The parties mutually represent that there have been no brokers involved in this transaction. In the event that any Purchaser's broker asserts that a commission is due, the Purchaser shall indemnify and hold harmless the Seller from any claim therefore, including reasonable attorney's fees and litigation costs in connection therewith. In the event that any Seller's broker is found to be entitled to a commission, the Seller agrees to compensate said broker at Seller's expense.

17. Miscellaneous. (a) Time of Essence. Time is of the essence with respect to all matters contained herein.

(b) Cooperation. The parties agree to cooperate fully in the implementation of this Contract of Sale, including the execution of any instruments and further assurances which may reasonably be required to do so.

(c) Notice. (i) Notice when required to be given hereunder shall be deemed received (and given) when it has either been personally delivered to the intended recipient (notice to one of the Purchasers shall be deemed notice to both); when it is placed in the mail by certified mail, return receipt requested (postage pre-paid), in which case receipt shall be conclusively presumed to have occurred three (3) business days after placing same in the mail; or, if delivered by facsimile (which shall be deemed received on the same day).

(ii) Notice to the parties shall be effective if addressed to them as follows:

If to Seller:

John A. Eichberg  
c/o Eichberg Construction, Inc.  
1749 Rockville Pike, Suite 300  
Rockville, Maryland 20852  
Telephone 301-770-7800  
Facsimile 301-881-4941

If to Purchaser:

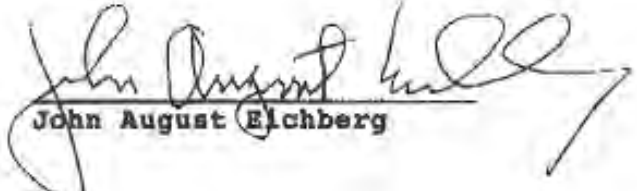
Gregory and Sheila Hearne  
1609 Westmoreland Street  
McLean, Virginia 22101  
Telephone 703-760-9793

(d) Applicable Law. This Contract of Sale shall be construed in accordance with the laws of the Commonwealth of Pennsylvania.

(e) Enforcement of Contract. In the event that either party is required to initiate litigation to enforce his or her rights under this Contract of Sale, the prevailing party shall be entitled to recover reasonable attorney's fees and costs of litigation from the other party.

IN WITNESS WHEREOF, the parties have set their hands on the 19th day of August, 1995, which is for all purposes the Effective Date hereof.

Seller:

  
John August Eichberg

Purchaser:

  
Gregory Hearne

\_\_\_\_\_  
Sheila Hearne

1011081795A6

# **DEED/SURVEY DESCRIPTION**



RETURN TO:  
**GREGORY S HEARNE**  
1300 BAKER CREST CT  
MC LEAN, VA 22101-3641

I hereby CERTIFY that this document is  
recorded in the Public Office of  
Franklin County, Pennsylvania



*Linda Miller*  
Linda Miller  
Recorder of Deeds

30<sup>50</sup>  
**RECORDED**  
04 FEB 17 P 1:17.1  
LINDA MILLER  
RECORDER OF DEEDS  
FRANKLIN COUNTY

3277

**SATISFACTION OF MORTGAGE**

DATE: 02-05-2004

Acct # 4514430255 KZ

THAT CERTAIN MORTGAGE owned by the undersigned, an association under the laws of the United States of America, dated 10-09-2000, executed by **GREGORY S HEARNE, AND SHEILA M HEARNE, HUSBAND AND WIFE, TENANTS BY THE ENTIRETIES** as Mortgagor, to Wells Fargo Bank West, NA, as Mortgagee, and filed for record 12-04-2000, as Document Number N/A (or in Book/Vol. 1584 Page(s) 316 ), in the original sum of \$100,000.00 in the Office of the Recorder of Deeds of **FRANKLIN** County, Pennsylvania, is, with the indebtedness thereby secured, fully paid and satisfied.

**LEGAL DESCRIPTION: SEE ATTACHED EXHIBIT A**

Parcel ID: 02-1C-26-13

Property Address: **827 PHILADELPHIA AVE, CHAMBERSBURG, PA 17201**

Township ☐ OR Borough ☒

Wells Fargo Bank, NA  
FKA Wells Fargo Bank West, NA

By *Janet L Brown*  
Janet L Brown, Collateral Officer

STATE OF MONTANA/COUNTY OF YELLOWSTONE } ss.

The foregoing instrument was acknowledged before me on 02-05-2004, by **Janet L Brown**, Collateral Officer of **Wells Fargo Bank, NA, FKA Wells Fargo Bank West, NA** an association under the laws of the United States of America, on behalf of the association.

*Kathleen A Zigweid*  
**Kathleen A Zigweid**  
Notary Public for the State of Montana  
Residing at **Billings, Montana**  
My Commission expires **02-15-2007**



**CERTIFICATE OF RESIDENCE: I, Kathleen A Zigweid,**  
do certify that the precise address of the within named  
mortgagee is **4455 ArrowsWest Dr, PO Box 49069, Colorado Springs, CO 80949-9069.**

Signed *Kathleen A Zigweid*

Drafted by: Wells Fargo Bank, PO Box 31557, Billings, MT 59107-1557 866/255-9102 opt. 2

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Note: There is currently a mortgage lien on the property.

**EXHIBIT A**

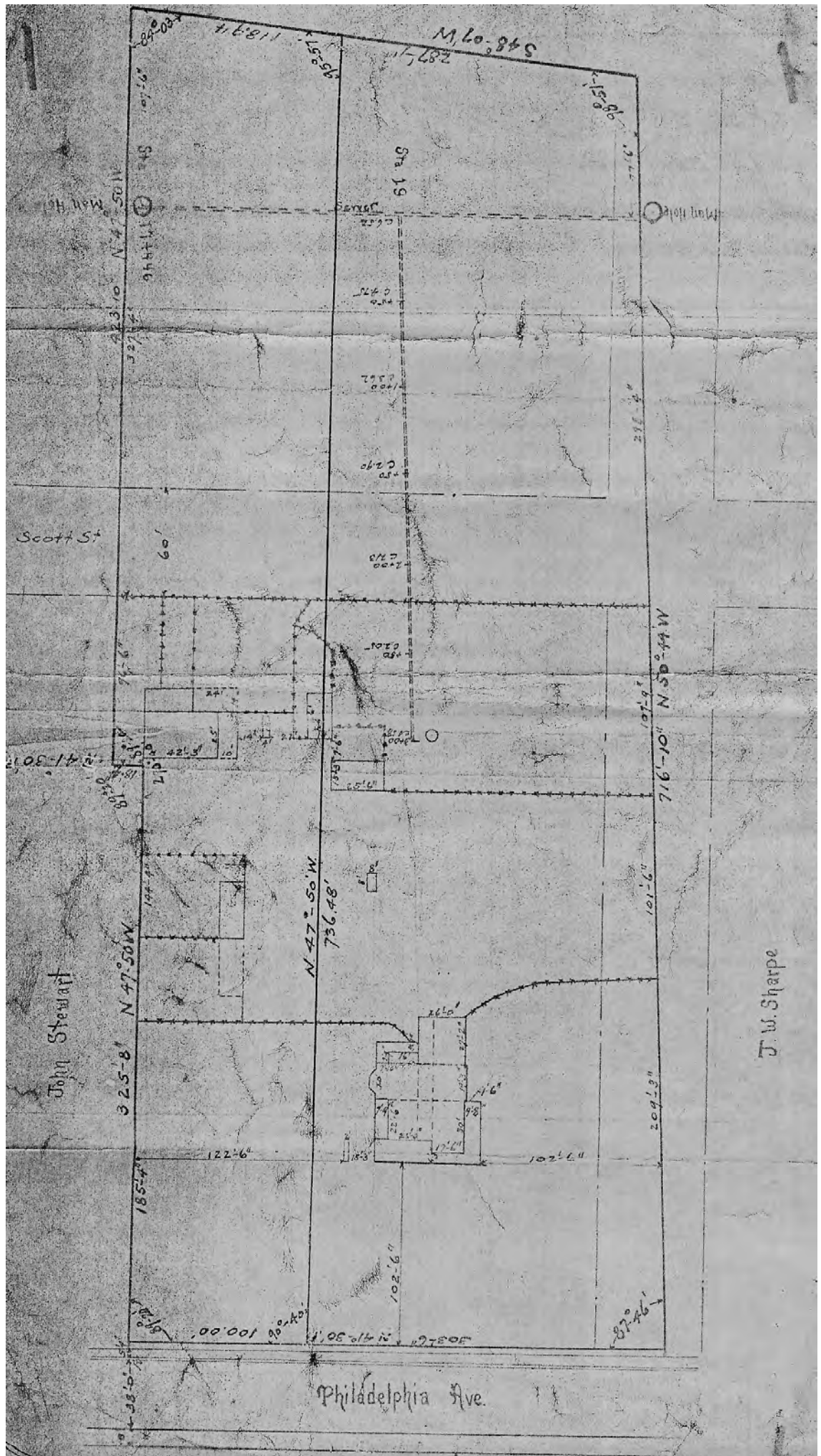
All that certain real estate situate in the Borough of Chambersburg, Franklin County, Pennsylvania, locally known as 827 Philadelphia Avenue, bounded and described as follows:

Beginning at a point at lands of Charles C. Bolte, at the northwestern side of a right of way of Philadelphia Avenue in said borough, said point being 5 feet, north 47 degrees 52 minutes 25 seconds west from an existing iron pin as shown on draft of survey hereinafter referred to; thence along land of Charles C. Bolte, north 47 degrees 52 minutes 25 seconds west 734.94 feet to an iron pin at lands of Wilson College; thence along said lands, north 47 degrees 30 minute 44 seconds east 168.14 feet to a concrete monument at lands of Wilson College; thence along said lands, south 50 degrees 45 minutes 54 seconds east 718.16 feet to a drill hole in a stone pillar at the right of way of Philadelphia Avenue; thence along the northwestern side of said right of way, south 41 degrees 34 minutes 51 seconds west 203.64 feet to a point, the place of beginning. Containing 3.0894 acres as shown on survey of land situate in the Borough of Chambersburg, Franklin County, Pennsylvania, for Dunbar A. Rosenthal, dated December 11, 1987 and recorded in Franklin County Deed Book 1007, page 335.

Subject to restrictions, covenants and easements, etc., of record, if any.

BEING the same property conveyed to Gregory S. Hearne and Sheila M. Hearne, husband and wife, from John August Eichberg by virtue of a Deed dated June 12, 1998, recorded June 16, 1998 in Deed Book 1383, page 116 in Franklin County, Pennsylvania.

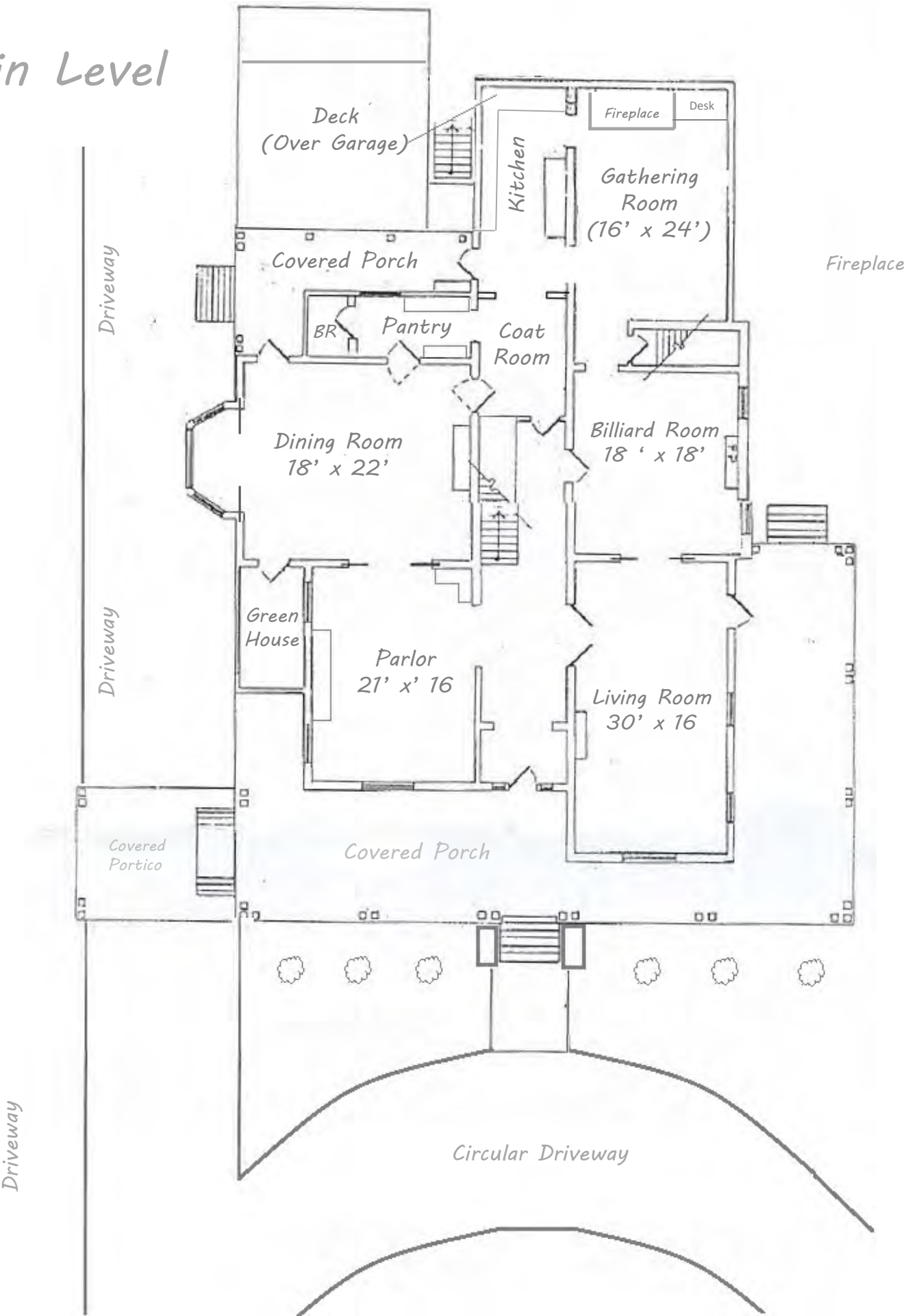
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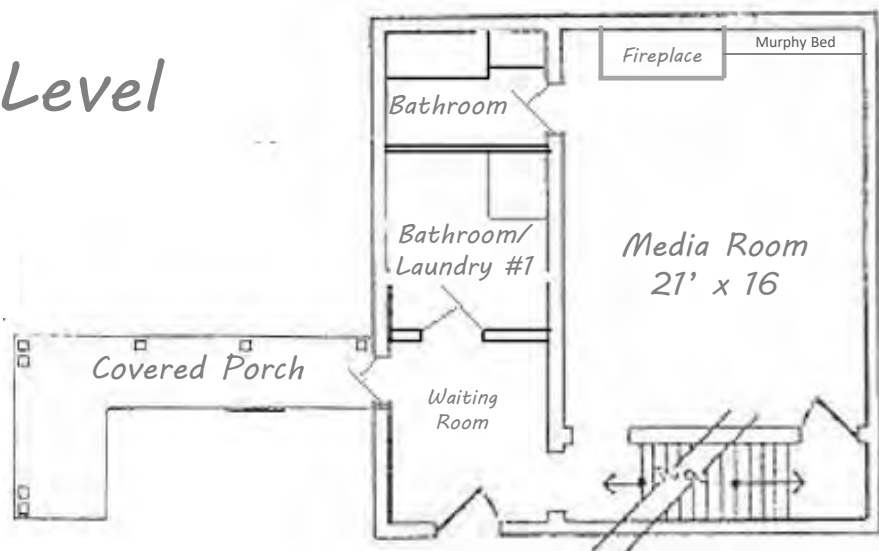
# HOUSE PLANS



Main Level

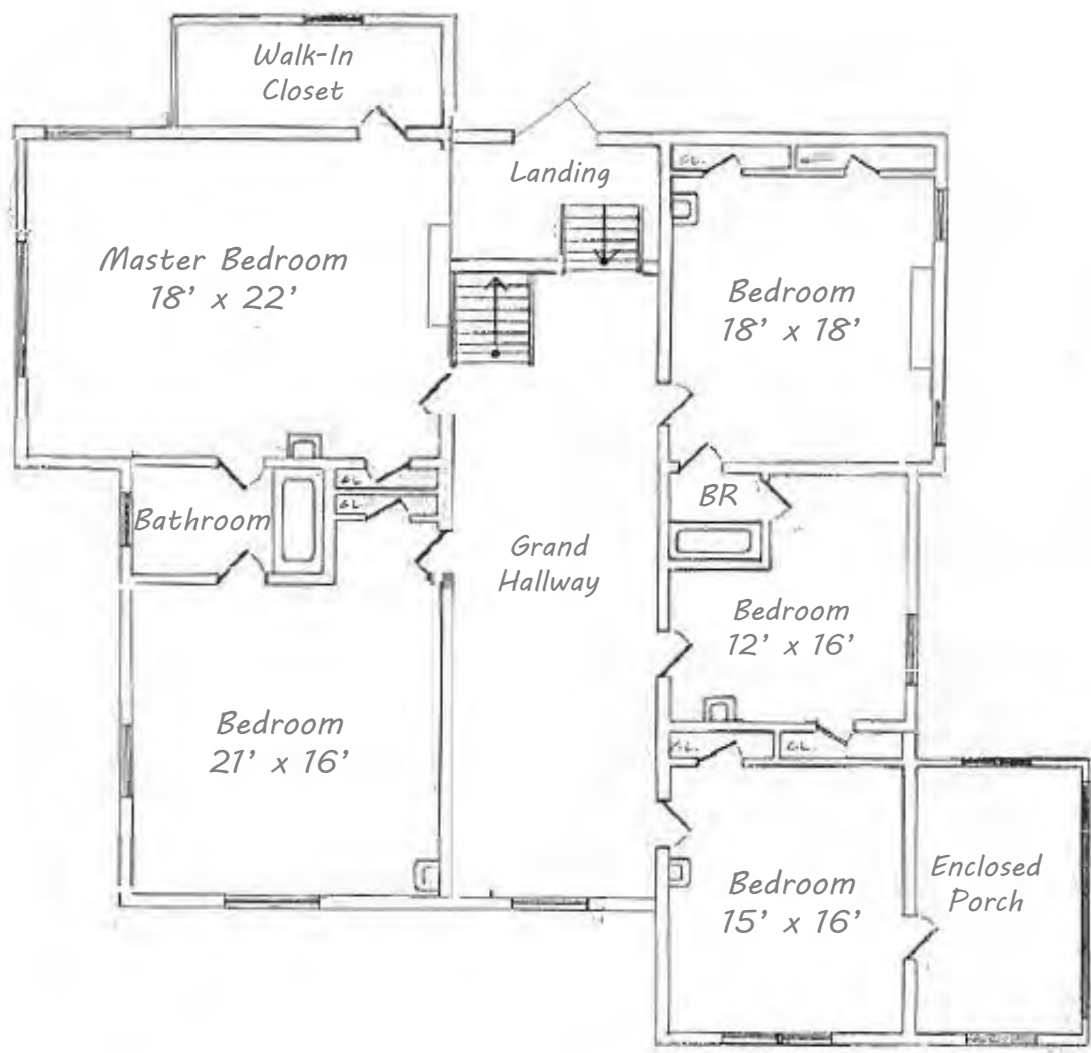


Second Level



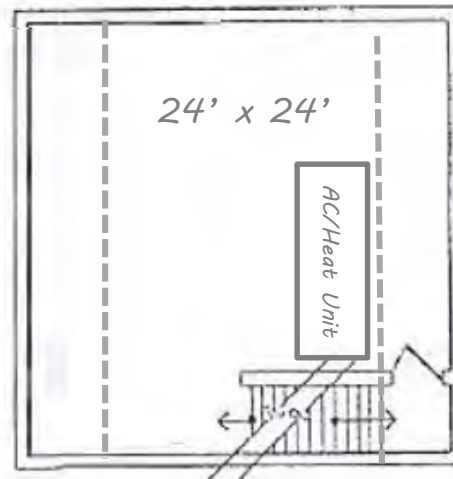
Mid Rear  
(Old Servants Quarters)

Front



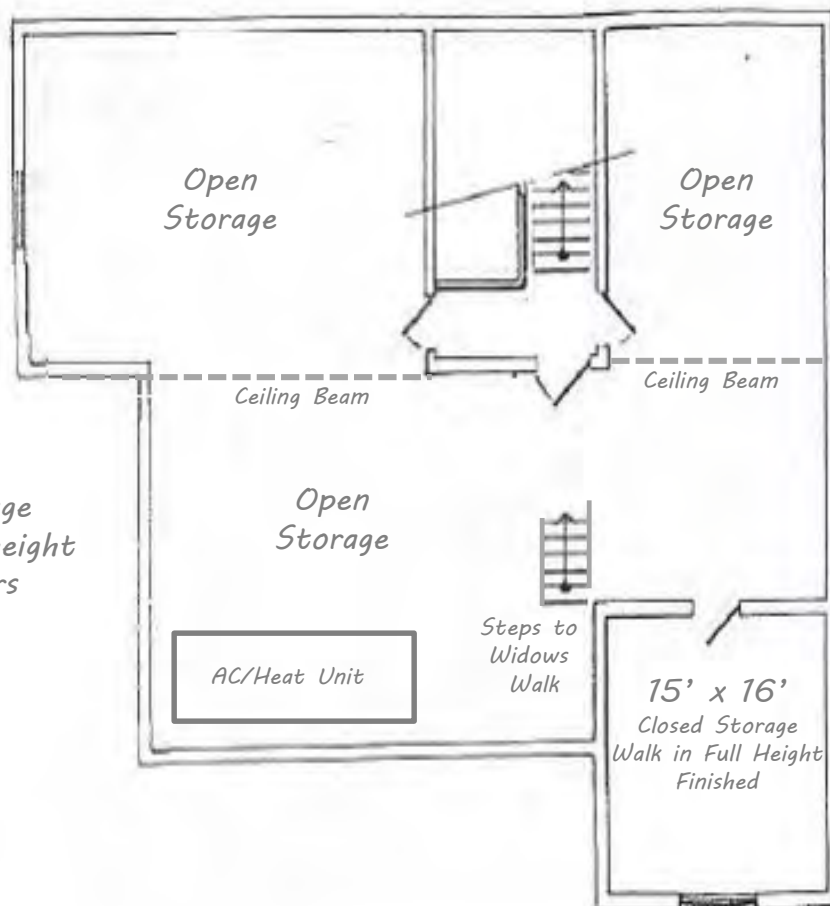
# Attic Over Mid Rear

Finished Storage Attic  
Historic Servant Sleeping  
Walk in, full height  
Sloped Ceiling  
Wood floors

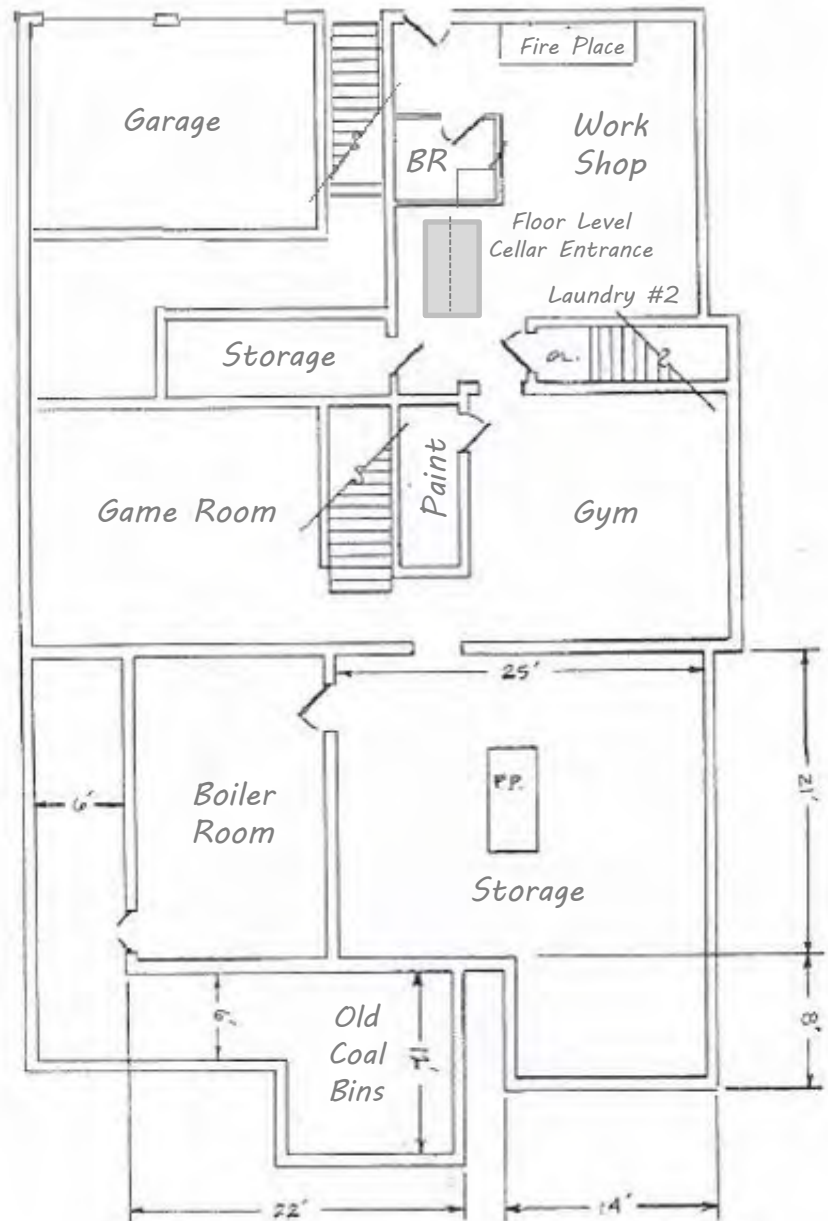


# Attic Level Main

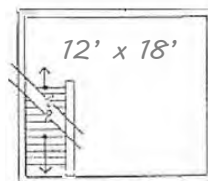
Unfinished  
Open Storage  
Walk in, full height  
Wood floors



# Basement Level



Sub Terrainian Level  
Wine Cellar





# **SIGNIFICANT RESTORATION/IMPROVEMENT PROJECTS**

#	Date	Project Name	Cost
1	May-03	Rear Porch Restoration - Creager Construction	\$ 54,971
2	Dec-04	Entrance/Hallways/Staircase Restoration	\$ 55,777
3	Jan-05	Parlor/Dining Room Restoration	\$ 50,675
4	Feb-05	Front Porch Restoration/Reconstruction	\$ 96,466
5	Dec-05	Interior Door/Window/Trim Restoration	\$ 31,191
6	May-06	Rear Home Total Renovation/Rebuild	\$ 314,846
7	Nov-06	Basement Renovation/Plumbing Modernization	\$ 74,035
8	Dec-06	Exterior Renovation/Painting	\$ 112,641
9	Nov-07	Bedrooms 2-3 Renovation	\$ 22,274
10	Aug-10	Entry Way/Foyer/Windows/Screens	\$ 12,145
11	Aug-14	Bedrooms 4-5 Renovation	\$ 14,609
12	Jul-16	Landscaping/Hardscaping	\$ 108,981
13	Apr-21	Interior Painting	\$ 14,858
14		Miscellaneous	\$ 94,280
<b>Total</b>			<b>\$ 1,057,749</b>

#	Project Name	Subtotal	Cost
1	Rear Porch Restoration - Creager Construction		
	Remove replace upper/lower floors	-	
	Replace posts/rotten wood	-	
	Repair foundation	-	
	Replace garage roof	-	
	Build deck over garage	-	
	Remove/replace roof	-	
	Repair Soffits	-	
	Paint	-	
			\$ 54,971
2	Entrance/Hallways/Staircase Restoration		
	Weidick - oversight, finish work, window reconstruction	\$ 5,856	
	O'Neill - plasterer, refinishing, painting	\$ 37,663	
	Banzhoff Painting - paper hanging	\$ 1,600	
	Trim replacement	\$ 3,375	
	Alleman - refinishing	\$ 133	
	Newmans - wood floor repair, refinishing	\$ 5,650	
	Supplies/rental equipment	\$ 1,500	
			\$ 55,777
3	Parlor/Dining Room Restoration (Old fire damage)		
	Weidick - oversight, finish work, window reconstruction	\$ 2,700	
	Cornerstone Architects - Structural Engineers support design	\$ 1,250	
	Lesh Electric	\$ 3,466	
	Heck Plumbing	\$ 2,169	
	Ceiling drywall	\$ 2,000	
	Classic Craftsmen Inc. - Interior window shutter build	\$ 3,718	
	Banzhoff Painting	\$ 3,783	
	O'Neill - plasterer, refinishing, painting	\$ 10,000	
	Fireplace box replacement	\$ 2,500	
	Built-in bookcase refinishing	\$ 1,246	
	Czech Crystal Chandelier	\$ 7,500	
	Newmans - wood floor repair, refinishing	\$ 3,500	
	Supplies (structural beams, drywall, paint)	\$ 2,500	
	Dining room leather doors	\$ 4,343	
			\$ 50,675
4	Front Porch Restoration/Reconstruction - Creager Construction		
	Replace carport concrete base	-	
	Rebuild wooden base posts	-	
	Fabricate/install new molding	-	
	Jack up roof/replace rotted posts	-	

	Fabricate/replace rotted thornbirds	-	
	Repair/square front archway	-	
	Replace carport concrete base	-	
	Remove tin roof, rebuild, replace with rubber roof	-	
	Fabricate gutter system	-	
			\$ 96,466
5	Interior Door/Window/Trim Restoration		
	Weidick - Repairing, refinishing, window reconstruction	\$ 30,371	
	Leshar Furniture - antique window glass	\$ 603	
	Alleman Refinishing	\$ 217	
			\$ 31,191
6	Rear Home Total Renovation/Rebuild		
	Cornerstone Architects - design plans, oversight	\$ 5,000	
	Weidick - Site manager, general support	\$ 12,824	
	Creager Construction - general contractor	\$ 183,696	
	ATA Alarm - system replacement	\$ 4,082	
	Morris Mechanical - laundry room bath	\$ 3,846	
	Leshar Electric	\$ 2,262	
	Heck Plumbing	\$ 16,826	
	Newmans - new wood installation	\$ 9,000	
	Warmboard radiant floor heat system	\$ 25,000	
	Woodburning fireplace insert	\$ 3,500	
	Kitchen appliances - Frindge, Stove, Wine Cooler, Warmers, Ice M	\$ 22,239	
	Dishwashers - 2 complete washers	\$ 3,272	
	SMI Metal Works - custom commercial grade oven exhaust syste	\$ 2,262	
	Lincoln Electronics - media room wiring/equipment	\$ 12,537	
	Built in Murphy Bed	\$ 6,000	
	Gas fireplace insert	\$ 2,500	
			\$ 314,846
7	Basement Renovation/Plumbing Modernization		
	Weidick - Site manager, woodwork, tiling	\$ 26,521	
	Cottonwood Contractors - concrete floor removal & replacement		
	Includes wine cellar, new drain plumbing	\$ 12,000	
	Sandblasting - rock foundation walls	\$ 855	
	Heck Plumbing - new larger copper piping and house on zones	\$ 30,159	
	Stainless steel floor door to wine cellar	\$ 2,000	
	Supplies - built in bookcases, tile, shower surround	\$ 2,500	
			\$ 74,035
8	Exterior Renovation/Painting		
	Weidick - Site manager, general support, paint removal	\$ 29,901	
	Articulating boom lift rental	\$ 8,215	



Runk Sandblasting - paint removal, sand blasted with shredded ti	\$	31,566	
Allemand Refinishing - shutter dipping/stripping	\$	2,396	
Newmans Floors - porch floor sanding	\$	500	
Ken Shadle Aluminum - gutters	\$	350	
Banzhoff Painting - primer, base painting	\$	19,624	
Wayne's Painting - trim/detail painting	\$	16,089	
Trash removal	\$	2,500	
Supplies	\$	1,500	
			\$ 112,641
9 Bedrooms 2-3 Renovation			
Weidick - Painting, tile bathrooms	\$	9,324	
Leshar Electric	\$	824	
Heck Plumbing	\$	2,057	
Newman Floors	\$	4,000	
Bathroom parts/supplies	\$	3,069	
Claw foot tub re-enamel	\$	1,000	
Gas fireplace inserts	\$	2,000	
			\$ 22,274
10 Entry Way/Foyer/Windows/Screens			
Supplies	\$	2,145	
Weidick - Labor	\$	10,000	
			\$ 108,981
11 Bedroom 4-5 Renovation			
Supplies	\$	4,049	
Weidick - Labor	\$	10,000	
			\$ 108,981
12 Landscaping/Hardscaping/Driveway			
Commercial Grade Mower	\$	6,515	
Tree removal, cleaning, lightening rods	\$	3,979	
Retaining walls, block steps, landscaping	\$	38,987	
Sidewalk back, sidewalk repair, drive aprons	\$	7,500	
Front/rear lawn regrade, circular drive construction/paving	\$	52,000	
			\$ 108,981
13 Interior Painting/MBR Renovation			
Master Bedroom	\$	5,298	
Bedroom 2/3/Hallways	\$	5,190	
Kitchen	\$	1,970	
Sidewalk back, sidewalk repair, drive aprons	\$	7,500	
Back Porch/Portico	\$	2,400	
			\$ 14,858

14 Miscellaneous

1998 - Upper roof replacement	\$	10,000	
2003 - Replaced main boiler unit	\$	7,500	
2009 - Replaced/paved main driveway and rear parking area	\$	6,400	
2014 - Installed forced air heat/ac in rear and top front of house	\$	22,000	
2017 - Installed gas reservoir in basement and plumbed gas	\$	4,000	
2018 - Installed EV charging points in garage and porch	\$	860	
2021 - Gym redo, cellar, basement floors, MBR FP Surround	\$	2,705	
2022 - Replaced both gas hot water heaters	\$	3,000	
2023 - Interior painting	\$	5,800	
2023 - Two dishwashers, install, plumbing	\$	2,360	
2023 - Exterior Painting	\$	3,000	
2023 - Added porch gates	\$	2,800	
2023 - Keyless wifi entry locks, video	\$	919	
2024 - Piano regulation/restoration	\$	1,887	
2024 - New stair railings	\$	787	
2024 - New upper roof, rubber roof treatment, new gutters	\$	13,294	
2024 - Pool electric update to code	\$	2,012	
2024 - New pool heater	\$	4,290	
2024 – Rear porch beam replacement	\$	667	\$94,280

# **RESTORATION & IMPROVEMENT AMPLIFYING INFORMATION**



**RAY E. CREAGER**  
**BUILDER – CONTRACTOR**  
**1094 King Dr.**  
**Chambersburg, PA 17201**  
**(717) 352-8131**

**SETTLEMENT SHEET**  
**For Project at Philadelphia Avenue**  
**Chambersburg, PA**

As per agreement of May 26, 2003 to <u>rebuild back porch, add deck, replace garage roof</u>	\$36,301.00
Part 2 of the agreement of May, 26, 2003 Installing single roof, repair soffets and facia, remove paint on side Of house	\$ 7,817.00
<b>Additional Charges</b>	
1. Removing paint from side of house Extra labor & material 6 ½ days x \$320 Material	\$2080.00 \$ 248.17
2. Removing paint from both porches and repainting 17 ½ days x \$320 Material	\$5,600.00 \$ 937.64
3. Extra labor to replaced roof 4 ½ days x \$320	\$1,440.00
4. Build temporary stairs Labor & material	\$ 277.19
5. Extra labor and extra dump charge for 7 layers of roofing Extra labor on installing roof on garage due to out of square	\$ 563.70
Deposit	-\$20,000.00
Did not install permanent stairs	-\$ 293.68
Balance Due	\$34,971.02



**RAY E. CREAGER  
BUILDER – CONTRACTOR  
1094 King Dr.  
Chambersburg, PA 17201  
(717) 352-8131**

**Proposal for work to be done for Greg Hearne  
at House on Philadelphia Avenue,  
Chambersburg, PA  
May 10, 2003**

**SCOPE OF WORK:  
Rebuild Back Porch; Add Deck; Replace Garage Roof**

1. Brace existing roof of back porch area.
2. Remove both floors of back porch; take materials away.
3. Repair any structural damage to frame of porch. (both floors)
4. Replace floor of porch with Choice Deck or Timber Tec.
5. Replace posts of porch (8 total) with the same design as the existing posts.
6. Replace railing on the upper porch with the same design as on the existing railing.
7. Prime all wooden areas that need painted.  
Note: Finish paint not in proposal but can be added.
8. Remove garage roof and take materials away.
9. Build garage roof consisting of 2 x 8 rafters, covered with 3/4 Lamtex flooring material, covered with Rubber Roofing. Approx. size of area is 21 feet 6 inches x 22 feet 6 inches.
10. Build deck out over garage roof consisting of 2 x 8 treated floor joist covered with Choice Deck or Timber Tec. Flooring approx. size is 15 feet x 27 feet.
11. Install railing around deck; design to be the same as railing on second floor of porch.
12. Remove concrete stairs and wooden stairs at porch area.
13. ~~Install doorways: one in wall of house foundation and one in wall of garage. Both doors to be 36 inches wide.~~ 11375 RL
14. Repair house foundation under back porch area.

**TOTAL OF PROPOSAL \$37,400**

**36301** *RL*

Proposal accepted by

*Greg Hearne*  
Greg Hearne

*May 27, 03*  
Date

*Ray E. Creager*  
Ray E. Creager

*May 27, 03*  
Date





**RAY E. CREAGER  
BUILDER – CONTRACTOR  
1094 King Dr.  
Chambersburg, PA 17201  
(717) 352-8131**

**Proposal for work to be done for Greg Hearne  
at House on Philadelphia Avenue,  
Chambersburg, PA**

**SCOPE OF WORK:  
Additional Work to Back Porch Area**

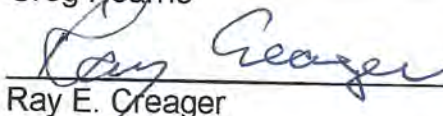
1. Remove existing tin roof; replace with new roof consisting of 7/16 OSB board on rafters, covered with 15 LB. felt paper, covered with 25 year shingles to match the existing roof. (Drip edge to be white.)
2. Repair soffets and fascia of back porch and sidewall of house in same area. Prime and paint soffets and fascia of this area. Also install new gutters in this area.
3. Remove paint on the house wall, porch area, and sidewall of house. Prime and paint.  
Note: More time and labor could be needed. If so, it will be an additional charge.
4. Remove paint from windows, prime, and paint.
5. Repair and remove paint from shutters, prime, and paint these shutters that are on the sidewall of the house and the back porch area.

**TOTAL OF PROPOSAL \$7,817**

Proposal accepted by

  
Greg Hearne

  
Date

  
Ray E. Creager

  
Date

Ray Creager  
Builder - Contractor  
1094 King Dr.  
Chambersburg, PA 17201

February 2, 2005

**SETTLEMENT SHEET  
FOR PROJECT AT PHILADELPHIA AVE.  
CHAMBERSBURG, PA**

As per agreement of October 16, 2004 for <u>restoration of front porch</u>	\$71,800.00
Part 2 of the agreement of October 16, 2004 <u>Installation of roof for porch</u>	\$22,362.00
Total per agreement	\$94,162.00
Minus 3 deposits at \$23,150.00	-\$69,450.00
Minus #19 on proposal. Repair stairs of porch carport area.	-\$ 146.37
Subtotal	\$24,565.63

**Additional Charges**

1. Make siding and repair beam at far right corner of front porch. (Make siding. Existing was rotten) Material & Labor	\$ 381.70
2. Repair vertical corner beam at electrical meter area. Material & Labor - 2 men 8 hours.	\$ 403.14
3. Install porch flooring from front steps to front door. (Full sections) Material & Labor	\$ 240.00
4. Install new siding at electrical meter area. Material & Labor - 2 men 4 hours	\$ 160.00
5. Make and install ceiling in glass enclosure area Approx. Size 4'x7'. Due to plumbers.	\$ 140.00
6. Due to electrical work, nailed ceiling boards up on front Porch. Labor - 2 men 1 ½ hours	\$ 60.00
7. Install trim stone at base at carport pedestal area. Material & labor - 2 men at 5 hours	\$ 465.60
8. Create 3 additional thornbirds.	\$ 600.00

PAGE 2 OF SETTLEMENT SHEET

SUBTOTAL OF ADDITIONAL CHARGES	\$ 2,450.44
SUBTOTAL	\$24,565.63
BALANCE DUE	\$27,016.07

**R. E. CREAGER**Consultant • Designer • Builder  
Architectural Woodworking • Custom Cabinetry1094 King Drive  
Chambersburg, PA 17201Ray Creager  
(717) 352-8131**PROPOSAL**

TO

**GREG HEARNE**

PHONE 263-3417

DATE

JOB NAME / LOCATION

Philadelphia Ave.

JOB NUMBER

JOB PHONE

We hereby submit specifications and estimates for:

PLEASE REFER TO THE ACCOMPANYING PROPOSALS FOR PROJECT AT  
PHILADELPHIA AVE, CHAMBERSBURG, PA

ESTIMATE FOR RESTORATION OF FRONT PORCH \$71,800.00

ESTIMATE FOR INSTALLATION OF ROOF FOR  
FRONT PORCH \$22,362.00

TOTAL OF ESTIMATES \$94,162.00

**We Propose** hereby to furnish material and labor — complete in accordance with the above specifications, for the sum of:

dollars (\$

Payment to be made as follows:

Deposit of \$23,150 at start of project; \$23,150 is due upon the completion of carport area, porch  
Posts installed and porch beams replaced; \$23,150 due at completion of roof, balance due at the end of project.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard 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.

Authorized  
SignatureNote: This proposal may be  
withdrawn by us if not accepted within

days.

**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.

Signature

Signature





**RAY E. CREAGER**  
**BUILDER – CONTRACTOR**  
**1094 King Dr.**  
**Chambersburg, PA 17201**  
**(717) 352-8131**

**PROPOSAL FOR WORK TO BE DONE AT**  
**827 PHILADELPHIA AVE.**  
**CHAMBERSBURG, PA 17201**  
**OWNER GREG HEARNE**

**SCOPE OF WORK**  
**RESTORATION OF FRONT PORCH**

1. Pour concrete base for carport.
2. Rebuild wooden base for posts at carport.
3. Install new fascia board and trim for carport and porch.
4. Install new bases molding for all posts.
5. New soffit boards. NOTE: Remove thornbirds and then replace.
6. Cut big arch out, jack carport up to plum the post, and replace arch.
7. Jack roof up and replace damaged beams at carport area.
8. Replace beams at right side of front porch steps.
9. Create and replace 5 thornbirds.
10. Create and replace 10 porch posts. (maybe more at an additional charge).  
NOTE: There are 16 post to be replaced not 10 as quoted in the previous proposal.

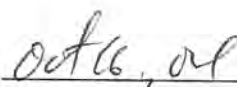


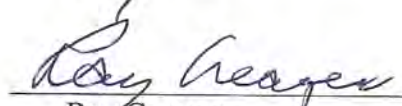
11. Repair floor at right corner of porch. If beam under the porch at this corner is rotten, there will be an additional charge for repair.
12. Replace all under trim around porch floor.
13. Replace top trim of 32 posts.
14. Repair flooring at corner of screened in area of stairs.
15. Jack up corner of porch at stairs (screened in area.)
16. Replace all screen in screened in area of porch. Also replace wooden frames for screen and replace 2 screen doors.
17. Install fascia trim at porch at glassed in area.
18. Make 10 open arm trim pieces for back porch and install.
19. Repair stairs at side of porch – carport area.
20. Build and install 20 thornbirds around dinette fascia area.

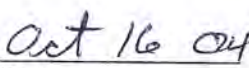
(THIS PROPOSAL DOES NOT INCLUDE THE  
INSTALLATION OF ROOF FOR FRONT PORCH)

TOTAL OF PROPOSAL \$71,800.00

Proposal accepted by   
Greg Hearne

  
Date

  
Ray Creager

  
Date



**RAY E. CREAGER**  
**BUILDER – CONTRACTOR**  
**1094 King Dr.**  
**Chambersburg, PA 17201**  
**(717) 352-8131**

ESTIMATE OF WORK TO BE DONE AT  
827 PHILADELPHIA AVE.  
CHAMBERSBURG, PA 17201  
OWNER GREG HEARNE

THIS PART OF PROJECT CAN BE COMPLETED AT A  
FUTURE TIME.

**SCOPE OF WORK**  
**INSTALLATION OF ROOF FOR FRONT PORCH**

1. Remove existing tin roof.
2. Install rafters in middle of roof above front steps to build roof pitch up for more water drainage.
3. Install rubber roofing material on entire roof.
4. Repair down spouts of porch for water drainage. (NOTE: Gutters rework at specifications of architect will be an additional charge.)

**TOTAL OF ESTIMATE \$22,362.00**

**Ray Creager****May 31, 2006****Builder - Contractor****1094 King Dr.****Chambersburg, PA 17201**

**SETTLEMENT SHEET  
FOR PROJECT AT PHILADELPHIA AVE.  
CHAMBERSBURG, PA**

**(Scope of Work)**

As per agreement of September 30, 2005 for restoration of  
Kitchen Area, Family Room, Panty Area, Upstairs Bedroom,  
Upstairs and Downstairs Baths, and Upstairs Laundry.

Price per agreement:

\$162,336.00

Minus 3 deposits

\$40,200.00

\$40,584.00

\$40,000.00

\$120,784.00

\$162,336.00

\$120,784.00

\$ 41,552.00

Minus the following items:

2 Bath Vanities Cabinets

-\$ 417.13

Did not build closet in Bedroom, and recess cabinet in wall  
at panty (instead cut it down)

-\$ 411.81

Greg's time for removable of upstairs bath drywall and upstairs  
bedroom carpet (1 day \$20 per hour x 8 hours)

-\$ 160.00

Greg's time in cleaning 6 windows (2 days \$20 per hour x 8 hours)

-\$ 320.00

Did not get hearth stone for fireplace

-\$ 100.00

Did not build and install shelves in pantry area and did not  
install Waynes' Coating in Baths

-\$ 128.30

Sub Total

\$ 40,014.76

Additional charges:

1. Built 2 benches 5' long (as per drawings and estimate were 4' long)

\$ 112.00

2. Built coat rack from wall to wall drawing called for 4' long

\$ 84.00

3. Installed oak stairs to upstairs area. Time and material to rebuilt  
treads and risers and stair landing

\$ 1,107.40

4. Additional work in rebuilding floor joists for Warm Board

\$ 1,039.81

5. Additional work in installing Warm Board due to removal of  
existing floors down to the joists

\$1,242.17

6. Installing oak floor trim in upstairs bedroom and other duties pertaining to finish flooring	\$ 561.90
7. Upgrade from Flex Stone counter tops to Granite counter tops	\$ 687.41
8. As per drawings upstairs foyer cabinet was to stay in place. Reinstalled cabinet	\$ 320.00
9. Rework window for plumbers in upstairs bath	\$ 130.00
10. Additional work done for plumbers	\$ 872.10
11. Additional work done for electricians	\$ 748.14
12. Additional Cabinet for refrigerator	\$ 238.00
13. Additional trim and valances for kitchen cabinets	\$ 209.00
14. Fireplace Allowance was for both fireplaces \$3,000; Due to poor condition of both fireplaces price was \$10,000. A difference of \$7,000. per verbal agreement to split the cost.	\$3,500.00
15. Reworked pass thru arch area from 12" to 18" wide for granite top	\$ 287.64
16. Finish painting was not included in agreement. Painted all woodwork, walls, ceilings, windows, etc.	\$4,200.00
17. Redrywall upstairs foyer area	\$1,032.00
18. Repair holes in walls due to audio system installation	\$ 210.00
19. Build arches for tub & shower in baths (was not in drawings)	\$ 351.90
20. Upgrade to different design of tile for kitchen	\$ 311.71
21. Upgrade fireplace to real stone	\$ 314.13
22. Fixed up Greg's staining job in pantry cabinets	\$ 150.00
23. Coating kitchen tile with sealer - Time & material	\$ 219.43
24. As per estimate, two double action hinges on pantry doors. Installed Three double action hinges on doors.	\$ 160.00
25. Ran phone lines (2)	\$ 100.00
26. Ran T.V. cable (3)	\$ 150.00
27. Built and installed two shelves at side of fireplace	\$ 215.11
28. Repaired electrical box at range for range hood switch	\$ 25.00
29. Moved fireplace hearth up 10" more	\$ 210.00
30. Built and tiled floor pan for washer & dryer	\$ 321.89
31. Build walls and cut holes, reframed ceiling of pantry area and bath for air ducts.	\$ 889.73
32. Replaced more exterior siding than estimated	\$ 257.14
33. Built & installed extra window bonnet due to existing one was in bad shape.	\$ 300.00
34. Took ceiling down in upstairs bedroom and redrywalled	\$ 1,070.80
35. Build walls in upstairs bedroom at both sides of fireplace	\$ 381.70
36. Installed 1/4" plywood on floors upstairs and downstairs to protect heating tubes.	<u>\$887.60</u>
Subtotal of Additional charges	\$22,897.71
Subtotal front page one	<u>\$40,014.76</u>
Total Due	\$62,912.47

**R. E. CREAGER**Consultant • Designer • Builder  
Architectural Woodworking • Custom Cabinetry1094 King Drive  
Chambersburg, PA 17201Ray Creager  
(717) 352-8131

Page No.

of

Page.

**PROPOSAL**

TO

**GREG HEARNE**

PHONE

263-3417

DATE

9/30/05

JOB NAME / LOCATION

Philadelphia Ave.

JOB NUMBER

JOB PHONE

We hereby submit specifications and estimates for:

**PLEASE REFER TO THE ACCOMPANYING PROPSAL FOR PROJECT  
AT PHILADELPHIA, CHAMBERSBURG, PA****ESTIMATE FOR REMODELING KITCHEN AREA,  
DOWNSTAIRS BATH AREA AND UPSTAIRS BEDROOM AND  
BATH AREAS.****TOTAL ESTIMATE \$162,336.00**

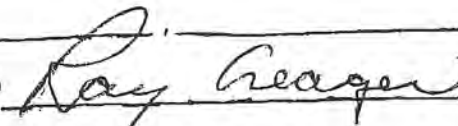
Payment to be made as follows: Deposit of \$40,584 at start of project; \$40,584 is due upon completion of rough in of electrical, rough in of plumbing, remodeling of structural floor plan, repairing of basement steps. \$40,584 due upon completion of drywall, fireplaces, warm board, windows repaired, some of the cabinets being set and bath tiled. Balance due at the end of the project.

**We Propose** hereby to furnish material and labor --- complete in accordance with the above specifications, for the sum of:

dollars (\$)

Payment to be made as follows:

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard 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.

Authorized  
SignatureNote: This proposal may be  
withdrawn by us if not accepted within

days.

**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.

Signature

Signature

Date of Acceptance:





**RAY E. CREAGER  
BUILDER - CONTRACTOR  
1094 King Dr.  
Chambersburg, PA 17201  
(717) 352-8131**

PROPOSAL FOR WORK TO BE DONE AT  
827 PHILADELPHIA AVE.  
CHAMBERSBURG, PA 17201  
OWNER GREG HEARNE

**SCOPE OF WORK  
REMODEL KITCHEN AREA AND UPSTAIRS  
BEDROOM AND BATH**

**PART 1**

1. Remove existing wall covering (old plaster) in kitchen area on main floor.
2. Remove existing flooring in kitchen and new down stairs bath area.
3. Remove existing wall that divides kitchen & bath.
4. Rework existing pantry area for ½ bath according to drawings. Supervising the installation of plumbing. NOTE: Owner to get toilet, vanity sink and fixtures, etc.
5. Relocate existing hutch to opposite wall and recess it into wall in pantry area and Install shelves in far corner.
6. Remove door at pantry area, rework opening to finish it off.
7. Rework walk through area at pantry for coat rack and bench.
8. Rework archway into kitchen area.
9. Install warm board on floor. (NOTE: finish floor is not in estimate.)
10. Supervise installation of plumbing and electrical for kitchen and baths and repair areas due to the installation of plumbing and electrical. NOTE: Installation of plumbing and electrical are being done by other contractors. All plumbing and electrical bills are to be submitted to Greg Hearne.

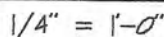
11. Build kitchen and bath cabinets as per drawings and install.
12. NOTE: Owner to supply all kitchen appliances.
13. Check out and reopen fireplace in kitchen for working fireplace. Allowance \$1,500.
14. Remove build in panty in kitchen area. Plumbers to remove existing heaters in kitchen and bath areas.
15. Rework and repair 2 existing windows in kitchen and 1 in bath.
16. Rework and repair stairs going to the basement. (Stopping at bottom landing.)
17. Reswing existing door to outside deck area.
18. Rework ceiling of kitchen for recess lighting.
19. Install Waynes Coating on kitchen walls and bath areas with base trim to match existing house.
20. Install air conditioning duct work in new kitchen area and baths areas.  
NOTE: Installation of air conditioning units are not in this estimate and will not be installed at this time.  
NOTE: Depending on the difficulty of the installation of the duct work, this may require an additional charge.
21. Clean up and take trash away.

## PART II UPSTAIRS BEDROOM AND BATH

1. Rework existing bedroom wall for doorway into private bath and repair any drywall in Bedroom area and repair ceiling of bedroom.
2. Install warm board on floor. (NOTE: Finish floor is not in estimate.)
3. Remodel privacy bedroom bath area and installing new vanity with cabinet. Supervising the installation of tub, vanity sink, and new toilet. Tub to have sliding glass doors. NOTE: Owner to get all bath fixtures – tub with siding glass doors, toilet, sink and fixtures, etc.
4. Install 12" tile floor and 6" tile on walls of bath with Waynes Coating on walls
5. Rework & repair existing 2 windows and trim in bedroom.
6. Install new gas fireplace in bedroom area. Allowance \$1,500.

7. Install built in bench in sitting area, repair any drywall as needed.
8. Build new common bath in area of existing bath with laundry facilities. Supervising the installation of toilet, vanity with cabinet and corner shower as per drawing. NOTE: Owner to get all bath fixtures – tub, vanity sink, shower with doors and fixtures, etc.
9. Rework & repair existing windows in both baths and install new trim work.
10. Clean up area and take trash away.

TOTAL OF ESTIMATE \$ 162,336.00



A 1.1

CUSTOM RECESSED 3'-9" x 18" x 12" HIGH  
EXHAUST HOOD BEHIND ARCH IN CLG.  
W/ THRU WALL EXHAUST

48" WIDE COMMERCIAL GRADE  
DUAL FUEL RANGE/OVEN UNIT  
(VIKING - VDSC485-46Q)

LINE OF SHELF ABOVE TYP.

8"x4" WALL BRACKET TO  
SUPPORT ARCH ABOVE

NEW WINDOW IN EXIST.  
WINDOW OPNG. W/  
RAISED SILL HT.

WARMING TRAY  
(VIKING-VEWD 102-30" UNIT)

UNDER COUNTER DBL. DRAWER  
DISHWASHER

UNDER COUNTER ICE MAKER  
(VIKING-DUIM)

INFILL WALL @ EXIST.  
WINDOW OPNG.

48" WIDE ST. STL SIDE-BY-SIDE  
REFRIG./FREEZER W/ DISPENSER  
(VIKING-PROFESSIONAL SERIES)

LINE OF DISPLAY LEDGE ABOVE

5'-4 1/2" ±

9'-8" ±

5'-11"  
VERIFY

RESWING EXIST. DOOR

EXIST. WINDOW  
TO REMAIN

SHELVES

PDR. RM.

5'-11" ±  
EXIST.

EXIST. WINDOW  
TO REMAIN

EXIST. HUTCH

PANTRY

REMOVE DOOR

30" WIDE  
DEEP x 2  
PANTRY C

BENCH -

HALL

COAT HOC  
TYP.

LIMIT OF WORK  
THIS CONTRACT

SHELVES

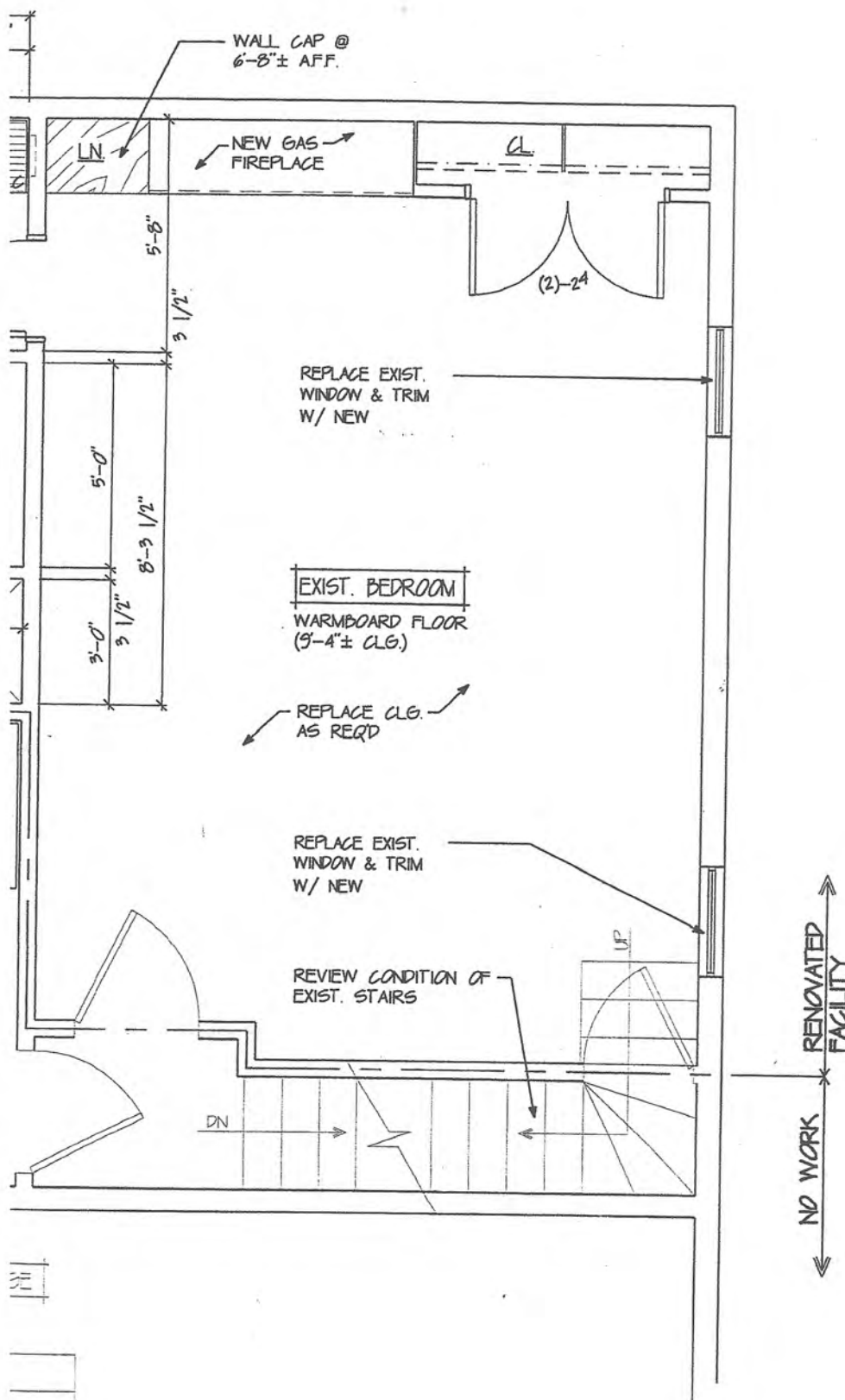
PIVOT  
HINGE

RELOCATED  
EXIST. HUTCH  
UNIT. RECESS IN  
EXIST. WALL AS  
REQD

PIVOT  
HINGE

EXIST.  
STAIR





# UPPER LEVEL FLOOR PLAN

1/4" = 1'-0"

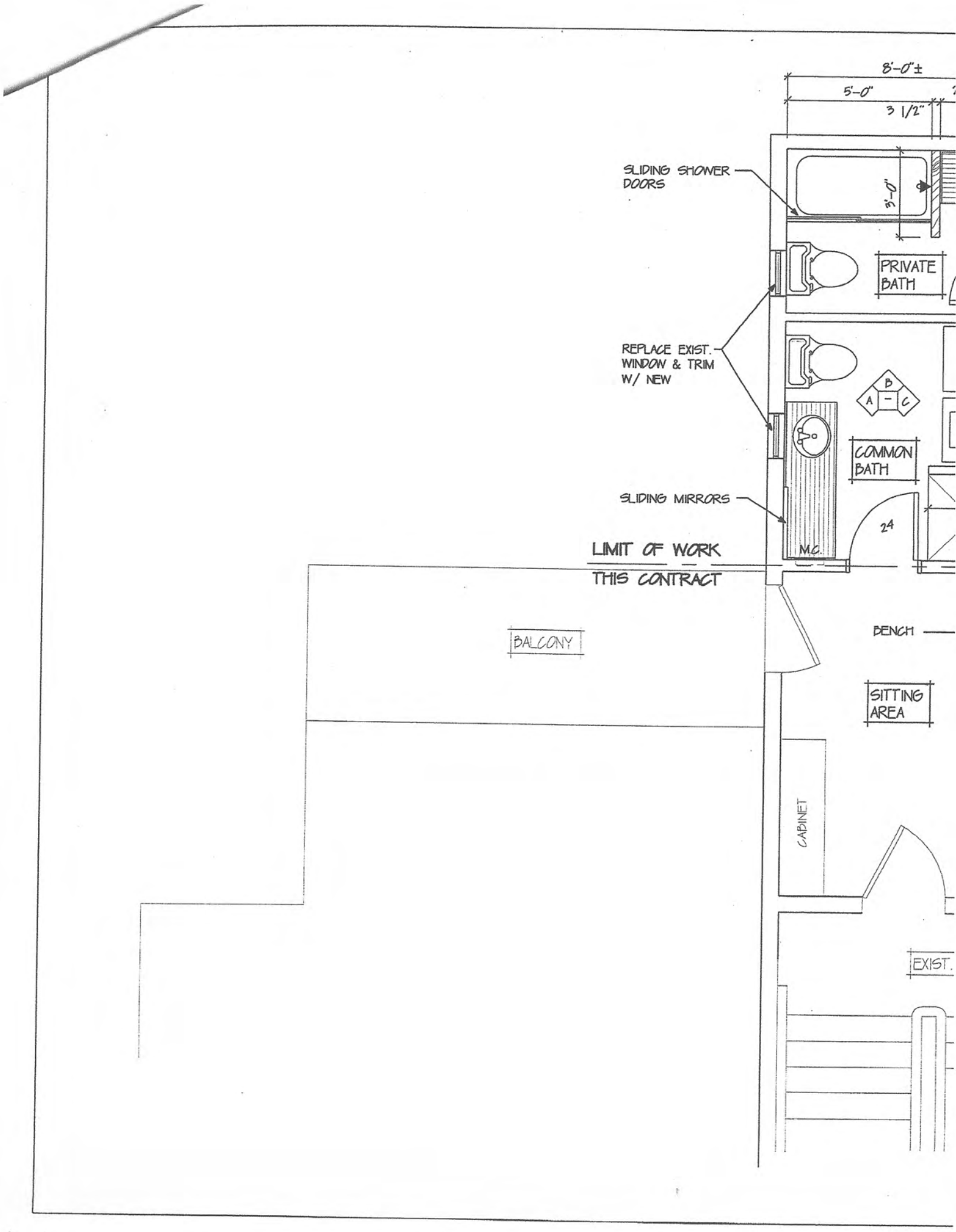
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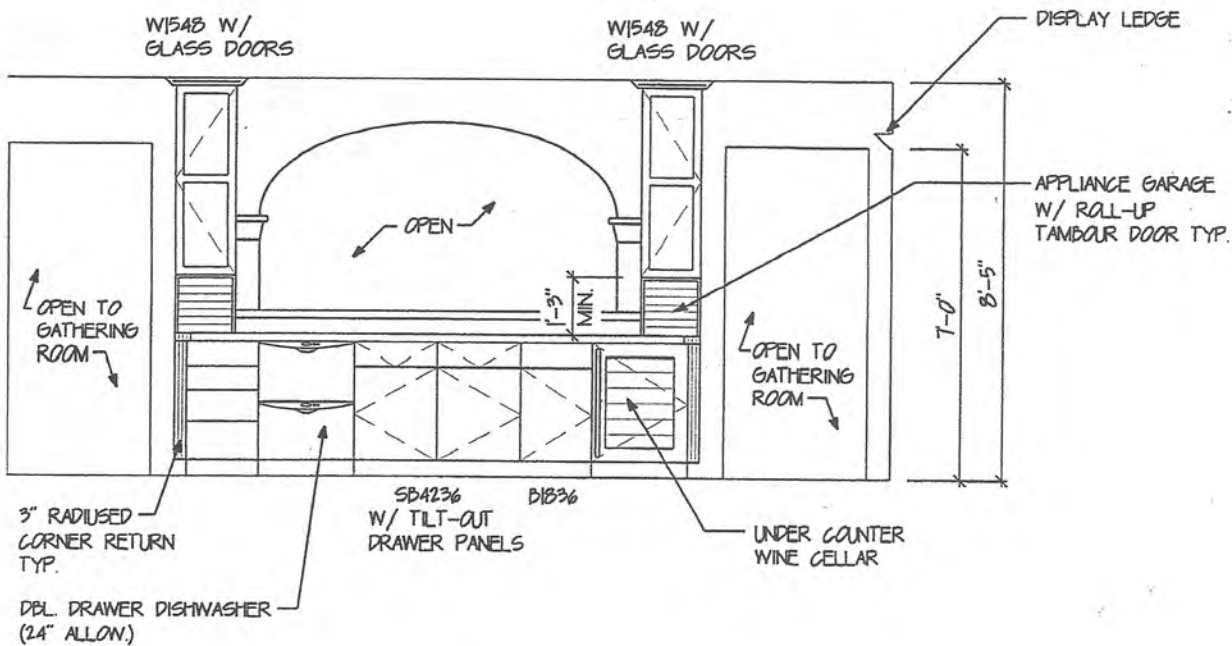
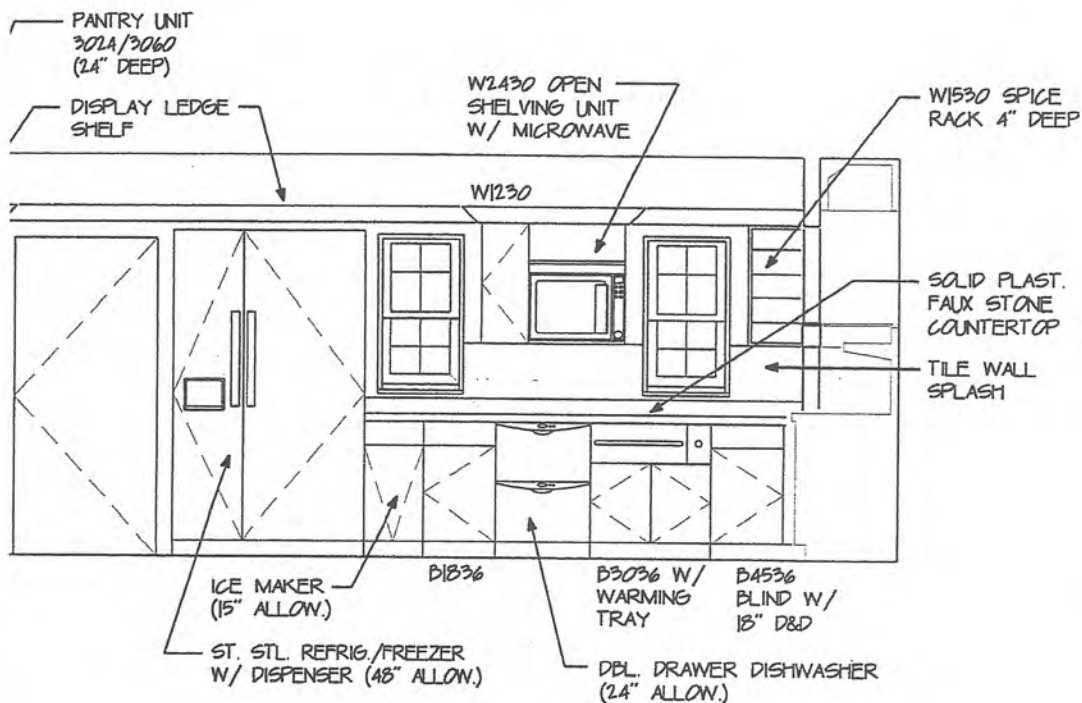
PROJECT NO.		REVISIONS	
04/11/04		NO. DATE	
DATE		DESCRIPTION	
DRAWN JTP		BY	
CHECK			

**CORNERSTONE ARCHITECTS**  
 37 S. MAIN STREET  
 CHAMBERSBURG, PA. 17201  
 (717) 263-4567  
 FAX (717) 264-9503

**GREG & SHEILA HEARNE RESIDENCE**  
 HOUSE RENOVATIONS  
 CHAMBERSBURG, PA.  
 UPPER LEVEL FLOOR PLAN

SHEET  
**A 1.2**





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 INCLUDING PHOTOCOPYING, RECORDING,  
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 RETRIEVAL SYSTEM, WITHOUT PERMISSION  
 IN WRITING FROM CORNERSTONE ARCHITECTS.

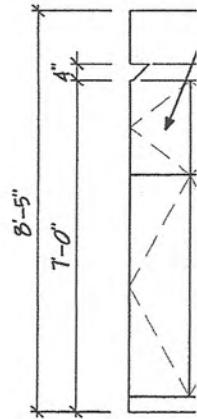
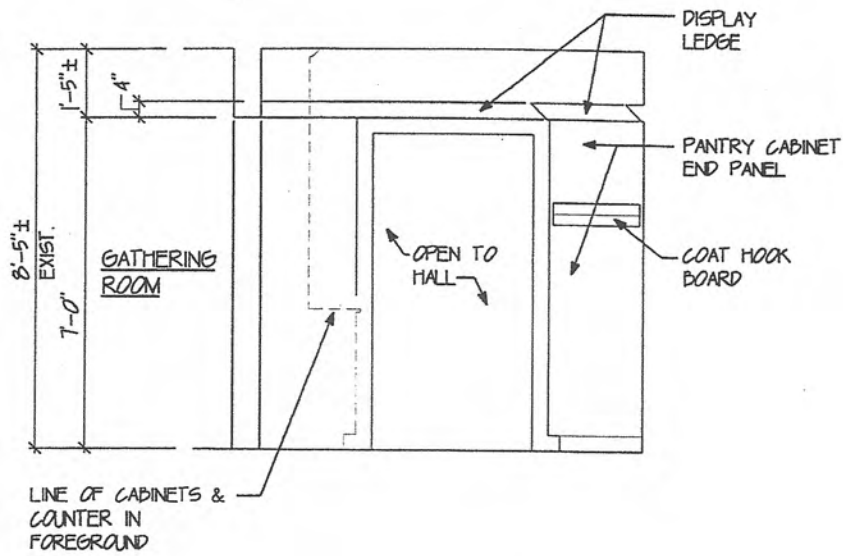
REVISIONS		BY	
NO.	DATE	DESCRIPTION	

PROJECT NO.	0421100
DATE	SEPT. 2004
DRAWN	JTP
CHECK	

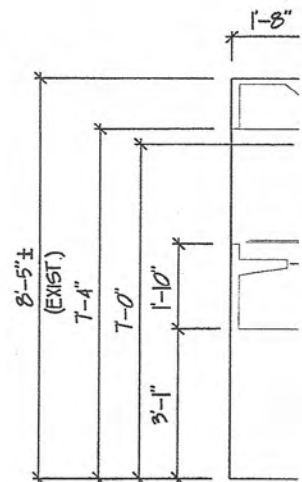
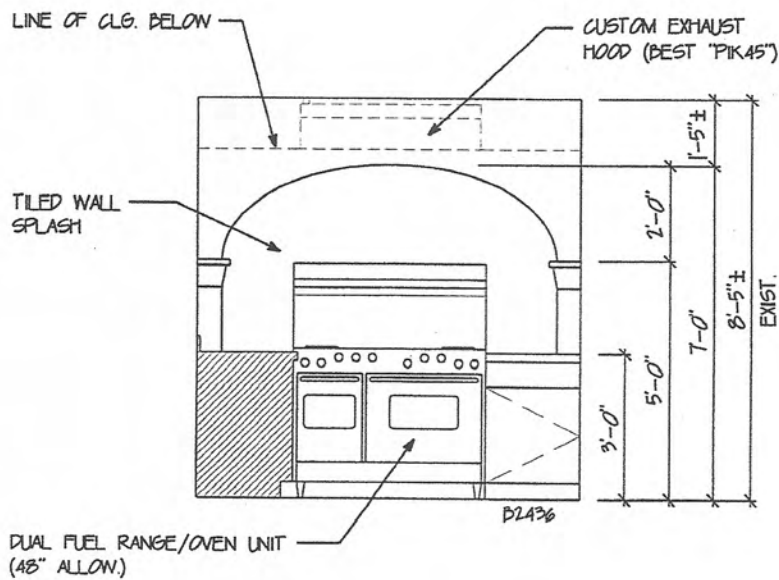
**CORNERSTONE ARCHITECTS**  
 37 S. MAIN STREET  
 CHAMBERSBURG, PA. 17201  
 (717) 263-4567  
 FAX (717) 264-9503

**GREG & SHEILA HEARNE  
 RESIDENCE**  
 HOUSE RENOVATIONS CHAMBERSBURG, PA.  
 INTERIOR ELEVATIONS

SHEET  
**A 2.1**



## A KITCHEN



# Why Warmboard

Simply put – it's the best radiant heating system around



As a **whole-home heating system**, Warmboard is the premier radiant heating solution in North America. Whether building a new home or remodeling, our panels outperform every competitive system with faster response times, easier installations, lower energy use and unparalleled comfort.

## ***Conductivity*** is the heart of any radiant system

Warmboard is a giant leap forward in the evolution of radiant heating. Every aspect of the design and manufacturing of Warmboard has been implemented to maximize performance. Our patented design is the industry-leading low mass radiant heating panel. Our high conductivity brings the lowest water temperatures, decreasing energy use (and energy bills) while extending the life of your mechanical equipment. Low water temperatures allow Warmboard to seamlessly integrate with solar and geothermal systems without the need for additional hardware. Warmboard provides the fastest response, heating your home in minutes, not hours (or days), ensuring your constant comfort. And our even surface temperatures allow access to a wider variety of flooring options, from thick carpets to ornate hardwoods – something other systems just can't offer.

We offer two products. Warmboard-S (/warmboard-s) is a structural subfloor and radiant panel in one. It is most commonly used in new construction, and is regularly installed directly over joist. Warmboard-R is a smaller, thinner panel ideal for remodels and retrofits. Warmboard-R (/warmboard-r) typically installs over an existing subfloor or slab, but is also used in walls or ceilings when the original floors should remain intact.

When working with Warmboard, we walk you through the entire process with our one-on-one customer support. Every order includes scale drawings with panel and tubing layouts, manifold locations and the necessary technical information specific to your project. Combined with installation manuals and devoted technical support, we ensure every project goes smoothly. Warmboard is the radiant heating system most preferred by architects, builders and homeowners. With over 25 million square feet sold from Alaska to Antarctica, California to New York, know that you're in good hands.



To learn about the many benefits Warmboard radiant heating panels provide, continue with the arrow below.

*...Over the 3 years of designing my project and enduring construction delays (for various reasons), I've sent them a ton of questions and phone messages. They have followed up on every single one, even providing technical information and explanations. Every individual seems passionate, and ethical, about the product...where do you find that today??*

*JoEllen H., Alaska*

## Photo Gallery



(<https://www.warmboard.com/gallery>)

## Videos



(<https://www.warmboard.com/information>)

## Technical Info



(<https://www.warmboard.com/technical>)

WHY WARMBOARD PRODUCTS AND SERVICES (/WHY-WARMBOARD) (/WARMBOARD-S)

GALLERY (/GALLERY)

CONTACT (/CONTACT)

Invented in 1992 by architect and entrepreneur Terry Alsberg, Warmboard has



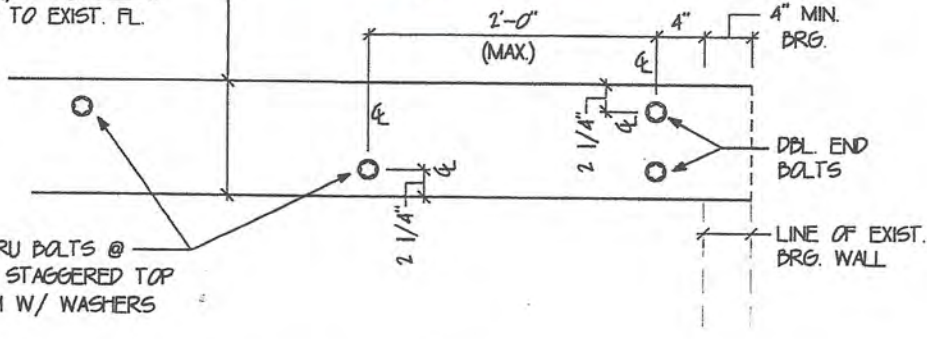
become the most sought-after solutions in radiant floor heating. Warmboard panels are easy to install, and our thick aluminum ensures greater comfort through fast response and low energy use.

Make a Payment

# PARLOR RENOVATION Support Issue

1 3/4" x 9 1/2" MICROLAM  
SISTERED TO EXIST. FL.  
JST.

4" (MIN) BRG.  
END FOR NEW JST.



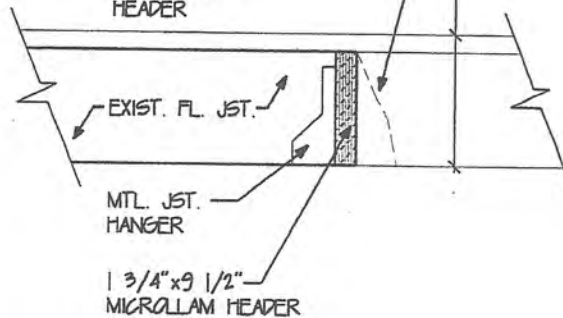
## BOLTING DETAIL

ALL SISTERED JST

3/4" = 1'-0"

LINE OF EXIST. FL.  
JST. & SUBFLOOR

SQUARE OFF END  
OF EXIST. FL. JST.  
TO RECEIVE  
HEADER



## HEADER DETAIL

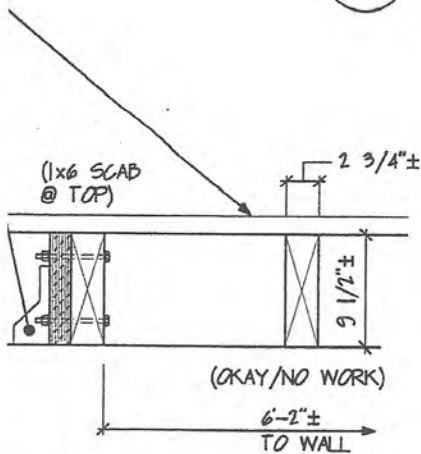
B  
CD 1.0

3/4" = 1'-0"

NOTE: During Renovation we discovered  
AT SOME POINT A FIRE HAD  
OCCURRED AND BEAMS WERE  
CUT FOR RISERS FROM THE  
Boiler Room. We had THE ARCHITECT  
& STRUCTURAL Engineers design &  
fix.

### NOTES:

- EXIST. JST. MAY BE SISTERED W/ NEW MICROLAM REINFORCING JST. ON EITHER SIDE OF EXIST. JST. @ INSTALLER'S OPTION PER FIELD CONDITIONS. VERIFY W/ ARCHITECT.
- EXIST. CONDITIONS & DEFICIENCIES NOTED IN PARENTHESIS ( ).



## TAIL

3/4" = 1'-0"

CONSTRUCTION  
DRAWING

CD 1.0

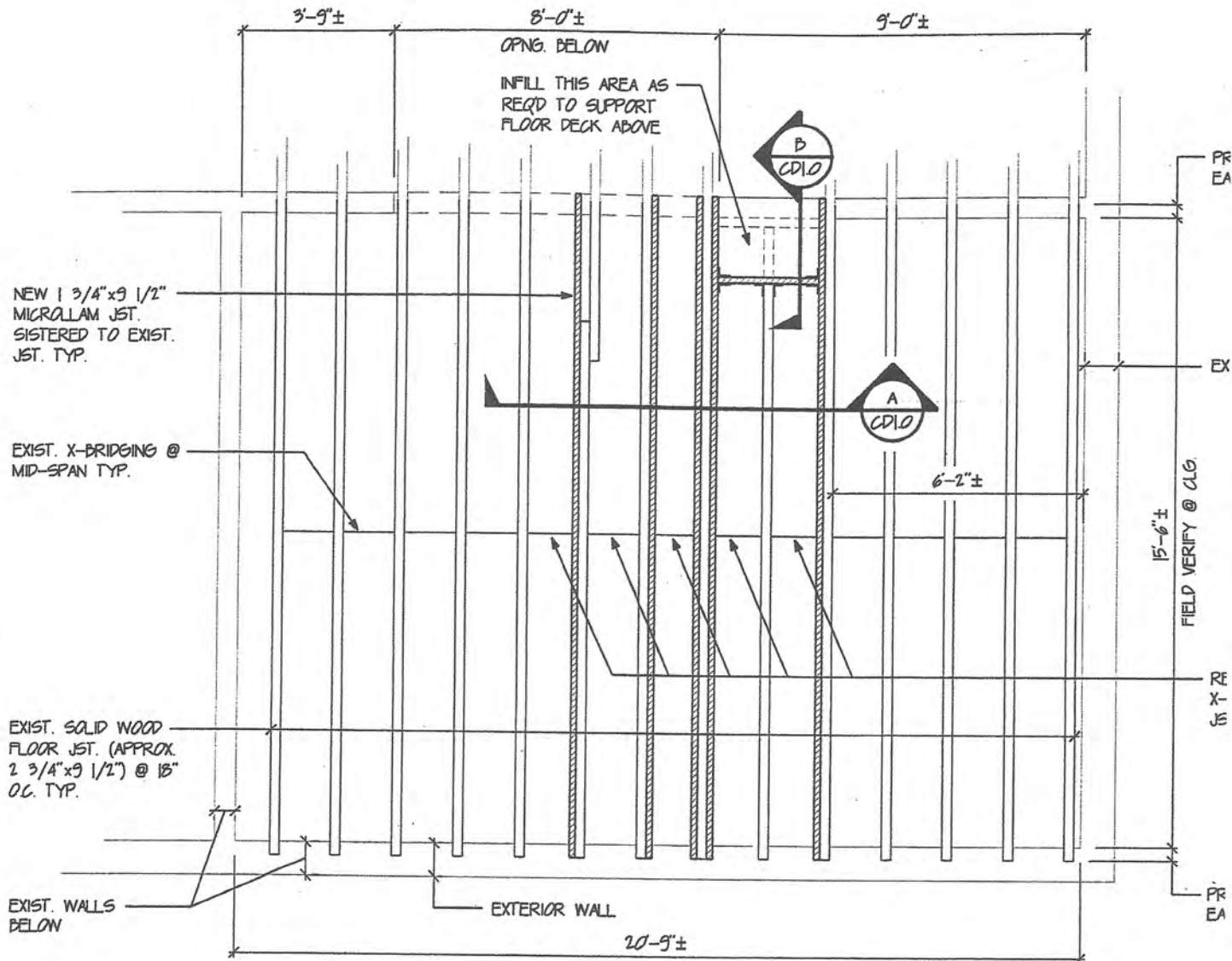
PROJECT: GREG & SHEILA HEARNE RESIDENCE

LOCATION: CHAMBERSBURG, PA.

DRAWN BY: J.T.P. DATE: JULY 04 REVISED: ✓

CORNERSTONE ARCHITECTS

37 S. MAIN ST., SUITE 200  
CHAMBERSBURG, PA. 17201  
(717) 263-4567  
FAX 264-4770

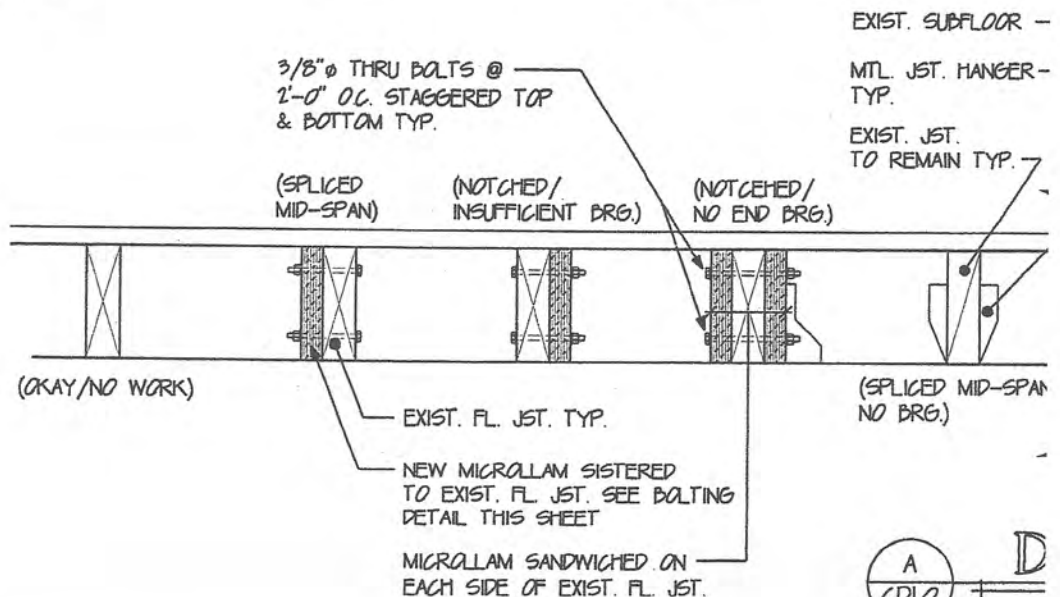


**NOTE:**  
 REMOVE ALL NON-STRUCTURAL/NON-ESSENTIAL FRAMING, SCABS, NAILERS, ETC. PRIOR TO REMEDIATION WORK. REINSTALL AS REQD AFTER COMPLETION OF JST. REINFORCEMENT.

## PARLOR

EXIST. FRAMING PLAN

1/4" = 1'-0"



# Proposal

Page # \_\_\_\_\_ of \_\_\_\_\_ pages

Rob Fox Landscaping  
1873 RAGGED EDGE RD  
CHAMBERSBURG PA 17201

Proposal Submitted To: <i>GREG HEARNE Oak Hill Group</i>	Job Name	Job #
Address <i>1320 Old Chainbridge Rd</i>	Job Location	
<i>Suite 360 McLean VA 22101</i>	Date <i>2/8/05</i>	Date of Plans
Phone #	Fax #	Architect

We hereby submit specifications and estimates for: *the installation of ① the front steps (to be of the same design as the side steps), ② new steps with brick landings landings under the portico and ③ edging, fabric and white stone around the front porch. We will also route the front downspouts underground.*

*installation 7806.-*

We propose hereby to furnish material and labor — complete in accordance with the above specifications for the sum of:

\$ *7806* \_\_\_\_\_ Dollars

with payments to be made as follows: *deposit \$1600. - 1 draw \$4,000 balance upon completion*

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully  
submitted

*Robert E. Fox Jr.*

Note — this proposal may be withdrawn by us if not accepted within \_\_\_\_\_ days.

## 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 \_\_\_\_\_

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

Signature \_\_\_\_\_



# PROPOSAL

Rob Fox Landscaping  
1873 RAGGED EDGE RD  
C-BURG, PA 17201  
263-1249

PROPOSAL NO.

SHEET NO.

DATE

## PROPOSAL SUBMITTED TO:

NAME	Mr & Mrs. Herr
ADDRESS	Phill Ave
	C-Burg, PA 17201
PHONE NO.	

## WORK TO BE PERFORMED AT:

ADDRESS	
DATE OF PLANS	
ARCHITECT	

We hereby propose to furnish the materials and perform the labor necessary for the completion of

A Allen Block (curb) & cover set of steps & landings. All materials will be installed to industrial & manufacturer's standard. Price will not exceed \$4760. - unless changes to design are made.

START DATE  
AROUND 10th

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 (\$ 4760. - )

with payments to be made as follows.

Deposit 1760. - PAID 6/21 CK# 1803  
1 Draw 2000. -  
Balance upon completion

Respectfully submitted

Per

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Note — This proposal may be withdrawn by us if not accepted within \_\_\_\_\_ days.

## 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

Date



# PROPOSAL

PROPOSAL NO.
SHEET NO.
DATE <u>8-19-06</u>

PROPOSAL SUBMITTED TO:

NAME <u>Greg Hermane</u>
ADDRESS <u>857 Phil Ave</u>
<u>Chandlersburg Pa 17201</u>
PHONE NO. <u>643-1155</u>

WORK TO BE PERFORMED AT:

ADDRESS <u>857 Phil Ave</u>
DATE OF PLANS
ARCHITECT

We hereby propose to furnish the materials and perform the labor necessary for the completion of \_\_\_\_\_

Remove & replace concrete in basement

Room 1 22'5" x 25'5" x 4" all measurements  
Room 2 17'9" x 17'5" x 4" are given or take as four  
inches

Room 3 20'5" x 16'4" x 4"

Hallway 9'3" x 5" x 4"

any wires pipes  
or other utilities  
problem that would  
arise will be financial  
responsibility of customer

Wine cellar also included

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 (\$ 12,000.00 )

with payments to be made as follows.

50% Deposit remainder upon  
completion of job

Respectfully submitted \_\_\_\_\_

Per \_\_\_\_\_

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Note — This proposal may be withdrawn by us if not accepted within 10 days.

## 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 \_\_\_\_\_

Date Aug 19 2006





# ALLSTATE PAVING ASSOCIATES, LLC

P.O. Box 1419 • Chambersburg, PA 17201 • Phone: 717-752-4075 • Toll Free: 877-752-4075

☒ Jack B. Cooper Owner/Operator: 717-752-4075 • Toll Free: 877-752-4075  
☐ Greg Myers Sales Representative: 717-552-4578 • Toll Free: 877-552-4578  
☐ Peter Zweemer Sales Representative: 717-496-8705 • Toll Free: 877-267-8705

## • Client Information - To be completed in full.

## Paving Quote/Invoice

Name: Last HEARNE First: GREGORY Township: \_\_\_\_\_  
Address: 827 Philadelphia Ave City: CHAMBERSBURG State: PA Zip: 17201  
Home Phone: (717) 263-3417 Work Phone: (703) 328-1656 Cell Phone: (If applicable) \_\_\_\_\_

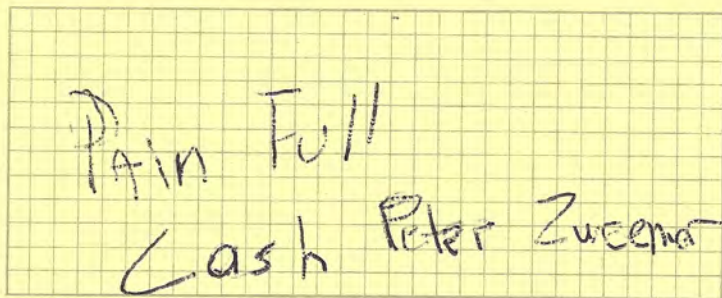
## • Job Specifications - Check and complete all that apply.

<input checked="" type="checkbox"/> Grade	<input type="checkbox"/> AC20 Strip	<input checked="" type="checkbox"/> Cleaning Debris
<input checked="" type="checkbox"/> Stone Base	<input checked="" type="checkbox"/> DigOut / Replace	<input checked="" type="checkbox"/> Weed Killed
<input type="checkbox"/> Asphalt	<input checked="" type="checkbox"/> Binder / Top Wearing	<input checked="" type="checkbox"/> String Line
<input type="checkbox"/> Seal Coating	<input type="checkbox"/> Resurfacing	<input checked="" type="checkbox"/> Create Apron
<input type="checkbox"/> Crack Filling	<input type="checkbox"/> Hole Patching	<input checked="" type="checkbox"/> Saw Cut
<input type="checkbox"/> Tar & Chip	<input type="checkbox"/> Curbing/Speed Bumps	<input type="checkbox"/> Topsoil
<input type="checkbox"/> Layout and Stripe	<input checked="" type="checkbox"/> Remove Existing Asphalt	<input type="checkbox"/> Cut Out In Front of Garage

### Equipment Required

☒ Asphalt Roller  
☐ Commercial Road Paver  
☒ Asphalt Saw  
☐ Jack Hammer  
☒ Vibratory Roller  
☒ Grader  
☒ Residential Driveway Paver  
☒ Residential Driveway Roller  
☒ Vibratory Tamp  
☒ Transit

## • Job Diagram - Sketch layout and check equipment necessary for completion.



Comments:

Paid in full  
CR # 0686  
DR # 0686

## • Authorization - Payment to be made Upon Completion of Work Unless Otherwise Stated Below.

All materials are guaranteed to be as specified and the above work will be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner. Any alteration or deviation from above specifications involving extra cost will become an extra charge over and above the estimate.

For the sum of: \$6,400.00 Please make checks payable to: Jack Cooper

There will be a one (1) year guarantee on the material and all workmanship. The guarantee shall be limited to the replacement of materials and application of same. Guarantee does not cover any act of nature, such as erosion due to water, any form of vegetation, or damage due to heavy trucks and snow plowing equipment. The guarantee covers 90% water drainage. In matters of repairs, only defective area will be repaired or replaced. Owner to carry fire and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance. CUSTOMERS RESPONSIBLE FOR ALL NECESSARY PERMITS.

All agreements contingent upon weather, accidents or delays beyond our control. The above prices, specifications and conditions are satisfactory and are hereby accepted.

Authorized Signature:

X Jack Cooper

Authorized Signature:

X [Signature]

Date:

8/11/09



# Proposal

Page # \_\_\_\_\_ of \_\_\_\_\_ pages

Rob Fox LANDSCAPING  
1873 RAGGED EDGE RD  
CHAMBERSBURG PA 17001

Proposal Submitted To: <i>GREG HEARNE Oak Hill Group</i>	Job Name	Job #
Address <i>1320 Old Chainbridge Rd</i>	Job Location	
<i>Suite 360 McLean Va 22101</i>	Date <i>2/8/05</i>	Date of Plans
Phone #	Fax #	Architect

We hereby submit specifications and estimates for: *the installation of ① the front steps (to be of the same design as the side steps), ② new steps with brick landings landings under the portico and ③ edging, fabric and white stone around the front porch. We will also route the front downspouts underground.*

*installation 7806.-*

We propose hereby to furnish material and labor — complete in accordance with the above specifications for the sum of:

\$ *7806* \_\_\_\_\_ Dollars

with payments to be made as follows: *deposit \$1600.- 1 draw \$4,000 balance upon completion*

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully  
submitted

*Robert E. Fox Jr.*

Note — this proposal may be withdrawn by us if not accepted within \_\_\_\_\_ days.

## 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 \_\_\_\_\_

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

Signature \_\_\_\_\_



# PROPOSAL

Rob Fox LANDSCAPING  
1873 RAGGED EDGE RD  
C-BURG, PA 17201  
263-7249

PROPOSAL NO.

SHEET NO.

DATE

## PROPOSAL SUBMITTED TO:

NAME

Mr. & Mrs. Herr

ADDRESS

Phill Ave

C-burg, PA 17201

PHONE NO.

## WORK TO BE PERFORMED AT:

ADDRESS

DATE OF PLANS

ARCHITECT

We hereby propose to furnish the materials and perform the labor necessary for the completion of

A Allan Block (Europa) & paver set of steps & landings. All materials will be installed to industry & manufacturer's standard. Price will not exceed \$4760. - unless changes to design are made.

START DATE  
AROUND 10th.

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 (\$ 4,760. - )

with payments to be made as follows.

Deposit 1,760. - PAID 6/21 ckt 1803  
1 Draw 2,000. -  
Balance upon completion

Respectfully submitted

Per

Robert E. Fox

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Note — This proposal may be withdrawn by us if not accepted within \_\_\_\_\_ days.

## 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

Julie M. Fox

Date

6/21/93

Signature





*Morris Mechanical*  
*Plumbing, Heating & Air, LLC*  
**(717) 677-6802**

<b>Client:</b>	Greg Hearne 827 Philadelphia Avenue Chambersburg, PA 17201 (703) 328-1656 c greg.hearne@gmail.com
----------------	---

<b>Date:</b>	10/29/2014
--------------	------------

**1. Estimated Price:** **\$ 22,000.00**

**2. Job Location:** same as above

**3. Scope of Work.** This estimate includes the following based on the option chosen:

a. Heat pump system for rear of home:

To include:

- Installation of a Trane, 13 SEER, 2.5-ton, heat pump condenser unit, with matching air handler.
- Connection to the existing air delivery duct system.
- Installation of the auxiliary heat strip for the air handler.
- Installation of the refrigeration line-set from the outdoor unit to the indoor air handler.
- Installation of the high and low voltage electrical wiring for the outdoor unit and the indoor unit.
- Installation of the condensation removal piping from the indoor air handler to the exterior grade level or local legal plumbing drain.

b. Natural gas furnace and A/C for second floor front of home:

To include:

- Installation of a Trane, 95%, 2-stage, variable speed, 60,000 BTU, natural gas furnace.
- Installation of a Trane, 18 SEER, 3-ton, 2-stage, air conditioning condenser unit, with matching evaporator coil.
- Installation of the air delivery duct system including two (2) separate zones.
- Installation of the refrigerant line sets from the outdoor unit to the indoor evaporator coil.
- Installation of the high and low voltage electrical wiring for the outdoor unit and the indoor furnace.
- Installation of the condensation removal piping from the indoor air handler to the exterior grade level or local legal plumbing drain.
- Installation of the natural gas plumbing line from the main line to the new furnace.
- Installation of the flue gas exhaust line from the furnace to the exterior of the home.
- Installation of a three stage HEPA-AIRE central air purifier with germicidal plus UV light.
- Installation of a spray humidifier for the air delivery duct system.

#### **4. Specific Inclusions.**

This estimate includes labor/materials necessary for completion of work described under Scope of Work and the following:

- One (1) Trane, 4TWB3030C1000A, 2.5-ton, 13 SEER, single stage heat pump condenser unit.
- One (1) Trane, TAM4A0A30S21SC, 2.5-ton, 13 SEER, single speed air handler.
- One (1) Trane, TBAYEAAC08BK1AA, 8 kWatt auxiliary heat strip.
- One (1) Trane, 4TTX8036A1000A, 3-ton, 18 SEER, 2-stage, A/C condenser unit.
- One (1) Trane, TUH2B060A9V3VB, 60,000 BTU, 95%, 2-stage, variable speed, natural gas hot air furnace.
- One (1) Trane, 4TXCB004CC3HCB, 3-ton high efficiency cased evaporator coil.
- One (1) Abatement Technologies, CAP600-UVP, 3-stage hepa-air purifier system.
- One (1) Skuttle, 592-22, spray style in-line humidifier.
- One (1) Honeywell, 2-zone relay control module.
- Two (2) Honeywell, Vision-Pro 8000, programmable thermostats.
- All: One (1) Crane rental.

#### **5. Exclusions.** This estimate specifically excludes the following:

- Installation, replacement, repair, or maintenance to the existing steam boiler and heat delivery system.
- Installation, replacement, repair, or maintenance to the existing hot water boiler and hot water radiant heat delivery system.
- Installation, replacement, repair, or maintenance to the existing air delivery duct system, beyond connection to the new A/C, or heat pump system as described above in paragraph 3.
- Installation, replacement, repair, or maintenance to the existing electrical system, beyond connection to the new A/C, and heat pump as described above in paragraph 3.
- The prices stated herein are limited to the work as described above under paragraph 3. Any additional work will be billed as time spent and material used.

#### **6. Estimated Project Timeline:**

The work described above under "Scope of Work", paragraph 3, will commence on or about Monday, November 10, 2014, and be completed on or about Friday, November 21, 2014. These starting and completion dates are an approximate timeline during which the work will take place. Morris Mechanical Plumbing, Heating & Air ("Morris Mechanical") shall not be held liable for any delay or disruption, or consequence thereof, to the above estimated timeline that is due the client's failure to make timely progress payments, the client's failure to decide on fixtures, floor plans, material, etc., that is necessary for commencement or completion of the work described above under "Scope of Work", shortages or delays in procuring the materials and supplies necessary to perform the work that are beyond the control of Morris Mechanical, or any delay caused by another contractor or the client, such as the failure to complete a task or portion of the project, where completion of which is essential to Morris Mechanical's ability to complete a portion of the work described above under "Scope of Work".



## 7. Progress Payments:

1. **Initial Deposit: \$ 5,500.00** is due prior to commencement of the work described under "Scope of Work", paragraph 3. Execution of this estimate and receipt of the initial deposit after **Friday, November 7, 2014**, will result in a day for day delay in the timeline in paragraph 6.
2. **Material/Equipment Advance: \$ 5,500.00** is due prior to commencement of the work described under "Scope of Work", paragraph 3, for material, products or equipment that must be specially ordered for your specific project. These materials are not returnable by Morris Mechanical for a refund or credit and have no usefulness for other projects because they are specially ordered for your specific project. Execution of this Estimate and receipt of the advance payment after **Friday, November 7, 2014**, will result in a day-for-day delay in the estimated timeline of paragraph 6.
3. **Progress Payment: \$ 5,500.00** is due at the end of the first week of the project timeline. Receipt of the progress payment after **Friday, November 14, 2014**, will result in a day-for-day delay in the estimated timeline of paragraph 6.
4. **Final Payment:** The remaining balance from work performed is due upon completion of the work as described under "Scope of Work".

*The specific dollar amount for the Final payment shall be calculated based upon actual time spent and material used. The dollar amount of this payment is not based upon the Estimated Price.*

**Failure to make Progress Payments:** Failure to make any Progress Payment by the due dates specified above will result in cessation of all work at the Job Location in association with this or other agreements, until such payments are made in accordance this agreement. In the event that the client fails to make a Progress Payment by the due dates specified above, Morris Mechanical shall not be held liable or responsible whatsoever for any subsequent disruption, or consequence thereof, to established project timelines, start and/or completion dates, or any and all other agreed upon timeframes in conjunction with this Estimate, or any and all other work performed by another contractor at the Job Location.

**Failure to make Final Payment:** A "Repeat Billing Charge" of \$30.00 will be added to all unpaid invoices over 30 days old. Interest at 1.5% per month (18% per annum) will be charged on balances 30 days or older.

## 8. Terms & Conditions

This is only an estimate of the cost of performing the work described above. The final invoice will be based on actual time spent performing the job and the price of materials used, resulting in an invoice that may be more or less than the price stated herein.

The Estimated Price established herein is valid for 60 days from the date shown at the top of page 1 of this document. If an executed document is not in place within 60 days from said date, Morris Mechanical may need to re-state the prices, terms and conditions of this Estimate.



This Estimate includes the materials and labor necessary for completion of the work as described above under "Scope of Work" **ONLY**. Any additional work or materials that is **not** specified above will be billed to the client as "time spent and material used" in addition to all charges related to this Estimate. Morris Mechanical shall only supply additional materials and labor, if such materials are essential to completion of the work described in paragraph 2, relating to Scope of Work, such as materials that are required for completion but were not foreseen prior to commencement of the work due to extenuating circumstances, hidden piping, material availability, etc., or if the client requests additional work or materials be performed after the execution of this document. In the event that additional materials and labor are necessary due to unforeseen circumstances, the client shall be notified that the additions are necessary before any additional work or materials are provided. In each of these instances, a change order shall be put in place as specified below.

**Changes:** Pennsylvania Law prohibits deviations from the specifications of this contained document without a written change order dated and signed by both parties, which contains the accompanying price changes for each deviation. The material, plans and specifications described in this document cannot be changed without a written change order. All material changes, including changes to the type, style, brand, or model of material or fixtures used, plan alterations or specification changes of any kind to the work described above under "Scope of Work" shall be made in writing and agreed to and signed by both the client and Morris Mechanical. The first Change Order relative to this document is free of charge. Any subsequent Change Orders require a \$30.00 fee, payable at the time of signing.

Morris Mechanical may subcontract any portion of the work described in this agreement to another or additional contractors for completion. At the execution date of this estimate, no subcontractors are known to be working on the project.

Morris Mechanical agrees to maintain liability insurance covering personal injury in an amount not less than \$50,000 and insurance covering property damage caused by work performed by Morris Mechanical in an amount not less than \$50,000, in accordance with applicable local and Pennsylvania State regulations. At the execution date of this document, the current amount of personal injury and property damage liability coverage maintained by Morris Mechanical is \$1,000,000 (limit on damage to rented premises is \$100,000).

Morris Mechanical is registered with the Pennsylvania Office of Attorney General's Bureau of Consumer Protection. Public access to contractor registration information may be obtained by calling 1-800-520-6680 or online at [www.attorneygeneral.gov](http://www.attorneygeneral.gov).

In the event any amount due hereunder is not paid, all costs incurred in securing payment of said balance, including fees, cost of collection and reasonable attorney fees are recoverable.

**Notice of Right of Rescission:** Upon signing this document, except as provided in the emergency provisions of section 7 of the act of December 17, 1968 (P.L. 1224, No. 387), known as the Unfair Trade Practices and Consumer Protection Law, the client shall be permitted to rescind the contract without penalty regardless of where the contract was signed, within three business days of the date of signing. See attached notice of cancellation form for an explanation of this right.

Please sign and date **both** copies of this Estimate. By signing this document, both parties agree that the terms and conditions of work have been established, discussed and received, and agree to the terms and conditions contained herein. Prior to commencement of the work described herein, the client shall return to Morris Mechanical both signed copies of this Estimate and a check for the sum of the initial deposit and the material/equipment advance, as specified above under "Progress Payments", paragraph 7, to Morris Mechanical, PO Box 196, Arendtsville, PA 17303. Morris Mechanical will return one original signed copy to the client. The terms and conditions of this Estimate and the specifications of work contained herein shall become effective on the date this document is executed, the date the document is signed by the client and specified below. The date of execution shall be considered the date of the transaction for the purposes of cancellation and the clients right of rescission.

Client Signature(s):

\_\_\_\_\_  
Name (Please print clearly):

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name (Please print clearly):

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Client Address (Please print clearly):

\_\_\_\_\_  
Option(s) chosen:

\_\_\_\_\_  
Amount of Initial Deposit + Material Advance:

Contractor Signature:

\_\_\_\_\_  
Mathew Morris

\_\_\_\_\_  
Date

\_\_\_\_\_  
69 South High Street, PO Box 196, Arendtsville, PA 17303  
Contractor Address

*Morris Mechanical holds itself to the highest quality of building materials, workmanship and professionalism. We thank you for your interest and look forward to doing business with you.*