

RESIDENTIAL FRAMING

Built around a clear scope

Prepared for Daniel and Emma Bennett | 28 Bayfern Lane, Fairfield, CT 06824 (fictional)

We propose to furnish and install the addition framing described in this proposal, from the floor structure through the roof deck. The package combines defined material selections, coordinated temporary work and a visible sequence of completion milestones.

PROPOSED LUMP-SUM PRICE

\$92,300

Framing materials, installation and the stated project services.

Applicable material purchase taxes included.

01**FLOOR****02****WALLS****03****ROOF**

A defined path from preparation to completion

The proposed work sequence moves through floor framing, exterior walls and headers, roof framing and decking, then connection review and punch-list closeout. The planning schedule is approximately three working weeks after approvals, site readiness and material delivery.

What this proposal makes clear

Pages 2-3 define the framing package. Page 4 shows the field sequence. Page 5 describes coordination and completion checks. Pages 6-7 set out billing and scope boundaries. Pages 8-13 contain agreement details, protections and signatures; pages 14-17 contain duplicate cancellation notices.

Issue P04: fictional contractor and customer edition. Company, names, addresses and contact details are illustrative; this is not an actual project offer. The proposed price remains \$92,300. Pricing is valid through November 28, 2026. The structural selections remain a defined pricing basis pending final design coordination.

FRAMING PROPOSAL

Floor and exterior wall package

Material descriptions define the proposed scope; final installation follows approved structural and supplier details.

Floor structure and subfloor

Provide treated sill plates over sill gasket, engineered floor joists, perimeter rim board, blocking and the scheduled connection hardware. Cut and fit the floor system to the addition footprint, then install tongue-and-groove subfloor with adhesive and specified fasteners.

Component	Included description
Floor system	Approximately 665 SF gross addition floor envelope. Pricing assumes 14-inch TJI 560 joists at nominal 16 inches on center.
Perimeter and support connections	Treated sills, rim board, floor blocking, joist hangers and web stiffeners within the proposed framing scheme. Cast-in foundation bolts are by others.
Subfloor	Nominal 3/4-inch tongue-and-groove panels, adhesive, fastening and cutting around planned interfaces. Floor finishes are excluded.

Exterior wall framing

Frame the addition exterior walls using the proposed 2x6 No. 2 SPF system at nominal 16 inches on center. Include bottom and double top plates, common studs, opening jamb framing, sill framing, corner backing and the blocking identified in the framing scope.

Openings, headers and sheathing

Provide framing for nine exterior openings, including the assumed built-up LVL headers and associated packing and fastening. Install nominal 1/2-inch CDX wall sheathing, cut to the opening layout. Windows, doors, installation flashing and weather barriers are by others.

Before walls are framed

Confirm opening dimensions and sill/head heights against approved window and door submittals. Any resulting change to the defined framing scope is reviewed before fabrication.

FRAMING PROPOSAL

Roof package and existing interface

The proposed price is based on a supplier-engineered hip-truss roof system.

Roof framing and decking

Provide the proposed hip-truss package with end/bay framing and jack or filler members, together with the related erection work, blocking, permanent bracing stock, roof ties and subfascia. Install nominal 5/8-inch plywood roof decking and the specified panel fastening and edge support.

Pricing basis	Included scope
Roof geometry	Nominal 3.75:12 pitch and nominal 24-inch primary spacing. Supplier design to coordinate the bay, chimney interface, bearing locations and complete truss profiles.
Supplier package	Truss engineering and internal truss components and connections within the defined scheme. Supplier drawings require coordination with the building structural design before release.
Existing-roof tie-in	Limited connecting framing and approximately 80 SF of associated deck replacement. Major demolition, hidden repairs and additional support strengthening are excluded.
Temporary works	One planned crane mobilization, temporary shoring, normal access equipment, material handling and temporary covers associated with the framing work.

Interface with the existing building

Coordinate the tie-in sequence with the project team before the existing envelope is opened. Existing bearing surfaces, supports and separate chimney/hearth support are assumed suitable. Any concealed condition that changes the work is documented for review before proceeding.

Roof deck is not permanent dry-in

Roofing, underlayment, permanent membranes, flashing, gutters and other weatherproofing are by others. Temporary protection is included; timely permanent dry-in must be coordinated with the roofing trade.

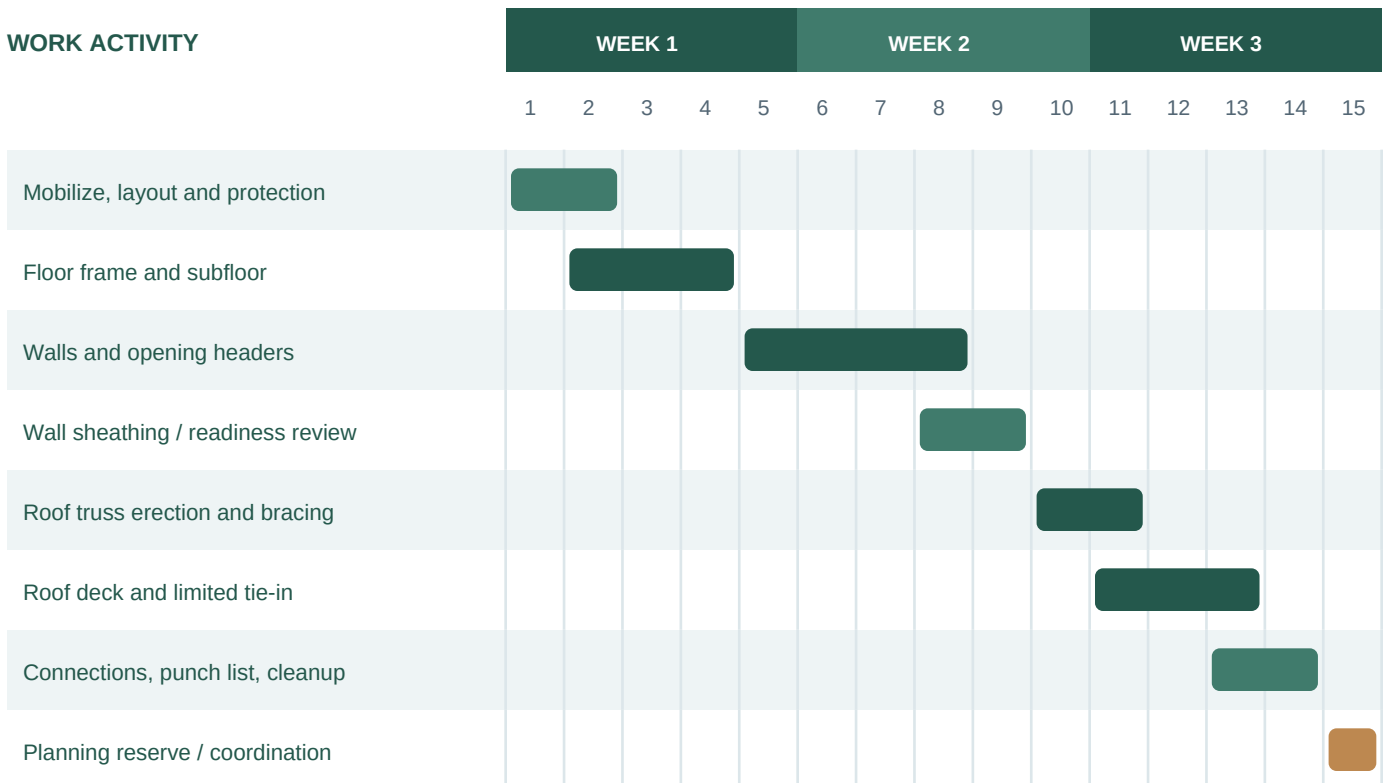
FRAMING PROPOSAL

Three-week field sequence

Illustrative Gantt chart. Working days are relative to the agreed start; procurement and approval lead times occur beforehand.

Release gate before Day 1

Approved structural/supplier details; confirmed openings; ready foundations and supports; available materials; agreed access and crane plan. Complete the calendar dates on page 8 before signing.



Sequence checkpoints

Floor to walls: confirm floor layout and required support/connection checks.

Walls to roof: confirm bearing lines, openings, bracing and crane access.

Closeout: review visible framing and connections, record outstanding items and complete the framing punch list.

Overlapping bars represent staggered work fronts, not additional crews or a guarantee of simultaneous work. Day 15 is a planning reserve, not a promised recovery period. Required inspections and corrections must be completed before dependent work is covered.

Weather, inspection availability, supplier delays, concealed conditions and changes may extend the duration. The final sequence and dates will be coordinated before mobilization.

FRAMING PROPOSAL

Coordination and completion

Proposed working practices to keep scope decisions visible and prepare the framing for following trades.

Before mobilization

Review the approved framing and supplier information, confirm the opening schedule, identify the existing-building interfaces and establish material staging and access. Confirm the parties responsible for permits, inspections, dry-in and the work that must be complete before framing begins.

Review point	Proposed check / communication
Layout and floor	Compare the framed footprint and planned openings with approved documents. Review the specified bearing, rim, blocking and connection details before walls proceed.
Walls and headers	Check opening locations, sill/head heights, wall alignment and header configuration against the approved scope. Record conflicts before they are concealed.
Roof structure	Coordinate truss delivery and lifting, follow supplier erection and bracing requirements, and review the roof-to-wall and existing-roof interfaces.
Deck and connections	Review panel orientation, specified fastening and edge support, and the visible connection work within the framing scope.
Completion	Prepare a framing punch list, address included deficiencies, remove framing debris and identify any items awaiting others.

Progress updates and decisions

Provide a brief progress update at the end of each workweek and at major phase completion. Updates identify completed work, the next activity, decisions needed and any schedule effect. Conditions requiring a scope change are raised promptly with a written description and supporting photos where useful.

Closeout information

Provide a concise completion/punch-list record and available supplier framing documents for the installed package. Required inspections remain the responsibility of the authority and designated project parties; internal reviews do not replace them.

FRAMING PROPOSAL

Investment and milestone billing

A single proposed price for the defined framing package, with payments tied to visible progress.

PROPOSED LUMP SUM

\$92,300

Includes the specified framing package and applicable material purchase taxes.

Proposed billing milestone	Share	Amount
Mobilization and approved material release	20%	\$18,460
Floor framing and subfloor complete	25%	\$23,075
Exterior wall framing, headers and sheathing complete	25%	\$23,075
Roof framing, decking and tie-in complete	25%	\$23,075
Framing punch list and final cleanup complete	5%	\$4,615
Total	100%	\$92,300

How milestone billing will work

Confirm the agreed milestone before invoicing. The payment, deposit and withholding provisions on page 10 apply. The initial payment is credited to the price and is not automatically nonrefundable.

Price validity

Valid through November 28, 2026 for the described scope and normal daytime access. Confirm supplier availability, structural requirements and procurement dates before material release.

Important: the lump sum is based on the stated structural pricing assumptions. A changed roof system, revised member or connection design, new support work, or a changed existing-condition scope may require an adjusted proposal before commitment.

FRAMING PROPOSAL

Responsibilities and scope boundaries

Clear handoffs help avoid gaps between framing and the work of other project participants.

Party / scope	Responsibility assumed for this proposal
Framing contractor	The described framing labor, materials, handling, temporary works, framing cleanup, supplier coordination and progress communication.
Owner / appointed coordinator	Site availability, coordinated trade access, project-wide scheduling, permits and inspection arrangements, ready foundations and the work of preceding trades.
Design team	Approved building structural documents, load and support verification, connection requirements and resolution of design conflicts.
Truss / engineered-wood supplier	Product-specific design/submittal information within the supplier package, coordinated with the building design before release.
Other trades	Major opening/demolition work, masonry/hearth work, permanent roofing and dry-in, installed windows/doors, finishes and building systems.

Excluded construction work

Excavation, foundations, concrete and cast-in anchor bolts; masonry and hearth work; structural steel; major demolition; concealed repairs and additional support strengthening; porch and detached-studio framing; windows and doors; roofing, flashing, permanent membranes and weather barriers; insulation, drywall, finishes and mechanical, electrical and plumbing work.

Excluded services and special conditions

Full building structural design, permit fees, bonds, overtime or weekend premiums, winter enclosure/heating and work beyond the defined addition framing scope are excluded. Limited structural-detail coordination is included; it does not replace the building designer or verification of existing supports.

Assumed site conditions: suitable bearing surfaces and existing supports; normal material-delivery and crane access; available staging; and completion of preceding work. A material departure from these conditions will be reviewed for its scope and schedule effect.

CONTRACT DETAILS

Agreement particulars

Connecticut direct-homeowner template. Complete every required field and attachment before signing.

Sample status and design release

All company, customer and address details in this website sample are fictional. It is not ready for execution. Confirm final structural design, scope, price, credentials and dates before converting it into a project agreement.

Required information	Complete for the actual project
Contractor / seller	Cedar & Cove Builders LLC (fictional) 74 Cedar Quay, Suite 200, Norwalk, CT 06854 CT HIC registration: not issued - fictional sample Telephone: (203) 555-0147 Business email: hello@cedarandcove.example Website: cedarandcove.example Fax: not available
Owner(s) / consumer(s)	Daniel Bennett and Emma Bennett (fictional) 28 Bayfern Lane, Fairfield, CT 06824 Telephone: (203) 555-0186 Email: bennett.residence@example.com
Project property	Bennett Residence Addition (fictional) 28 Bayfern Lane, Fairfield, CT 06824
Contract dates	Transaction / execution date: _____ Work start date: _____ Work completion date: _____
Agreement price	\$92,300, subject only to signed revisions identified in this agreement. Offer expires November 28, 2026 unless renewed in writing.
Permit responsibility	Owner or appointed coordinator arranges permits and inspections; contractor verifies required permits before starting and cooperates with inspections. Coordinator name, if any: _____

Actual start and completion dates are required; the relative Gantt is a planning aid. Schedule changes follow page 11. No work or special orders are authorized during the statutory cancellation period.

CONTRACT DETAILS

Contract documents and disclosures

Attach the completed register and disclosure to every signed copy.

1. Complete agreement and document priority

This completed P04 proposal/agreement, its completed cancellation notices, the documents specifically listed below and later signed change orders form the agreement. No internal estimate, cost breakdown or markup is incorporated. Later signed change orders govern their stated changes; otherwise the completed particulars and legal terms govern commercial matters, followed by the scope pages. Approved design documents govern technical requirements. Conflicts require written resolution before affected work; this priority does not authorize unsafe or noncompliant work or silently expand the price.

Attached document / title	Date / revision / pages
Final architectural and structural drawings	_____
Supplier framing / truss documents	_____
Final scope / pricing clarifications, if any	_____
Other agreed attachments (state none if none)	_____

2. Required five-year business disclosure

Contractor must disclose all legal entities of which the contractor owners have been a shareholder, member, partner or owner during the five years before this contract date. Complete below and attach signed continuation sheets if needed. Do not leave blank; state "None" only if accurate.

Contractor owner name	Legal entity name / relationship
_____	_____
_____	_____
_____	_____

Contractor confirms the disclosure is complete: _____ Date: _____

Attach final approved design documents before signing; pricing assumptions are not engineering approval.

AGREEMENT TERMS

Payment and change control

Clear payment duties, fair withholding rights and written authorization for changes.

3. Fixed price and milestone invoices

The contract price is \$92,300 for the defined scope, including applicable material purchase taxes. The five payments on page 6 total that price. The 20% initial payment is due only after the cancellation period expires, design/material release is approved and mobilization is scheduled. It is credited against the price. Later invoices require the stated milestone to be complete and a description of progress. No automatic escalation, credit-card surcharge or contractual late interest applies.

4. Due dates and disputed amounts

Properly supported invoices are due seven calendar days after receipt. Owner shall promptly identify disputed work or amounts in writing and may reasonably withhold the amount related to incomplete or defective work, while paying undisputed sums. Silence is not acceptance of defective work. Contractor shall provide reasonable supporting records for disputed milestones and cooperate to resolve differences.

5. Final payment and lien protection

The final 5% is due after included punch-list work and cleanup, required framing inspections attributable to this scope, and delivery of available supplier/closeout records. It is not conditioned on completion of unrelated trades or a whole-building certificate of occupancy. Contractor shall pay its subcontractors and suppliers and furnish appropriate conditional lien waivers with progress payments and releases after funds clear, to the extent lawful. No advance waiver of statutory rights is required. Joint checks or direct payments require written allocation and a matching contract credit to prevent double payment.

6. Written change orders

Before changed work or special procurement, both parties shall sign a change order describing the reason, added/deleted work, price or agreed pricing method, payment effect and added or reduced calendar days. Contractor shall promptly identify drawing conflicts, concealed conditions and design revisions. No verbal direction alone changes the price. Pending agreement, protect the site and continue unaffected work where practical. Immediate reasonable emergency measures to protect people or property may proceed with prompt notice and documentation; responsibility for their cost remains subject to this agreement and law.

AGREEMENT TERMS

Schedule, site and performance

Responsibilities for safe execution and timely decisions.

7. Dates, delays and mitigation

Work begins and finishes on the dates entered on page 8, as adjusted by signed changes or documented excusable delays. Contractor shall promptly notify Owner, normally within five business days after learning of a material delay, identify its cause and likely effect, and take reasonable mitigation steps. Weather beyond normal planning, unavailable inspections, owner changes, concealed conditions or events beyond reasonable control support only the time actually affected. Extra compensation requires a signed change order. Contractor remains responsible for delays caused by its own breach or lack of reasonable diligence.

8. Access, design and permits

Owner shall provide lawful site access, agreed staging and timely decisions and coordinate preceding trades, permanent dry-in and design services. Contractor controls its construction means, methods, temporary stability, supervision and safety and shall follow applicable codes, approved documents and supplier instructions. Contractor shall verify required permits before work and arrange its inspections with the designated coordinator. Licensed design professionals must resolve structural sizing, load paths and existing support adequacy before affected procurement or work; contractor coordination is not a substitute for design.

9. Protection, concealed conditions and hazards

Contractor shall reasonably protect occupied areas, existing property and its work, maintain temporary protection within scope and repair damage it causes. Owner shall coordinate timely permanent roofing and weatherproofing. Concealed deterioration, unsuitable supports or suspected asbestos/lead or other hazardous material require stopping affected work, protecting the area and notifying Owner. Testing and remediation are excluded unless specifically added; qualified specialists must address them. Exclusions do not excuse damage or unsafe conditions caused by Contractor.

10. Insurance, subcontractors and property

Before mobilization Contractor shall provide evidence of legally required and project-agreed insurance, including commercial general liability and workers compensation where required, and maintain coverage during work. Owner should confirm property/builder-risk coverage appropriate to the work. Contractor remains responsible for its subcontractors. Paid-for surplus project materials remaining at closeout belong to Owner; reusable tools, rental equipment and temporary equipment remain Contractor property. Fixed-price quantities do not create an automatic unused-material credit. Contractor bears loss to its work caused by its negligence until closeout.

AGREEMENT TERMS

Remedies and fair closeout

Practical cure procedures preserve both parties' rights.

11. Workmanship and correction

Contractor warrants its work will comply with this agreement and approved documents and be performed in a good and workmanlike manner. For one year after substantial completion of this framing scope, Contractor shall correct its defective workmanship without charge after notice and reasonable access. Emergency protection may be arranged immediately. Damage demonstrably caused by others, misuse or later alterations is not covered by this correction promise. This period does not shorten statutory limitation periods, implied warranties or other legal remedies. Inspection, payment or occupancy does not waive latent defects.

12. Suspension and termination for cause

Either party may give written notice of a material breach describing the required cure. If not cured within seven calendar days, or if a cure reasonably takes longer and is not promptly begun and diligently pursued, the other may terminate in writing. Contractor may suspend for an undisputed overdue payment after that notice and cure period, securing and protecting the work. Immediate suspension is permitted for imminent danger or unlawful work. Owner may recover reasonable completion/correction damages attributable to Contractor breach, subject to law and without duplicate recovery. Contractor remains responsible for its workers and suppliers.

13. Owner cancellation and convenience termination

Statutory cancellation rights and the attached notices control and are not limited by any other clause. Timely statutory cancellation carries no penalty; Contractor will return payments within ten calendar days after receipt. Preserve also any refund right under CGS 20-427(b)(8) for failure to substantially begin work. After applicable cancellation rights, Owner may terminate for convenience by written notice. Only conforming work performed and reasonable documented nonrecoverable commitments and demobilization costs are payable, less payments, returns and salvage credits; Contractor must mitigate. No automatic deposit forfeiture or profit on unperformed work applies. Provide an itemized reconciliation and refund any excess within 14 calendar days, subject to any shorter legal deadline.

14. Responsibility, disputes and governing law

Each party is responsible to the extent of its own negligence, breach or wrongful acts; neither must indemnify the other for the other's negligence. Connecticut law applies. Parties shall first try good-faith resolution and may mutually agree to mediation, without delaying urgent relief or statutory filing deadlines. Otherwise disputes may proceed in a court with proper jurisdiction and venue. No mandatory arbitration or jury waiver is imposed. Each bears its own legal fees unless a statute or court order provides otherwise. Mandatory consumer protections and lien rights remain intact.

SIGNATURES

Acceptance and authorization

Complete the agreement and all attachments before signing; give each Owner a complete signed copy.

15. Notices, signatures and entire agreement

Ordinary notices may be delivered to the addresses/emails on page 8 with evidence of receipt; statutory cancellation may use any legally permitted method and is governed by the attached notices. Changes require both parties' written signatures. Lawful electronic signatures may be used with required consent and delivery procedures. This agreement replaces prior proposals concerning this scope. If a provision is invalid, mandatory law governs and other lawful provisions remain; this does not cure missing statutory contract requirements.

Before execution

Confirm legal names, property, active HIC registration, actual start/completion and transaction dates, five-year entity disclosure, final design documents, price and completed duplicate notices. Explain cancellation rights orally at signing. The sample designation must be replaced in the completed project version. No blank field is an agreement to supply missing terms later.

Contractor / seller acceptance

Authorized signer: Nathan Cole, Managing Member (fictional)

Signature: _____ Date: _____

Owner acceptance

By signing, Owner accepts the completed scope, price, terms and identified attachments. Each Owner must receive two completed cancellation notices.

YOU, THE CONSUMER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT.

Owner printed name: Daniel Bennett (fictional)

Owner signature: _____ Date: _____

YOU, THE CONSUMER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT.

Co-owner printed name: Emma Bennett (fictional)

Co-owner signature: _____ Date: _____

NOTICE OF CANCELLATION

COPY 1 - KEEP BOTH PAGES TOGETHER - PAGE 1 OF 2

Detach this complete two-page notice if used to cancel.

Seller: Cedar & Cove Builders LLC (fictional)

Date of Transaction: _____

You have the right to cancel this contract or sale by following the instructions in this notice. Your deadline is midnight on _____ to cancel. You have until this deadline to sign, date, and send this notice of cancellation to the Seller by email, fax, or mail to the contact information listed below.

(Instructions for seller: To determine the third business day, start counting on the day following the day when the transaction took place and do not count Saturdays, Sundays, or days designated as legal holidays in Connecticut.)

There is no penalty if you cancel. You do not have any legal obligations under the contract if you cancel. If you cancel, the seller must return to you any payments made by you, any property you traded in, and any negotiable instrument executed by you, such as a personal check, money order or promissory note. The seller has ten days after it receives your cancellation notice to return those items to you.

Any security interest arising out of the transaction will be cancelled, such as a legal claim or a lien on your property.

NOTICE OF CANCELLATION

COPY 1 - KEEP BOTH PAGES TOGETHER - PAGE 2 OF 2

Detach this complete two-page notice if used to cancel.

If you cancel, you must make available to the seller any goods delivered to you under this contract or sale. The goods must be in substantially as good condition as when you received them. The seller can pick them up from your residence. If you make the goods available to the seller and the seller does not pick them up, after twenty calendar days have passed since you sent this notice to the seller, you may keep or dispose of the goods.

If you do not make the goods available to the seller, you will still have to fulfill your contractual obligations.

The seller may also tell you how to return the goods to the seller at the seller's own expense and risk, such as by mailing them to the seller. You do not have to agree to return the goods to the seller yourself, but if you agree to do so but fail to send the goods to the seller, you will still have to fulfill your contractual obligations.

To cancel this contract or sale, you must sign and date this notice, and send it either by email, by fax, or by regular mail to:

Seller's name: Cedar & Cove Builders LLC (fictional)

Email: hello@cedarandcove.example

OR

Fax: Not available

OR

Regular mail: 74 Cedar Quay, Suite 200

Norwalk, CT 06854 (fictional address)

I hereby cancel this transaction.

Dated: _____

Signed: _____

NOTICE OF CANCELLATION

COPY 2 - KEEP BOTH PAGES TOGETHER - PAGE 1 OF 2

Detach this complete two-page notice if used to cancel.

Seller: Cedar & Cove Builders LLC (fictional)

Date of Transaction: _____

You have the right to cancel this contract or sale by following the instructions in this notice. Your deadline is midnight on _____ to cancel. You have until this deadline to sign, date, and send this notice of cancellation to the Seller by email, fax, or mail to the contact information listed below.

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There is no penalty if you cancel. You do not have any legal obligations under the contract if you cancel. If you cancel, the seller must return to you any payments made by you, any property you traded in, and any negotiable instrument executed by you, such as a personal check, money order or promissory note. The seller has ten days after it receives your cancellation notice to return those items to you.

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Email: hello@cedarandcove.example

OR

Fax: Not available

OR

Regular mail: 74 Cedar Quay, Suite 200

Norwalk, CT 06854 (fictional address)

I hereby cancel this transaction.

Dated: _____

Signed: _____