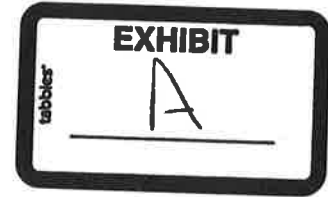


Custom Touch LLC
Home Remodeling & Repair
(614)327-0389
Tony Otworth



03/12/2023

Nthan Holmes

4528 Ravine Dr.

Westerville, Oh 43081

Dear Nthan:

I am pleased to send you this estimate, as you requested. I'm sure you will find our prices competitive.

Thank you for your interest in our company. If you need any further information, please call me. I will be glad to assist you any way I can.

We are ready to fulfill your order as soon as you give the word.

Sincerely,

Tony Otworth

Date: **March 05, 2023**

Nthan Holmes
4528 Ravine Dr.
Westerville, Oh 43081

The diagram shows a 2D Cartesian coordinate system with a horizontal x-axis and a vertical y-axis. A point is located in the first quadrant. A line segment is drawn from the origin (0,0) to this point. The angle between the positive x-axis and this line segment is labeled with the Greek letter θ .

Description	Tax	Amount
Building Garage with a living space above		195,000.00

Custom Touch LLC

Home Remodeling & Repair

(614)327-0389

Tony Otworth

EstimateNumber: **E107**Date: **March 05, 2023****Bill To:**

Nthan Holmes
4528 Ravine Dr.
Westerville, Oh 43081

Ship To:

--

Description	Tax	Amount
<p>Detailed summary of project:</p> <ol style="list-style-type: none"> 1. Have area surveyed and graded 2. Have soil tested and septic system designed and installed 3. Have gas, water, and electric supplied to building 4. Have footer and concrete poured for slab, approach, and pad beside building 5. Build building to plans spec exterior and interior 6. Landscape with mulch (Plants not included) <p>Any additional work will be an added cost</p> <p>Payments:</p> <ol style="list-style-type: none"> 1. All payments are to be paid to Tony Otworth 2. Deposit 50,000.00 to start project 3. Draws paid in 25,000.00 increments or as needed 4. Balance due upon completion and final city inspection 		
Sub-Total		\$195,000.00
State Tax 7.25% on 0.00		0.00
Total		\$195,000.00

Custom Touch LLC
Home Remodeling & Repair
(614) 327-0389
Tony Otworth

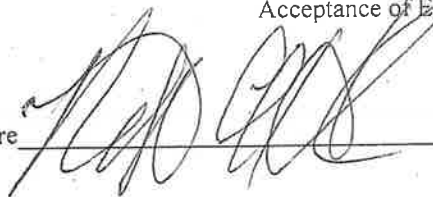
General Provisions

1. All work shall be completed in a professional manner and in compliance with all building codes.
2. All change orders and/ or additional work authorization shall be in writing and signed by both customer and contractor.
3. Contractor warrants it is adequately insured for its employees and any work performed on said property.
4. Home owner is reliable to pull any and all permits required to perform said work and holds no liability to the contractor for that purpose
5. Contractor agrees to remove all debris and leave the premises in broom clean condition.
6. Contractor shall not be liable for any delays due to circumstances beyond its control including, strikes, casualty, or general unavailability of material.
7. Contractor warrants all labor for 1 year.
8. Customer has until midnight of the 3rd day of signing to cancel any contract as described in OHIO REVISED CODE (1345.23) minus a 20% fee of total estimated cost.

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.

Acceptance of Estimate

Signature



Date

3/12/23

Custom Touch LLC
Home Remodeling & Repair
(614)327-0389
Tony Otworth

03/12/2023

Nthan Holmes

4528 Ravine Dr.

Westerville, Oh 43081

Dear Nthan:

I am pleased to send you this estimate. as you requested. I'm sure you will find our prices competitive.

Thank you for your interest in our company. If you need any further information, please call me. I will be glad to assist you any way I can.

We are ready to fulfill your order as soon as you give the word.

Sincerely,

(614)327-0389

Tony Otworth

Estimate

Number: **E108**

Date: **March 12, 2023**

Bill To:

Nthan Holmes
4528 Ravine Dr.
Westerville, Oh 43081

Ship To:

Description	Tax	Amount
Build overhang and install a man door on exsisting garage	✓	2,875.00

Tony Otworth

Estimate

Number: **E108**

Date: **March 12, 2023**

Nthan Holmes
4528 Ravine Dr.
Westerville, Oh 43081

Ship To:

EXHIBIT

11

Description	Tax	Amount
<p>Detailed summary of project:</p> <ol style="list-style-type: none"> 1. Construct and build overhang between both garages. 2. Add light in middle of over hang. 3. Install a man door on exsisting garage. 4. Repair any drywall and stucco as needed for the install. <p>Any additional work will be an added cost</p> <p>Payments:</p> <ol style="list-style-type: none"> 1. All payments are to be paid to Tony Otworth 2. Deposit 50% 3. Balance due upon completion and final city inspection 		
	Sub-Total	\$2,875.00
	State Tax 7.25% on 2,875.00	208.44
	Total	\$3,083.44

Custom Touch LLC
Home Remodeling & Repair
(614) 327-0389
Tony Otworth

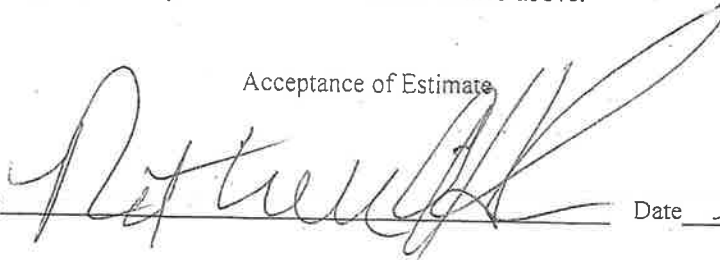
General Provisions

1. All work shall be completed in a professional manner and in compliance with all building codes.
2. All change orders and/or additional work authorization shall be in writing and signed by both customer and contractor.
3. Contractor warrants it is adequately insured for its employees and any work performed on said property.
4. Home owner is reliable to pull any and all permits required to perform said work and holds no reliability to the contractor for that purpose
5. Contractor agrees to remove all debris and leave the premises in broom clean condition.
6. Contractor shall not be liable for any delays due to circumstances beyond its control including, strikes, casualty, or general unavailability of material.
7. Contractor warrants all labor for 1 year.
8. Customer has until midnight of the 3rd day of signing to cancel any contract as described in OHIO REVISED CODE (1345.23) minus a 20% fee of total estimated cost.

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.

Acceptance of Estimate

Signature



Date

3/12/23

1:19



TO

Tony >

No problem

Wed, May 1 at 9:30 AM

Hey brother, how's it going. Gonna need another check, funds are windeling down. 10K should be ok for now.

Ok, let me work on it ... that will leave 20k total then correct

Umm...yes correct

Cool, give me a few days

Sounds good

Thanks

Sun, May 5 at 1:25 PM

Hey buddy, I won't be there tomorrow, just put the check upstairs on the table under the plans or wait til Tuesday, ill be there. Thanks bro

Sun, May 5 at 2:26 PM

No worries, I'll probably give it to mom

Okie dokie

Tue, May 7 at 12:14 PM

... ..



Text Message



1:18



TO

Tony >

Mon, Jun 3 at 11:32 AM

Im thinking and hoping end of August, September. And I'm getting low, so probably another 10k when you can.

Ok cool, that leaves 10k ... gotta finish and quickly as you can my man... I read through the stuff... don't worry about basic mulch ... I'll do that myself my man. Thanks

I can have that check next Monday

Ok, trying to make this all work brother

Also if you want me to help on Thursdays or Sundays . I can do that as well

Ok bet

Free labor lol

You got it

Lol

Just have to let me know what days you can use me and I'll help

Will you be out this Thursday?

Yes



Text Message



NATHAN A HOLMES
5102 UPLAND MEADOW DRIVE
CANAL WINCHESTER, OH 43110

55-613/412

5557

DATE

6/9/24



PAY TO
THE ORDER OF

Tony O'Leary

\$ 10,000.00

Ten Thousand Dollars

DOLLARS

Heat
Sensitive
ink



THE COMMERCIAL
& SAVINGS BANK
MILLERSBURG, OHIO 44654

MEMBER FDIC

MEMO

Build Payment

Nathan A Holmes



1:0

ENDORSE HERE

Tony Stueckert (+)

CHECK HERE FOR MOBILE OR REMOTE DEPOSIT ONLY

CM B1
3T

JP Morgan Chase Bank 081005 280115 900480104729

Security Features

1. "Real" color ink
2. "ad" extend with 1.5"

Security Square

Hot Red "V" mark

1. "ad" extend with 1.5"

1. "ad" extend with 1.5"



Garage Finish Work

#0017281

From: Capital City Handyman Services

Capital City Handyman Services LLC 275 Old County Line Rd Suite
F Westerville, OH 43081 (614) 269-8004 ogrownllc@gmail.com

Amount:

\$168,149.25

Date of Issue:

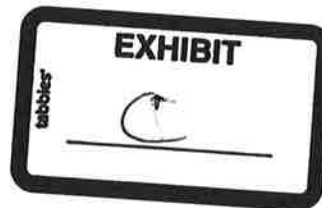
10/1/2024

Bill To: Nathan Holmes

4528 Ravine Drive, Westerville,
OH, USA

Expiration Date:

10/31/2024



Item	Rate (excl. tax)	Quantity	Tax	Total
Drywall With Finishing - Labor and Materials (Per sq ft)-(Flat) Cost for labor priced per sq ft to				
Install 1/4" - 5/8" drywall on walls or ceilings **Apply tape, mud, and sand **Apply second skim coat for finish as needed *Cost includes materials	\$1.07	21504	Tax(7.5%)	\$23,009.28
Custom Trim Work - Labor and Materials (Base Materials) Cost for labor priced per linear ft to				
Install and/or modify any customer specified base or casing trim within the household *Cost includes only basic contractor profile trim materials***	\$13.75	491.6	Tax(7.5%)	\$6,759.50
LVP/LVT - Labor Charge - Kitchen, M.Bath, Laundry Cost for labor priced per sq ft to				
Cut and install customer desired/specified LVP or LVT plank flooring *Cost does not include materials	\$6.25	322.2		\$2,013.75

Item	Rate (excl. tax)	Quantity	Tax	Total
Carpet Install - Labor Charge - Living Area, Master Bedroom, WIC Cost for labor priced per sq ft to **Remove, replace or repair any customer specified carpet ***Cost does not include materials ***If customer wants the padding replaced it will be additional cost***				
	\$7.75	428.17		\$3,318.32
Exterior Door Replacement - Labor Charge Cost for labor priced per unit to **Remove and replace existing various dimension exterior door slab and jamb combo ***Cost does not include door				
	\$895.00	2		\$1,790.00
Misc Light Installation - Labor Charge Cost is for labor priced per unit to **Assemble, wire-up, and install/replace various specified lights within the customers household and ensure all are in proper working order ***Cost does not include materials				
	\$99.00	21		\$2,079.00
Smoke Detector Replacement - Labor Charge - (Hardwired) Cost for labor priced per unit to **Replace existing hardwired operated smoke detectors within the household due to age or non-function **Once connected/installed test the connections to ensure all are in full functioning order for the safety and peace of mind for the customer ***Cost does not include materials				
	\$50.00	3		\$150.00

Item	Rate (excl. tax)	Quantity	Tax	Total
New Outlet Service - Labor and Materials (Up to 50 ft) Cost is for labor priced per unit to **Install a new outlet to existing work box				
	\$115.00	39	Tax(7.5%)	\$4,485.00
***Cost includes materials				
Interior Pre-hung Door Install/Replacement - Labor Charge Cost is for labor priced per unit to				
**Install a interior pre-hung door assembly of various dimensions in customer desired wall opening and shim out accordingly to achieve the proper reveal and smooth function	\$375.00	6		\$2,250.00
****Cost does not include materials				
Set Bathroom Vanity - Labor Charge Cost for labor priced per unit to				
**Install a sink and vanity combo of various dimensions and hook up all drains and supplies and ensure proper function	\$375.00	1		\$375.00
***Cost does not include materials				
Cabinet Installation - Labor Charge Cost for labor priced per unit to				
*Install, secure and level upper and/or lower cabinetry in the homes kitchen of various dimensions	\$210.00	10		\$2,100.00
****Cost Does not include materials. Desired cabinetry style can be selected and/or ordered by the homeowner. If the purchase of the cabinetry is done by CCHS then such cost will be added to the job total.*****				

Item	Rate (excl. tax)	Quantity	Tax	Total
<p>Countertop Installation - Labor Charge Cost for labor to</p> <p>**Cut, install, seam and secure customer desired/specified countertops to existing or updated cabinetry **Cut out dimensions for sink to be installed (if necessary)</p> <p>\$775.00</p> <p>***Cost does not include materials***</p> <p>(*PLEASE NOTE* - This is specified to BASIC COUNTERTOPS. Any granite, marble, stone or specialty countertops can potentially be installed by CCHS but only upon signed and agreed liability documentation completion between CCHS MGMNT and the customer!!!)</p>		1		\$775.00
<p>Sink Installation - Labor Charge Cost is for labor priced per unit to</p> <p>**Install new or re-install customer desired/specified kitchen or bathroom sink basin **Hook up all drains and supply lines and test for proper function **Ensure no leaks are present and all edges are siliconed to match the existing color scheme of the surrounding area</p> <p>\$675.00</p> <p>***Cost does not include materials</p>		1		\$675.00
<p>Bath & Kitchen Faucet Installation - Labor and Materials (Base Models) Cost is for labor priced per unit to</p> <p>**Install a new or reinstall an existing faucet</p> <p>\$375.00</p> <p>***Cost includes materials for STANDARD MODEL faucets only***</p>		2	Tax(7.5%)	\$750.00
<p>Garbage Disposal Install/Replacement - Labor and Materials Cost for labor priced per unit to</p> <p>**Replace existing garbage disposal due to improper or nonfunction</p> <p>\$425.00</p> <p>***Cost includes materials</p>		1	Tax(7.5%)	\$425.00

Item	Rate (excl. tax)	Quantity	Tax	Total
Stucco Repair/Installation - Labor and Materials Cost for labor priced per sq ft to				
**Repair and/or install stucco to an existing base and trowel to the customers desired design specs	\$11.25	3200	Tax(7.5%)	\$36,000.00
***Cost includes materials				
Set Shower Pan - Labor Charge Cost is for labor priced per unit to				
**Set and plumb in various dimension shower pan and ensure proper drainage and no leaks	\$600.00	1		\$600.00
***Cost does not include pan				
Backer Board and Waterproofing Installation - Labor Charge Cost is for labor to				
*Install various dimensions of cement backer board with proper securing screws *Apply cement board seam tape *Apply rubberized waterproofing membrane to the entirety of the surface that is to-be tiled	\$15.21	94.4	Tax(7.5%)	\$1,435.82
***Cost includes materials				
Tile Installation and Finish Grouting - Labor Charge - (Shower) Cost for labor priced per sq ft to				
*Install customer specified/desired tile *Grout for finish *Apply final coat cleaner and sealer	\$45.00	94.4		\$4,248.00
***Cost does not include materials				
(***Price subject to change based on tile profile size, material type, etc***)				

Item	Rate (excl. tax)	Quantity	Tax	Total
Paint/Stain - Labor Charge (Walls, Ceilings, Trim, Soffit, Facia) Cost for labor priced per linear/square ft to				
**Paint and/or stain any customer specified walls, trim, ceilings, or handrails/banisters.				
**Total square footage is multiplied by (3) for walls, ceiling, and interior trim to account for (1) coat of primer and (2) coats of paint to surface areas. A multiplier of (6) for all exterior materials (i.e. soffit, fascia, exterior trim) to account for (1) coat of primer and (2) coats of paint to ALL SIDES to assure proper coverage and protection of all new material before being installed from weather and elements. (1) Coat of paint will be applied to all exposed sides of existing material if repainting or touching up in the same color unless a second coat is requested by the customer. If changing colors then (2) coats will be applied to assure no show/bleed thru of previous color.				
	\$0.35	21504		\$7,526.40
COST DOES NOT INCLUDE MATERIAL				
Faucet Installation - Labor and Materials (Base Models) Cost is for labor priced per unit to				
**Install a new or reinstall an existing faucet	\$375.00	2	Tax(7.5%)	\$750.00
Cost includes materials for STANDARD MODEL faucets only				
Tub/Shower Valve Trim Kit Install - Labor Charge Cost is for labor priced per unit to				
**Install customer supplied trim kit for tub/shower valve	\$125.00	1		\$125.00
***Cost does not include materials				
Set Toilet - Labor Charge Cost is for labor priced per unit to				
**Install and/or replace bathroom toilet	\$135.00	1		\$135.00
***Cost includes wax ring and jenni-bolts				

Item	Rate (excl. tax)	Quantity	Tax	Total
<p>Misc Electric Repair - Labor Charge Cost is for labor priced per hour to</p> <p>**Make various minor/misc service repairs to the homes existing electrical components</p> <p>- Cost is for labor to</p> <p>* Clean up and connect all of the electrical supply within the home to code specs that was left behind by the previous contractor</p> <p>* Test all lines for proper voltage supply and ensure that all "runs" are not overloaded or "Daisy Chained" together in a way that could be a potential fire hazard</p> <p>***Cost does not include materials, materials will be added per specified invoice repairs once determined***</p>				
	\$125.00	8		\$1,000.00
<p>Window Accent Trim - Labor and Materials (Base Materials) Cost for labor priced per linear ft to</p> <p>**Install and/or modify any customer specified base, casing or accent trim within the household</p> <p>- Cost is for labor to</p> <p>* Install the accent trim to the outside of each window to match the existing style of the home</p> <p>***Cost includes only basic contractor profile trim materials***</p>				
	\$13.75	182	Tax(7.5%)	\$2,502.50

Item	Rate (excl. tax)	Quantity	Tax	Total
Soffit Installation - Labor Charge - (Wood) Cost is for labor to				
**Repair damaged sections of wooden soffit with like-dimensional treated lumber and seal all edges accordingly with all weather sealant (Up to 50 sq ft)	\$3,500.00	1		\$3,500.00
***Cost does not include materials				
Septic System Installation - Labor and Materials Cost is for labor to				
* Install a new septic tank and leach field to the specifications required by the site and per residential, commercial, and state codes	\$30,000.00	1	Tax(7.5%)	\$30,000.00
***Cost includes materials				
Materials for job - All Materials Not Previously Included Above Materials needed to properly complete				
	\$19,918.96	1	Tax(7.5%)	\$19,918.96
I.E. - Cabinets, countertops, sinks, vanities, flooring, tile, etc				
Subtotal				\$158,696.53
Tax(7.5%)				\$9,452.72
Total				\$168,149.25

Terms & Conditions:

-Estimates over \$1,000 require a 50% deposit before scheduled start date and final balance is due upon completion. Smaller estimates may require deposits/prepayment for materials or custom manufactured/ordered items.

- INVOICE BALANCES ARE DUE UPON COMPLETION

-This estimate cover services/labor and materials listed above only and is based on information provided by client or gained during initial site survey. Changes or additions to materials and/or scope of work may increase cost and/or delay project.

-Unforeseen issues which arise during your project will be brought to our management team immediately buy your technician(s). Management will then provide/discuss the best options with client as soon as possible and we can promptly come to a mutually agreeable solution that keeps your project on schedule.

-This estimate is valid until date specified above.

Accepted on: _____

Accepted by: _____

Signature: _____