

Zorro Management, LLC

49 Zorro Ranch Road, Stanley, NM 87056
[REDACTED]

Wire Transfer Request Form

Date of Request: Payee Name:

Amount Requested: Payee Address:

Requested by:

Bank Name:

Bank Account Number:

Bank Routing Number:

Purpose/
Description:

Special Notes/
Instructions:

GL Account Information:

GL Description: GL Number:

Authorization: Date:

House, Incorporated

GB98 License# [REDACTED]

223 N Guadalupe #261

Santa Fe, NM 87501

date:1/16/2019

Estimate for: Brice Gordon/Zorro Ranch

Stanley, NM

Repair Red House due to Plumbing Damage

House, Incorporated Proposes to do the following work

Red House

Demo and Repair

Demo

protect surfaces

Remove appliances, hot water heater

Remove plumbing sinks, faucets, disposal, toilets, tubs

Remove light fixtures

Remove countertops removal

Remove cabinets and vanities

Remove tub and enclosures

Remove water damaged sheetrock

Remove tile floor baths, kitchen

Check electrical for circuits, recessed lights

Repair

Water heater closet

New floor-plywood with water resistant membrane

New sheetrock walls, painted

Kitchen ceiling- new recessed cans, sheetrock, painted

New sheetrock for water damaged walls

check electrical for circuits, undercab lights

new ceiling cans with LED's

Demo and Repair Subtotals

<u>Labor</u>	<u>Misc Materials</u>	<u>Allowances</u>	<u>Line Totals</u>
\$ 1,750.00	\$ 6,350.00		Demo and Repair Subtotals \$ 8,100.00

Baths

Allowances

Vanities in cabinet allowances				
3ea sinks @ \$77 ea			\$	231.00
3 ea sink faucets @ \$228 ea			\$	684.00
1 cast iron tub \$424				425
1 tub, jetted @1,200			\$	1,200.00
2 tub/shower faucets-rough-in and trim @\$ 245			\$	490.00
2 toilets w/lid 2 @ \$ 321 ea			\$	642.00
Tile floor tile allowance \$3/sqft			\$	300.00
Tile-tub enclosures and backsplash tile allowance \$3/sqft			\$	480.00
Mirrors 3 ea @ \$85ea			\$	255.00
Vanity lights 3 ea @ \$125ea			\$	375.00

The Work

- misc materials-drains, stops,caulk, glue, nails, lumber
- install tubs
- install bath faucet rough-ins 2 ea
- tile backer
- sheetrock
- prepare sheetrock for paint
- install bath vanities
- install countertops baths
- set sink faucets
- install mirrors
- install vanity lights
- set backsplash tile
- Repair hot water heater closet
- Hot water heater
- install pan
- repair plumbing
- install hot water heater

	Labor	Misc Materials	Allowance		Line Subtotals
	\$ 6,500.00	\$ 2,800.00	\$	5,621.00	\$ 14,921.00
				Baths Subtotal	

Kitchen
 sheetrock repair
 set cabinets, vanities

Kitchen allowances

Countertops-bath and kitchen \$85/sqft
 Countertop sink cut outs- 3 bath, 1 kitchen
 Cabinets bath and kitchen-by bid

Sink

Faucet

disposal

Refrigerator

Range

Dishwasher

Microwave

Floor Tile

Backsplash tile 45 sqft @ \$4/sqft

Hardware- pull,knobs

template for countertops
 paint

Install countertops, kitchen
 set backsplash tile, kitchen

install plumbing fixtures, sinks, kitchen sink
 tile first floor living areas

Install hardware

by owner
 by owner
 by owner

\$	300.00
\$	300.00
\$	150.00
\$	1,800.00
\$	750.00
\$	425.00
\$	325.00
\$	4,800.00
\$	180.00
\$	250.00

<u>Labor</u>	<u>Misc Materials</u>	<u>Allowance Subtotal</u>
\$ 5,400.00	\$ 10,700.00	\$ 9,280.00

<u>Kitchen Subtotal</u>	<u>Line Subtotals</u>
	\$ 25,380.00
<u>TOTAL KITCHEN and BATH</u>	<u>\$ 48,401.00</u>

	Units	Subtotal	Misc Materials	Allowance Subtotal	Line Subtotals
Additional Work					
Clad fireplace in cultured stone	64	12	768.00	768.00	\$ 1,536.00
Install 4 lights and ceiling fan in den	5	250	1250.00	350.00	\$ 1,600.00
new laundry door \$350 door and jam	1	1200	1200.00	\$	\$ 1,550.00
new frontdoor \$550 door and jam	1	1200	1200.00	\$	\$ 1,750.00
Replace mirrored closet doors with painted doors	6	250	1500.00	1,800.00	\$ 3,300.00
					\$ 9,736.00
					\$ 19,472.00

Additional Work Totals

TOTAL ALL WORK \$ 67,873.00

	Units	Subtotal	Misc Materials	Allowance Subtotal	Line Subtotals
Additional additional work 1/16/2019					
Replace existing fire place with an efficient wood burning fireplace			4,550.00	2,500.00	\$ 11,250.00
Install 4- 4" cans in each bedrooms with switches			1,200.00	750.00	\$ 3,550.00
Replace existing recessed cans with 4" cans, baths, halls			1,200.00	250.00	\$ 2,100.00
Add brushed-on moisture barrier to concrete slab (first floor)			1,500.00	1,050.00	\$ 2,550.00
					\$ 19,450.00

TOTAL ALL WORK as of 1/16/2019 \$ 87,323.00

29107.66667

Changes as of 1/16/2019 and 1/24/2019
 additional additional work
 omit cabinet and countertop allowances
 Frame larger opening for larger tub in master bath no change
 Switch tub in bath2 for shower only no change

Terms- 1/3 down (\$29,107.67) to start.
 All repairs done, electrical rough-in done, walls and ceilings repaired and painted, ready for tile floors and cabinets 1/3 (\$29,107.67)
 Tile floors finished, cabinets set, electrical and plumbing trim complete, all work completed 1/3 (\$29,107.67)

Writing information: DelNorte Credit Union routing number- [redacted] account number- [redacted]



Zorro Ranch <[redacted]>

ZM Red House Refurbishment

4 messages

Brice Gordon <[redacted]> Fri, Jan 18, 2019 at 1:16 PM
To: Rich Kahn <[redacted]>
Cc: "Jeffrey E." <jeevacation@gmail.com>, Zorro Ranch <[redacted]>

Greeting Rich

Attached Repair Proposals and Photo's of the Red House for your Review and Reference.

At this time I am researching a Warranty Claim regarding the water heater, which was purchased by Zorro Development and installed by Horizon Mechanical Feb 2016. It appears the Leak is a manufacturing fault not an installation issue.

House Incorporated (Joe Gammon) can start work the week of 28th.
4-5 Guys, 5 weeks work
Kitchen Cabinets, 4-6 weeks lead time

Please advise on how you wish to proceed?

regards Brice

 [ZM Red House Refurbish.pdf](#)

Ph [redacted]

8 attachments



IMG_1260.jpg
490K



IMG_1262.jpg
464K

IMG_1261.jpg
538K



IMG_1271.jpg
601K



IMG_1272.jpg
949K



IMG_1287.jpg
628K



IMG_1326.jpg
611K

IMG_1314.MOV
15266K

Brice Gordon <[REDACTED]>
To: Rich Kahn <[REDACTED]>
Cc: "Jeffrey E." <jeevacation@gmail.com>, Zorro Ranch <[REDACTED]>

Thu, Jan 24, 2019 at 10:54 AM

Good Morning Rich

Have you been able to review attached proposals for the Refurbishment of the Red House?

any concerns let me know

regards Brice

[Quoted text hidden]

--

Brice Gordon

Stanley, NM

Ph: [REDACTED]

J <jeevacation@gmail.com>

Thu, Jan 24, 2019 at 12:03 PM

To: [REDACTED] <[REDACTED]>

Cc: Rich Kahn <[REDACTED]>, Zorro Ranch <[REDACTED]>

brice go ahead with the red house.

[Quoted text hidden]

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please note

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[REDACTED] <[REDACTED]>

Thu, Jan 24, 2019 at 12:25 PM

To: J <jeevacation@gmail.com>

Cc: Rich Kahn <[REDACTED]>, Zorro Ranch <[REDACTED]>

Thank you

Sent from my iPhone

[Quoted text hidden]