Wrenfield Painting Co.

Tessa Marchetti · (905) 555-0136

PAI-2026-2632

November 13, 2026

PROPOSAL

Painting

PREPARED FOR

Priya and Colin Ashdown
Oakville, ON L6L

PROJECT OVERVIEW

Priya and Colin, you are looking to give your two-storey home a fresh, durable exterior finish. Wrenfield Painting Co. will repaint approximately 2,400 sq ft of wood siding wall area, along with the wood trim, wood fascia, window and door casings, front door and garage door. The work covers washing, scraping, sanding, priming, caulking and two finish coats on every listed surface. We will agree colours and sheen with you on a walk-around before any paint goes on.

SCOPE OF WORK

1. Walk-around with Priya and Colin to agree colours and sheen and to mark any rotted boards.
2. Cover plantings, walkways and windows. Loosen or mask the light fixtures without disconnecting any wiring. Remove the house numbers and replace them on completion.
3. Low-pressure wash all surfaces and allow them to dry 24 to 48 hours.
4. Scrape and sand loose or failing paint and feather the edges.
5. Spot-prime bare wood and repairs with an exterior bonding primer.
6. Caulk open joints at trim, corners and penetrations with exterior acrylic sealant, and fill nail holes.
7. Apply two coats of premium 100% acrylic exterior paint to the wood siding, approximately 2,400 sq ft of wall area, in a low-lustre sheen.
8. Apply two coats of premium 100% acrylic exterior paint to the wood trim, wood fascia, and window and door casings in a semi-gloss sheen.
9. Apply two coats to the front door and the garage door.
10. Provide ladders and staging for the two-storey walls, with a crew trained for working at heights.
11. Complete a final walk-through and touch-ups with the owners, label the leftover paint and leave it with the owners, and clean up the site.

MATERIALS & SPECIFICATIONS

- Finish paint: premium 100% acrylic exterior paint, approximately 75 litres total.
- Siding sheen: low-lustre.
- Trim, fascia and casings sheen: semi-gloss.
- Primer: exterior bonding primer, for spot-priming bare wood and repairs.
- Sealant: exterior acrylic sealant for open joints at trim, corners and penetrations.
- Colours: as agreed with the owners at the walk-around.

PROJECT TIMELINE

Start Date: May 17, 2027

Week 1 / May 17, 2027: Walk-around, colour and sheen confirmation, protection and masking, low-pressure wash, then 24 to 48 hours of drying time.

Week 1 / Mid-week: Scraping, sanding, spot-priming, caulking and nail hole filling.

Week 1 / Late week: Two coats on siding, trim, fascia, casings, and the front and garage doors.

Week 1 / May 21, 2027: Final walk-through, touch-ups, site cleanup. We are on site 5 working days, weather permitting. We paint only when the forecast is dry for 48 hours and the temperature is within the paint label's limits, and rain days move the schedule.

Estimated Completion: May 21, 2027

INVESTMENT

TOTAL	$9,800

Prices in Canadian dollars. HST (13%) additional. This is one lump sum price for all the surfaces listed in the Scope of Work.

PAYMENT SCHEDULE

- 20% deposit due on acceptance to book the date.
- Balance due on completion, after the final walk-through.
- The owners retain the 10% holdback required by the Ontario Construction Act and release it when the lien period after completion ends.

ALLOWANCES & UNIT PRICING

Rotted board replacement: $95 per board, up to 8 ft. Rotted boards are shown to you before we replace anything, and no replacement proceeds without your approval. Any other conditional work is confirmed by written change order before it proceeds.

EXCLUSIONS

- Lead paint testing and abatement (the house was built in 1994)
- Stripping to bare wood
- Brick or stone
- Deck, fence and porch
- Pre-finished aluminum soffit and eavestroughs
- Window glazing repairs
- Garage interior
- Rotted board replacement, which is priced separately per board as shown above

ASSUMPTIONS & CLARIFICATIONS

- Heritage status: if the home is heritage-designated, the owners confirm the colours with the Town of Oakville.
- Colours and sheen: to be agreed at the walk-around before work begins.
- Rotted boards: to be marked at the walk-around and shown to the owners before any replacement.
- Paint brand and product: premium 100% acrylic exterior paint, specific product to be confirmed with the owners.

WARRANTY

The paint carries its manufacturer's product warranty, per the manufacturer's published terms. Documentation is available on request.

Wrenfield Painting Co. provides a 2-year workmanship warranty against peeling, blistering or flaking caused by our application. Where such a failure occurs, we will remedy it with labour and materials. The warranty does not cover failures from causes other than our application, such as moisture from rot, structural movement, or damage by others, or work outside the listed surfaces.

INSURANCE & LICENSING

Wrenfield Painting Co. is fully insured and carries commercial general liability insurance and WSIB coverage. Painting is not a licensed trade in Ontario. Certificate of Insurance and documentation available on request.

CHANGE ORDER POLICY

Any change to the scope of work is priced and agreed in writing by both parties before the work proceeds. Verbal changes are not binding. Work covered by the unit prices in Allowances & Unit Pricing above is priced at those rates.

TERMS & CONDITIONS

1. Scope changes: Changes to the scope are made only by signed Change Order. The price stands for the surfaces listed in this proposal.
2. Client obligations: The owners agree colours and sheen at the walk-around and confirm colours with the Town of Oakville if the home is heritage-designated. The owners retain the 10% holdback required by the Ontario Construction Act.
3. Unforeseen conditions: Rotted wood found during the work is shown to the owners and priced per board before replacement. Rain days and unsuitable temperatures move the schedule.
4. Insurance and liability: Wrenfield Painting Co. is fully insured and carries WSIB coverage as described above.
5. Dispute resolution: The parties will first try to resolve any dispute through direct discussion in good faith. Unresolved matters follow the remedies available under Ontario law. This proposal is valid for 30 days from November 13, 2026.

ACCEPTANCE

By accepting, the client confirms they have read this proposal and agree to its scope, price and terms. We look forward to getting your home painted in May.

Accepted by (Contractor)

Wrenfield Painting Co.

Tessa Marchetti

Printed Name & Title

Date

Accepted by (Client)

Priya and Colin Ashdown

Printed Name & Title

Date

END OF PROPOSAL · PAI-2026-2632