



Proposal - General Residential 278-1

Issue Date August 10, 2026

Expires September 9, 2026

PREPARED BY

Pat Kimball

G2 Construction

(405) 413-3190

patrickk@g2propertiesokc.com

1315 Harrison Ave NE, Piedmont, OK 73078, USA

PREPARED FOR

Donna Bench

Donna Bench

(405) 590-9096

donnabench@icloud.com

7188 Legacy Pointe Cir, El Reno, OK 73036, USA

PROPOSAL - GENERAL RESIDENTIAL DETAILS

7188 Legacy Pointe Circle

7188 Legacy Pointe Cir, El Reno, OK 73036, USA

Install a framed opening between living room and hallway on opposite side of wall. Closing off access to Mother-in-Law suite to make fully separate as a secondary option.

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Framed Opening			\$1,081.08
Pricing is based on the assumption that the wall is non-load-bearing and does not contain plumbing, HVAC ductwork, electrical wiring, low-voltage wiring, or other concealed obstructions that require relocation. The wall's construction and concealed conditions cannot be fully confirmed until demolition begins. Any structural engineering, load-bearing header installation, permits, inspections, electrical work, plumbing work, HVAC modifications, hazardous material testing or remediation, or relocation of concealed utilities is excluded unless specifically listed in this proposal. If unforeseen conditions are discovered, work may be paused and a written change order will be provided before additional work is performed. Paint will be matched as closely as reasonably possible; however, an exact match is not guaranteed due to the age, fading, sheen, texture, and condition of the existing finish. Pricing includes painting the repaired areas and new trim only, not full-wall or full-room painting unless otherwise specified. Final opening dimensions and placement are subject to existing framing conditions and field verification. Minor variations may be necessary to maintain structural integrity and achieve a properly finished installation.			
Framed Passageway	1 Each	\$1,081.08	\$1,081.08
Scope includes creating an approximately 36-inch-wide framed opening between the living room and hallway. Work will include protecting the surrounding area, removing the necessary drywall, trim, and wall materials, and framing the new opening with standard dimensional lumber. The opening will be finished with drywall repairs, tape, bedding, and texture as needed, followed by the installation of new casing and trim on both sides. New and affected surfaces will be caulked, primed, and painted using owner-approved colors. Construction debris generated by the work will be removed, and the work area will be left broom-clean upon completion.			
Close off Apartment Access			\$2,297.30
Pricing is based on the assumption that the existing door opening and proposed wall location are non-load-bearing and do not contain plumbing, HVAC ductwork, electrical wiring, low-voltage wiring, or other concealed components requiring relocation. Existing construction and concealed conditions cannot be fully confirmed until demolition or installation begins. Any structural engineering, load-bearing modifications, permits, inspections, electrical work, plumbing work, HVAC modifications, fire-rated assemblies, soundproofing systems, egress modifications, hazardous-material testing or remediation, or relocation of concealed utilities is excluded unless specifically listed in this proposal. Any work required to bring the proposed apartment or separation wall into compliance with applicable building, fire, zoning, occupancy, or rental requirements is also excluded unless expressly included. If unforeseen conditions or code-related requirements are discovered, work may be paused and a written change order will be provided before additional work is performed. Existing texture, paint color, sheen, and finish will be matched as closely as reasonably possible; however, an exact match is not guaranteed due to age, fading, previous repairs, material availability, and existing surface conditions. Pricing includes painting the new construction and immediately affected areas only. Full-wall, hallway, or room painting is excluded unless otherwise specified. Final wall placement and dimensions are subject to field verification and existing framing conditions. Minor adjustments may be necessary to properly secure the new wall and achieve a finished installation.			
Framing	1 Each	\$337.84	\$337.84
Scope consists of closing off access between the proposed one-bedroom apartment and the remainder of the house. Work includes removing the existing door and framing in the door opening, as well as constructing a new partition wall at the end of the hallway measuring approximately 10 feet high by 37-3/4 inches wide. Framing will be secured to the existing surrounding structure and prepared for future drywall and finish work.			
Drywall	1 Each	\$1,351.35	\$1,351.35
Scope consists of covering the newly framed door opening and hallway partition wall. Work includes installing drywall on the required sides, taping and bedding joints, finishing fasteners and corners, and preparing the surfaces for texture and paint.			
Trim	1 Each	\$337.84	\$337.84
Work includes installing baseboard and any necessary casing or transition trim to match the surrounding area as closely as reasonably possible. Trim will be measured, cut, fastened, caulked, and prepared for primer and paint.			

Paint	1 Each	\$270.27	\$270.27
Prime and paint the newly installed drywall and trim at the enclosed door opening and hallway partition wall. Work includes basic surface preparation, spot priming as needed, and applying finish coats to blend with the surrounding walls and trim as closely as reasonably possible.			
TOTAL			\$3,378.38

PAYMENTS STARTING FROM **\$57/month** on  **Acorn** [Learn More →](#)

GENERAL CONSTRUCTION/ROOFING AGREEMENT

This AGREEMENT ("Agreement") is entered into by and between ***G Squared Properties, LLC d/b/a G2 Roofing and Construction***, an Oklahoma limited liability company ("G2"), and the undersigned customer ("Customer").

In consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Parties agree as follows:

1. Entire Agreement

This Agreement supersedes and replaces all prior agreements, proposals, negotiations, or understandings between the Parties concerning the Services. This Agreement, together with the Proposal, exhibits, schedules, and approved change orders, constitutes the entire agreement between the Parties and governs all Services performed by G2.

2. Scope of Services

G2 agrees to furnish labor, materials, equipment, supervision, and subcontractors necessary to perform the construction services described in the Proposal ("Services"). All work shall be performed in a good and workmanlike manner consistent with generally accepted industry standards. G2 may utilize subcontractors and suppliers to perform portions of the Services and shall remain responsible for coordination of such work.

3. Scheduling & Project Conditions

All commencement and completion dates are estimates only. Customer acknowledges that construction schedules are subject to:

- Weather conditions
- Material availability
- Site conditions
- Permit approvals
- Inspection scheduling
- Change orders
- Circumstances beyond G2's control

Time is not of the essence unless expressly stated in writing.

Customer agrees to provide reasonable access to the property during normal working hours and ensure utilities necessary for construction are available.

4. Payment Terms

Customer agrees to compensate G2 in accordance with the pricing outlined in the Proposal.

Monthly Progress Billing

G2 will invoice Customer on a monthly basis for Services performed during the applicable billing period. Invoices will be issued based on the line items identified in the Proposal and will reflect the portion of each line item completed during that billing cycle. Unless specifically itemized in the original Proposal, invoices will not break out labor, materials, subcontractor costs, or internal cost structures. Billing will correspond to the contracted line-item pricing. Payment is due within the time period stated on the invoice. Failure to remit payment when due may result in suspension of work until the account is brought current.

Final Walkthrough & Payment

Upon substantial completion of the Services, G2 and Customer will conduct a final walkthrough to confirm completion of the contracted scope. Following the walkthrough, G2 will issue a final invoice for any remaining balance due. Final payment shall be due upon receipt unless otherwise specified in writing.

Late Payments

Any unpaid balance more than thirty (30) days past due shall accrue interest at the rate of one and one-half percent (1.5%) per month until paid in full. If G2 must initiate collection efforts or retain legal counsel to recover unpaid amounts, Customer shall be responsible for all reasonable collection costs, including attorney's fees.

Lien Rights

Customer acknowledges that G2, along with subcontractors and suppliers furnishing labor or materials, may assert a mechanic's and materialman's lien against the property in accordance with Oklahoma law in the event of non-payment.

5. Change Orders & Unforeseen Conditions

If concealed conditions, structural issues, code requirements, or site conditions differ materially from those reasonably anticipated, G2 may issue a written change order outlining scope and cost adjustments. Work outside the original scope shall not proceed without written approval unless necessary to prevent damage or comply with code. If the Parties cannot agree on changes, G2 may suspend or terminate performance, and Customer shall remain responsible for payment of all work performed and materials purchased to date.

6. Permits & Code Compliance

G2 shall obtain permits required for the Services unless otherwise specified in writing.

Customer is responsible for:

HOA approvals

Architectural review approvals

Easement or boundary verification

All work will comply with applicable building codes in effect at the time of construction.

7. Warranty

Workmanship Warranty

G2 provides a 5 year workmanship warranty covering defects directly resulting from improper installation.

Manufacturer Warranty

All materials, fixtures, equipment, and specialty products are covered solely by their respective manufacturer warranties. G2 does not warrant manufacturer products. If manufacturer warranty replacement requires labor for removal or reinstallation, such labor may be billed to Customer unless covered by the manufacturer.

Exclusions

Warranty does not cover:

Normal settling, soil movement, or structural shifting

Weather events or Acts of God

Lack of maintenance

Modifications performed by others

Pre-existing conditions

Drainage performance beyond structural limitations

Ordinary wear and tear

Customer must provide written notice of any claimed defect within thirty (30) days of discovery and allow G2 reasonable opportunity to inspect and repair.

8. Limitation of Liability

To the fullest extent permitted by law, G2's liability shall not exceed the total contract price identified in the Proposal. G2 shall not be liable for incidental, consequential, indirect, special, exemplary, or punitive damages, including but not limited to loss of use, loss of profits, or property damage not directly caused by G2's workmanship.

9. Force Majeure

Neither Party shall be liable for delay or failure in performance caused by events beyond reasonable control, including but not limited to weather events, supply chain disruptions, labor shortages, governmental actions, or Acts of God.

10. Dispute Resolution

Except for small claims court matters within jurisdictional limits, any dispute arising out of or relating to this Agreement shall be resolved by binding arbitration in Oklahoma City, Oklahoma in accordance with the Federal Arbitration Act and the rules of the American Arbitration Association.

CUSTOMER WAIVES THE RIGHT TO A JURY TRIAL AND AGREES THAT CLAIMS SHALL BE BROUGHT INDIVIDUALLY AND NOT AS PART OF A CLASS OR COLLECTIVE ACTION.

11. Governing Law

This Agreement shall be governed by the laws of the State of Oklahoma.

12. Miscellaneous

No waiver shall be valid unless in writing.

Any modification must be in writing signed by both Parties.

If any provision is held unenforceable, the remaining provisions shall remain in effect.

Electronic signatures shall be binding.

13. Materials & Cancellation Policy

Upon approval of work and execution of this agreement, G2 Roofing and Construction may purchase necessary materials to begin the project. The client agrees to be responsible for the cost of any materials that cannot be returned. For materials that are eligible for return, a restocking fee of 15% of the material cost will be charged to the client.

The client retains the right to cancel the approved work within 3-days, (penalty-free cancellation period), of signing this agreement. After this 3-day period, the client will be responsible for any costs incurred, including but not limited to purchased materials, restocking fees, and any labor or scheduling commitments already made. There will be no 15% restocking fee or charges for materials when applicable if canceled within the 3-day period.

The above specifications, costs, and terms are hereby accepted.

DONNA BENCH

DATE