

Ocala Community Redevelopment Agency				
Project Cost Summary				
Application ID:		CRA25-0029		
Address:		903 NE 2nd Street		
CRA subarea:		East Ocala		
No.	Eligible Work	High quote	Low quote	75%
1	Repainting	\$ 10,700	\$ 9,283	\$ 6,962
2	Fencing	\$ 16,283	\$ 14,107	\$ 10,580
3	Landscaping	\$ 15,680	\$ 13,971	\$ 10,478
Total		\$ 42,663	\$ 37,361	\$ 28,021
			Max Grant	\$20,000

# TITAN

FENCE CO.

TITAN FENCE CO  
PROPOSAL / CONTRACT  
352-503-7646  
TITANFENCE.NET

352-348-8017  
Tim 7/21/25  
PREPARED BY DATE

## SPECIAL INSTRUCTIONS

option 2

NAME	Jodi Talmadge
STREET	903 NE 2nd St.
CITY	Ocala
EST INSTALL	PHONE # 352-497-8007
EMAIL	ALT PHONE #

PVC

FOOTAGE 389'

HEIGHT 6'

STYLE Privacy

COLOR white

POSTS 5'

POST CAPS Poly

PICKETS T&B

OPTIONS ☐

ALUMINUM/STEEL

FOOTAGE 49'

HEIGHT 4'

STYLE Abigail

COLOR Black

GRADE Level

PICKETS 5/8"

POSTS 2"

GATE POSTS 2"

OPTIONS ☒ Spear Top

WOOD

☐ PT PINE ☐ CYPRESS ☐ CEDAR

FOOTAGE

HEIGHT

STYLE

PICKETS

RUNNERS

POSTS

GATE POSTS

OPTIONS ☐

CHAIN LINK

FOOTAGE

TYPE

HEIGHT

GRADE

TOP RAIL

LINE POSTS

TERMINAL POSTS

GATE POSTS

BTW ☐ YES ☐ NO

## GATES

QTY	SIZE	TYPE	ARCHED	RACKED	SWING	HINGE
2	5'	SLG P/L	<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> IN <input type="checkbox"/> OUT	<input type="checkbox"/> L <input type="checkbox"/> R
1	5'	SLG Alum.	<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> IN <input type="checkbox"/> OUT	<input type="checkbox"/> L <input type="checkbox"/> R
			<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> IN <input type="checkbox"/> OUT	<input type="checkbox"/> L <input type="checkbox"/> R
			<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> IN <input type="checkbox"/> OUT	<input type="checkbox"/> L <input type="checkbox"/> R
			<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> IN <input type="checkbox"/> OUT	<input type="checkbox"/> L <input type="checkbox"/> R

UNDERGROUND SYSTEMS: Titan Fence Co will perform locates for power, telephone, and cable lines. Purchaser agrees that Titan Fence Co shall not be responsible for or liable for any damage to sprinklers or sprinkler systems, underground pipes, drains, foundations, or any other unmarked underground systems.

WOOD PURCHASE NOTICE: Titan Fence Co shall not be liable for any labor or similar costs, or for any costs or damage which may be associated with the natural characteristics of wood. Wood fences have a tendency to shrink, split, warp, crack and twist in hot, humid weather. Small gaps will appear between the boards and are a common occurrence that does not constitute failure of wood.

RIGHT TO CANCEL: Per Florida and Federal Consumer statutes, this contract may be canceled by either the buyer or the seller in writing by midnight of the third business day after signing, or by postmarked date no later than 3 business days after signing.

## IMPORTANT INSTALL INFORMATION

<input checked="" type="checkbox"/> FENCE TO FOLLOW GROUND CONTOUR	<input type="checkbox"/> FENCE TOP LEVEL
REMOVAL / DISPOSAL	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
CLEARING OF FENCE LINE NEEDED	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
CLEARING TO BE DONE BY	<input checked="" type="checkbox"/> OWNER <input type="checkbox"/> TFC
HOA APPROVAL REQUIRED	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
PERMIT REQUIRED	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
FINISHED SIDE	<input type="checkbox"/> IN <input type="checkbox"/> OUT

<input type="checkbox"/> OPERATOR -	ACTUATOR / PAD	MASTER OR M/S
<input type="checkbox"/> IRB	<input type="checkbox"/> YES <input type="checkbox"/> NO	
<input type="checkbox"/> WIRELESS KEYPAD		
<input type="checkbox"/> TRANSMITTERS 1 OR 2 BUTTON		
<input type="checkbox"/> EXIT PROBE	<input type="checkbox"/> YES <input type="checkbox"/> NO	

ALL DIMENSIONS AND SPECIFICATIONS ARE APPROXIMATE

Sale Price

Materials \$8,424

Labor \$5,683

Total \$14,107

Notes: Warranty

5 year workmanship

Lifetime on materials

Purchaser agrees that final price will be determined by total footage installed, and may be different than estimated. Purchaser also agrees that all products delivered and installed remain the property of TITAN FENCE CO. until full payment is made. Purchaser agrees to all conditions contained both front & back of this contract.

CONTRACT AMOUNT: \$

DEPOSIT AMOUNT: \$ 50%

BALANCE DUE UPON COMPLETION: \$

ACCEPTED BY PURCHASER

CONTRACT DATE



Prepared for:

**Jody Talmadge**  
**903 NE 2nd St**  
**Ocala, FL 34470**

**(352) 497-8627 | luluramone78@gmail.com**



Evaluated on:

**Wednesday, July 23, 2025**

Evaluated By:

**Jonathan Bohdal**

**(352) 844-2677 | jbohдал@gdfencepro.com**

**Getter Done Fence**  
**2500 NW 6th st Suite 105**  
**Ocala, FL 34475**  
**Main (352) 789-4314**  
**www.gdfencepro.com**

# Scope of Work

At Getter Done Fence, we specialize in providing expert fencing solutions tailored to meet your specific needs. Our commitment is to deliver not only top-quality service and craftsmanship but also transparent and competitive pricing.

Based on the requirements and preferences you've shared, we have prepared a detailed estimate for your project. We take pride in our commitment to excellence and your satisfaction is our priority. Should you have any questions about the estimate or wish to discuss further details, we are readily available to assist.

Choosing our services means selecting a skilled team dedicated to creating a fence that not only meets but enhances the safety, privacy, and beauty of your property.

## Section 1

### Aluminum Fence

#### Fencing

Product	Quantity
3- Rail Abigail spear top	9

#### Gates

Product	Quantity
3- Rail Abigail Gate (spear top)	1

#### Notes

N/A



# Vinyl Fence

## Fencing

Product	Quantity
Vinyl white privacy ND 6x6 Sections 1.75"x5.5"x6' rails posts spaced evenly (NO LITTLE SECTIONS) u channel screwed to post per manufacturer's installation requirements 2.5"x8' ss40 galvanized steel pipe driven to a depth of 4'-5' for EACH vinyl post w/ high density stiffeners to securely adapt the vinyl post NO-DIG NO MESS STRONGER AND CLEANER	68

## Gates

Product	Quantity
Vinyl walk gate ND Aluminum Reinforced Gate, all gate hardware is attached using rivets instead of screws with a heavy duty aluminum brace	2

## Notes

N/A

# Costs

## Section: Section 1

Description	Quantity
3- Rail Abigail spear top	9.00
3- Rail Abigail Gate (spear top)	1.00
Vinyl white privacy ND	68.00
Vinyl walk gate ND	2.00
<b>Total Cost:</b> \$16,283.44	

**Total: \$16,283.44**

## Payment Terms

Deposit	<i>Due at bid acceptance</i>	\$8,141.72
Final Payment	<i>Due at project completion</i>	\$8,141.72

## Or finance \$16,283.44 with Wisetack

As low as **\$353.23/mo**  
Pay over time with **Wisetack\***

[See Financing Options](#)

\*All financing is subject to credit approval. Your terms may vary. Payment options through Wisetack are provided by our [lending partners](#). For example, a \$1,200 purchase could cost \$104.89 a month for 12 months, based on an 8.9% APR, or \$400 a month for 3 months, based on a 0% APR. Offers range from 0-35.9% APR based on creditworthiness. No other financing charges or participation fees. See additional terms at <https://wisetack.com/faqs>

THE YARD STOP ULTIMATE OUTDOORS, LLC  
 WWW.YARDSTOPINC.COM  
 4160 WEST HWY 40  
 OCALA, FL 34482  
 (352)368-7599

# Estimate

Name / Address	Ship To	Estimate #	9509	Date	7/21/2025
JODY TALMADGE 903 NE 2ND STREET OCALA, FL 34470 352-497-8627	JODY TALMADGE 903 NE 2ND STREET OCALA, FL 34470 352-497-8627				
Description		Qty	Rate	Total	
903 NE 2ND ST ESTIMATE - ROCK AS MULCH					
ENCORE AZALEA - 3 GAL COLOR: _____		4	36.00	144.00	
BANANA SHRUB - 7 GAL		1	95.00	95.00	
BLACK EYED SUSAN - 1 GAL		6	20.00	120.00	
BLUE DAZE - 1 GAL		7	16.00	112.00	
BLACK DIAMOND CRAPE MYRTLE - 15 GAL		1	215.00	215.00	
CAMELLIA SHI SHI - 3 GAL		1	44.00	44.00	
COONTIE - 3 GAL		2	34.00	68.00	
FOXTAIL FERN - 3 GAL		6	28.00	168.00	
BLANKET FLOWER, GAILLARDIA - 1 GAL		5	20.00	100.00	
SKY PENCIL HOLLY - 7 GAL		2	85.00	170.00	
LANTANA MOUNDING 'ANNE MARIE' - 1 GAL		2	16.00	32.00	
LOROPETALUM CERISE CHARM - 3 GAL		10	36.00	360.00	
REMOVAL AND DISPOSAL OF EXISTING LANDSCAPE DEBRIS, PREP WORK, GRADING AND DELIVERY FEES			1,020.00	1,020.00	
FILL DIRT AND INSTALLATION PER CUBIC YARD		8	75.00	600.00	
INSTALLATION OF WEED BARRIER 3' X 300' COMMERCIAL GRADE WITH PINS PER ROLL		1	245.00	245.00	
INSTALLATION OF DECORATIVE ROCK PER CUBIC YARD TYPE: _____		3	346.00	1,038.00	
INSTALLATION OF LEDGE WALL RETAINING WALL BLOCK 2 - 6 BLOCKS TALL - COLOR: _____		393	15.00	5,895.00	
INSTALLATION OF LEDGE WALL RETAINING WALL CAP - COLOR: _____		115	13.00	1,495.00	
IF NEEDED ST. AUG TURF TO BE INSTALLED AT \$1.80 PER SF					

Thank you for your consideration. We look forward to working with you.

**Total**

ACCEPTANCE OF ESTIMATE - The above specifications, conditions, and prices, are satisfactory to the Customer, and hereby accepted. Yard Stop Ultimate Outdoors is authorized to do the work as specified. Also, this transaction is governed by the Terms and Conditions of Yard Stop Ultimate Outdoors, which have been provided to the Customer.

Customer Signature

THE YARD STOP ULTIMATE OUTDOORS, LLC  
 WWW.YARDSTOPINC.COM  
 4160 WEST HWY 40  
 OCALA, FL 34482  
 (352)368-7599

# Estimate

Name / Address		Ship To		Estimate #	9509	Date	7-21-2025
JODY TALMADGE 903 NE 2ND STREET OCALA, FL 34470 352-497-8627		JODY TALMADGE 903 NE 2ND STREET OCALA, FL 34470 352-497-8627					
Description				Qty	Rate	Total	
<p>*** IRRIGATION SERVICE CALL TO BE INVOICED SEPARATELY AS TIME AND MATERIAL COST @ \$150 PER HR PLUS PARTS ***</p> <p>** IRRIGATION SERVICE CALL REQUIRED TO INSURE VALID 6 MONTH PLANT WARRANTY **</p> <p>*ALL PAYMENTS BY CREDIT CARD WILL HAVE 3% ADDED TO THE EACH PAYMENT TOTAL. NO ADDED COST TO PAY BY CHECK.*</p>							
<p>Thank you for your consideration. We look forward to working with you.</p>				<b>Total</b>		\$11,921.00	
<p>ACCEPTANCE OF ESTIMATE - The above specifications, conditions, and prices, are satisfactory to the Customer, and hereby accepted. Yard Stop Ultimate Outdoors is authorized to do the work as specified. Also, this transaction is governed by the Terms and Conditions of Yard Stop Ultimate Outdoors, which have been provided to the Customer.</p>							
<p>Customer Signature _____</p>							

THE YARD STOP ULTIMATE OUTDOORS, LLC  
WWW.YARDSTOPINC.COM  
4160 WEST HWY 40  
OCALA, FL 34482  
(352)368-7599

# Estimate

Name / Address	Ship To	Estimate #	9483	Date	7/15/2025
JODY TALMADGE 903 NE 2ND STREET OCALA, FL 34470 352-497-8627	JODY TALMADGE 903 NE 2ND STREET OCALA, FL 34470 352-497-8627				
Description		Qty	Rate	Total	
903 NE 2ND STREET 1" PVB PRESSURE VACUUM BREAKER HUNTER PRO C CONTROLLER WITH WIRELESS RAIN SENSOR (3) HUNTER 1" 24V ELECTRIC VALVES (4) HUNTER PGP ROTORS (5) HUNTER 6" SPRAY HEADS TOTAL: **PERMIT AT COST TO CUSTOMER (TBD)**			2,050.00	2,050.00	
Thank you for your consideration. We look forward to working with you.		<b>Total</b>		\$2,050.00	
ACCEPTANCE OF ESTIMATE - The above specifications, conditions, and prices, are satisfactory to the Customer, and hereby accepted. Yard Stop Ultimate Outdoors is authorized to do the work as specified. Also, this transaction is governed by the Terms and Conditions of Yard Stop Ultimate Outdoors, which have been provided to the Customer.					
Customer Signature _____					





# Estimate

Robert Parker  
352-255-6333

creativeoutdoordesigns1@gmail.com  
creativeoutdoordesign.net

ESTIMATE NO.:

201 ISSUE DATE:

Jul 14, 2025

**FROM**

Creative Outdoor Design  
16104 Wilson Parrish Rd  
Umatilla FL 32784  
United States

**TO**

Jody Talmadge  
903 N.E. 2nd St  
Ocala FL 34470  
United States

**DESCRIPTION**

**QUANTITY UNIT PRICE (USD) AMOUNT (USD)**

Landscape Prep

1

1,000.00

1,000.00

Clean up right property line.

Create bed areas

Grade areas

Haul away debris

Paver walk to front door

1

2,000.00

2,000.00

Prep, compacted base, pavers and  
installation, paver restraint edging,  
polysand

Crushed concrete parking area

1

1,160.00

1,160.00

Prep, underlayment fabric, perimeter  
metal edging, crushed concrete, pick  
up, delivery, labor to spread.

Mylch

1

960.00

960.00

Plants and palms, plant material, pick  
up and delivery, planting labor.

1

2,450.00

2,450.00

**DESCRIPTION****QUANTITY UNIT PRICE (USD) AMOUNT (USD)**

Irrigation system

1

3,575.00

3,575.00

Automatic irrigation system to water  
front area.

Sod front lawn areas.

1

2,535.00

2,535.00

Prep, Zoysia grass, pick up, delivery,  
and labor for area shown on plan**Total (USD)****\$13,680.00**

Jody Talmadge  
luluramone78@gmail.com  
(352) 497-8627  
903 NE 2nd St  
Ocala, FL 34470



Proposal # 1834123  
Proposal Date 7/8/2025  
Proposal Amount \$5,432.91  
Job Address 903 NE 2nd St  
Ocala, FL 34470

**Premium Painting**  
3101 SW 34TH AVE #905-201  
Ocala, Florida 34474  
Phone: (352) 888-4989

## Exterior Preparation & Scope of Work

### Exterior Preparation & Scope of Work

To ensure a successful and long-lasting paint job, we have outlined the comprehensive scope of work for the exterior painting project. Please review this document carefully, as it sets forth the steps we will take and outlines the limitations of our services.

#### 1. Initial Exterior Assessment

Our team will conduct an initial assessment of the exterior surfaces, including walls, trims, doors, and other relevant areas. This assessment is visual only and aims to identify obvious issues that may require preparatory work. Hidden or latent issues may not be detected during this assessment and will only become apparent during the preparation process. Any additional work required due to such issues will be communicated to the customer and may incur additional charges.

#### 2. Pressure Washing or Soft Washing

We will arrange for the exterior surfaces to be thoroughly cleaned by a trusted, licensed, professional subcontractor who will be using either a pressure washer or a soft washing system, depending on the surface and its condition. This process removes dirt, mildew, algae, and loose paint to provide a sound surface for painting. The cost of cleaning is covered in the painting scope of work and covers any surfaces directly related to the painting scope of work. If customers wish to have additional areas or accessory items cleaned, they may hire the cleaning contractor separately for those services at their own expense. Any damage resulting from the cleaning process is the sole responsibility of the subcontractor.

#### 3. Surface Repairs

Visible damaged areas, such as cracks or holes, will be repaired and patched using suitable materials. Rotting wood or structural issues must be addressed before painting begins. If wood rot or structural issues are identified, we will recommend a licensed handyman to complete the repairs. You, the customer, are free to hire a handyman or a carpenter at your own expense to address all wood-rot prior to the start of the painting project. These repairs are not included in our quote and will be billed separately by the handyman. We are not liable for delays caused by necessary repairs.

#### 4. Scraping and Sanding

Loose and peeling paint will be scraped and sanded to create a smooth and even surface. This process will be done as necessary to the best of our ability, but customers should be aware that imperfections in older surfaces may remain visible even after preparation.

#### 5. Caulking and Sealing

Fresh caulk will be applied around windows, doors, and gaps to ensure a weather-tight seal. On stucco surfaces, elastomeric stucco patch will be applied to visible cracks. This process does not guarantee complete elimination of future cracking, as structural or environmental factors may cause new cracks to develop.

#### 6. Primer Application

A high-quality primer, such as Loxon conditioner recommended by the paint manufacturer, will be applied to prepared surfaces as needed. This primer enhances paint adhesion and is necessary to meet paint warranty requirements.

#### 7. Warranty Facilitation

If the paint fails due to manufacturer defects, we will facilitate the warranty process by coordinating with a Sherwin-Williams representative to inspect the issue and provide guidance on resolution.

### 8. Masking and Protection

Non-paintable areas, such as windows, fixtures, landscaping, and other surfaces, will be carefully masked and covered with plastic and drop cloths to the best of our ability. Customers are encouraged to remove fragile or valuable items from the work area prior to project commencement including vehicles.

### 9. Color Confirmation

It is the customer's responsibility to ensure paint colors are submitted prior to the project start date to Premium Painting and that any necessary HOA approvals are completed. We are not responsible for any fines or penalties from the HOA. If an HOA approval delay arises, we will adjust the project schedule as needed as long as we receive a notification 72 hours in advance.

### 10. Scheduling

All project scheduling is tentative. While we will provide you with a tentative start date and make every effort to adhere to it, factors beyond our control (e.g., weather, subcontractor availability, or unforeseen project delays) may contribute to schedule adjustments. We will communicate any changes promptly.

### 11. Weather Considerations

We closely monitor weather conditions to ensure proper drying and adhesion of paint. Delays due to inclement weather are unavoidable and will be communicated promptly. We are not liable for weather-related delays or their impact on the project timeline.

### Important Note:

- This scope of work outlines standard preparation practices. Any additional work required outside the scope outlined above, including unforeseen repairs, changes to the original agreement, or customer-requested additions, will require a written change order and may incur additional charges.
- While we strive to achieve the highest level of craftsmanship, we cannot be held liable for pre-existing structural issues, unforeseen damage, or conditions beyond our control.
- Customers are encouraged to review and approve the scope of work prior to project commencement. Your approval serves as acknowledgment of the terms and limitations described herein.

We appreciate your trust in our services and are confident that our thorough preparation process will result in a durable and beautiful exterior paint job for your home.

Item					\$
<b>Whole House</b>					\$4,982.91
Area Note:					
Important: We are not doing any restoration on window panes. All window panes will be painted over as-is.					
Item	Unit	Materials (\$)	Labor/Items (\$)	Tax (\$)	Total (\$)
<b>Siding &amp; Trim</b> - Siding Sherwin-Williams SuperPaint Exterior Satin	1837sqft	\$591.88	\$1,469.60	\$0.00	\$2,061.48
<b>Soffit &amp; Fascia</b> - Trim Sherwin-Williams SuperPaint Exterior Satin	167ft	\$239.80	\$445.33	\$0.00	\$685.13
<b>Door</b> - Doors Sherwin-Williams SuperPaint Exterior Satin	3x	\$161.54	\$600.00	\$0.00	\$761.54
<b>Garage Door</b> - 1 Car - Doors Sherwin-Williams SuperPaint Exterior Satin	1x	\$56.38	\$80.00	\$0.00	\$136.38
<b>Column(s)</b> - Trim Sherwin-Williams SuperPaint Exterior Satin	2x	\$56.38	\$160.00	\$0.00	\$216.38
<b>Front Ceiling</b> - Ceiling Sherwin Williams ProMar 400 Interior (Flat)	68sqft	\$27.36	\$60.44	\$0.00	\$87.80
<b>Back Ceiling</b> - Ceiling	7sqft	\$2.82	\$6.22	\$0.00	\$9.04

Sherwin Williams ProMar 400 Interior (Flat)

<b>Back Railings</b> - Trim Sherwin-Williams SuperPaint Exterior Satin	39ft	\$43.98	\$124.80	\$0.00	\$168.78
<b>Brick Chimney</b> - Trim Sherwin-Williams SuperPaint Exterior Satin	1x	\$56.38	\$240.00	\$0.00	\$296.38
Prep		\$0.00	\$560.00	\$0.00	\$560.00

Product / Service	Total
<b>Wood Rot</b> Repair wood rot shown in photos	\$450.00
<b>Total</b>	\$450.00
<b>Total</b>	<b>\$5,432.91</b>

#### Deposit Required

\$500.00

#### Note

Hey, it's Tanner, owner of Premium Painting - Thanks for letting us have an opportunity to quote your project. We have availability to get started within 3-4 weeks. If you place your deposit, we can get you scheduled in for a free color consultation with our Decorator Donna (She's outstanding!) If you have any questions, please reach out, always happy to discuss! We will do an excellent job on your beautiful home!

#### Terms and Conditions

##### PREMIUM PAINTING INC. SERVICE CONTRACT

##### TERMS AND CONDITIONS

We propose hereby to furnish material and labor - complete in accordance with above specifications. All material is guaranteed to be as specified. All work to be completed in accordance with industry standards in the local area. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. If either party commences legal action to enforce its rights pursuant to this agreement, the prevailing party in said legal action shall be entitled to recover its reasonable attorney's fees and costs of litigation relating to said legal action, as determined by a court of competent jurisdiction. Contractor proposes to provide all labor, material and equipment (unless otherwise specified in this proposal) to complete the work described within this proposal.

##### ADDITIONAL PROVISIONS

Unless otherwise specified herein, the following additional provisions are expressly incorporated into this contract:

##### 1. Contract, Plans, Specifications, Permits and Fees

The work described in this contract shall be done according to the scope of work and the scope of work specifications except in the case of conflict when the provisions of this contract shall have control over both the plans and the plan specifications.

##### 2. Change Orders

Should Owner, construction lender, or any government body or inspector require any modification to the work covered under this contract, any cost incurred by Contractor shall be added to the contract price as extra work and Owner agrees to pay Contractor his normal selling price for such extra work. All extra work as well as any other modifications to the original contract shall be specified and approved by both parties in a written change order. All change orders shall become a part of this contract and shall be incorporated herein.

##### 3. Payment Terms

Full Payment is due upon completion of project. Completion is defined as all items listed on agreement are completed and delivered in accordance with industry standards and the specifications of this agreement.

**Deposit:** We will waive the 2.9% processing fee for any deposit payment of \$500 or less made by credit card. Any credit card payment exceeding \$500 (whether deposit or final payment) will incur a 2.9% credit card processing fee on the amount over \$500.



**Final Payment:** Customer has a right to choose payment method for the final balance. We do not accept cash. We request payment by check made payable to Premium Painting Inc. Client has five (5) days to remit full balance after project completion. There will be a 1.5% monthly interest charge (18% APR) on any overdue amounts after the 5-day grace period. Contractor reserves the right to file a mechanic's lien for unpaid amounts. Non-payment constitutes breach permitting Contractor to pursue all legal remedies.

**Progress Payments:** Contractor reserves the right to invoice for progress payments when project duration exceeds 5 days. Progress payment schedule will be: 30% immediately after the 5 days, 40% of the balance after 10 days, 30% upon completion. Progress payments are due within three (3) business days of invoice. Touchups, furniture replacement, and small accessory items non-painting related are not valid reasons to withhold more than \$500 of the final payment.

#### 4. Owner's Responsibilities

Owner is responsible for the following:

1. To provide all necessary water, electrical power and access to the premises during hours of 8AM to 5PM
2. To provide a storage area on the premises for equipment and materials (if necessary)
3. To relocate and protect any items that prevent Contractor from having free access to work areas including but not limited to: clothing, automobiles, draperies, window treatments, appliances, fixtures, plants, or any other personal effects and properties
4. Contractor will move furniture where necessary but assumes no responsibility for scratched floors or damage during moving
5. Contractor is not responsible for correcting any existing defects discovered during work, including but not limited to: rotting wood, dry rot, structural defects, or code violations
6. Owner warrants that no hazardous conditions exist and will immediately notify Contractor if any are discovered
7. Owner is responsible for obtaining all HOA approvals and ensuring color/finish selections comply with all regulations
8. Owner assumes all risk for damage to landscaping, sprinkler systems, and underground utilities not clearly marked
9. When spray application is used, Owner is responsible for moving vehicles and covering sensitive items at least 100 feet from work area

#### 5. LIMITED WARRANTY

Contractor warrants labor and materials for one (2) years from completion date. This warranty specifically EXCLUDES:

- Normal wear and tear
- Damage from abuse, neglect, or improper maintenance
- Fading due to sun exposure or weather conditions
- Failure of substrate or pre-existing conditions
- Mildew, mold, or moisture damage
- Peeling or failure due to moisture intrusion
- Damage from plants, animals, or irrigation systems

This warranty is exclusive and in lieu of all other warranties, express or implied, including warranties of merchantability or fitness for a particular purpose.

#### 6. LIMITATION OF LIABILITY

**IN NO EVENT SHALL CONTRACTOR'S TOTAL LIABILITY EXCEED THE CONTRACT PRICE. CONTRACTOR SHALL NOT BE LIABLE FOR ANY INDIRECT, INCIDENTAL, CONSEQUENTIAL, SPECIAL, OR PUNITIVE DAMAGES, INCLUDING BUT NOT LIMITED TO LOSS OF USE, LOSS OF PROFITS, OR DAMAGE TO PERSONAL PROPERTY NOT DIRECTLY CAUSED BY CONTRACTOR'S GROSS NEGLIGENCE.**

#### 7. HAZARDOUS MATERIALS

**CONTRACTOR DOES NOT TEST FOR, HANDLE, OR REMOVE ASBESTOS, LEAD PAINT, MOLD, OR OTHER HAZARDOUS MATERIALS.** If such materials are suspected or discovered, work will stop immediately. Owner is responsible for professional testing and remediation at Owner's expense before work can resume. Contractor assumes no liability for hazardous materials. Additional charges may apply for remobilization.

#### 8. Insurance and Indemnification

Contractor maintains general liability insurance. Owner agrees to maintain homeowner's/property insurance covering the premises during the work period. Owner shall indemnify and hold harmless Contractor from any claims arising from:

- Pre-existing conditions or defects
- Owner's failure to disclose known hazards
- Injuries to third parties not caused by Contractor's negligence
- Owner's breach of this agreement
- Claims related to hazardous materials

#### 9. Delays and Force Majeure

Contractor shall not be held responsible for any damage or costs occasioned by delays resulting from: work done by Owner's subcontractors, extra work, acts of Owner or Owner's agent, failure to provide access, shortages of material and/or labor, weather conditions (including but not limited to rain, temperatures below 50°F or above 90°F, high winds), fire, strike, war, governmental regulations, pandemic, or any other contingencies unforeseen by Contractor or beyond Contractor's reasonable control. Completion dates are estimates only. Time is not of the essence.

#### 10. Subcontractors

Contractor may subcontract pressure washing and surface preparation services only. All painting work will be performed by Premium Painting Inc. employees. Contractor maintains control over and responsibility for subcontracted washing services but is not liable for subcontractor's independent negligent actions beyond scope of work.

#### **11. Color and Finish Approval**

Owner must approve all colors, finishes, and sheen levels in writing before application. Paint will be applied to a test area for Owner approval when requested. Contractor is not liable for dissatisfaction with approved color selections or for variations in color matching due to substrate, lighting, or manufacturing differences.

#### **12. Spray Application and Overspray**

When using spray equipment, Contractor will use reasonable care including masking and shielding to prevent overspray. Owner acknowledges that some overspray may occur despite precautions, especially in windy conditions. Contractor is not liable for wind-carried overspray beyond Contractor's reasonable control.

#### **13. Documentation**

Contractor may photograph and video work areas before, during, and after work for documentation and marketing purposes. Owner's address will not be disclosed without permission.

#### **14. Cleanup**

Upon completion, Contractor will remove all debris and surplus materials and leave premises in a broom clean condition. Contractor is not responsible for paint dust that may settle after completion.

#### **15. Right to Stop Work**

If any payment is not made as per this contract, Contractor shall have the right to stop work and keep the job idle until all past due payments are received, without liability for delay. Any costs incurred by failure to access the work area will incur a charge of \$100 per hour.

#### **16. Dispute Resolution**

All disputes shall first be submitted to mediation through a mutually agreed mediator. If mediation fails, disputes shall be resolved through binding arbitration under AAA Construction Industry Rules. Each party bears own attorney fees regardless of outcome, except for collection actions where prevailing party recovers fees.

#### **17. Collection**

Owner agrees to pay all collection fees and charges including but not limited to all legal and attorney fees that result should Owner default in payment of this contract. Overdue accounts are subject to interest as specified in Section 3.

#### **18. Integration and Acceptance**

This contract constitutes the entire agreement between the parties and supersedes all prior negotiations, representations, and agreements. No oral agreements or understandings exist between the parties. Changes to this agreement must be in writing, signed by both parties. Changes may incur additional charges.

#### **19. Cancellation Rights**

**BUYER'S RIGHT TO CANCEL:** You, the buyer, have the right to cancel this contract within three (3) business days. You may cancel by e-mailing, mailing, texting or delivering written notice to the contractor at the contractor's place of business by midnight of the third (3rd) business day after you sign and date this contract.

#### **20. Severability**

If any provision of this contract is deemed invalid or unenforceable, the remaining provisions shall continue in full force and effect.

#### **Sign And Date To Accept Proposal:**

Customer Signature:

Date:

	<p><b>Black Rhino Painting LLC.</b></p>	<p>Douglas and Abigail Savi 4405 SE 14th St Ocala, FL 34471 Phone: 352-804-9994</p> <p>black.rhino.painting.abq@gmail.com www.blackrhinopaintingservice.com</p>
---	---	---

***Customer:***

*Jody Talmadge*

*903 NE 2<sup>nd</sup> st Ocala FL*

*Estimate sent: 7-14-25*

**Job to be completed: Replace rotted soffit/fascia/trim of exterior.**

Scope of work:

**1. Soffit Removal and Replacement**

Remove approximately 90 linear feet of existing 1x12 wood soffit.

Install approximately 90 linear feet of 1/2" x 12" fiber cement Hardie soffit.

Fasten per manufacturer specs.

Estimated Cost: \$1,500

**2. Fascia Removal and Replacement**

Remove approximately 110 linear feet of 1x6 fascia.

Install new 1x6 wood fascia.

Estimated Cost: \$1,350

**3. Corner Trim Replacement (Wood)**

Remove existing metal outside corner trim and cut back siding to properly receive 1x4 material.

Install new 1x4 x 10' wood corner trim boards. (4) Corners at front of house.

Estimated Cost: \$400

**4. Garage Door Trim Repair**

Remove rotten wood around garage door opening.

Install new wood jamb and casing on the top, left, and right sides.

Estimated Cost: \$600

Summary of Estimated Costs

Soffit Replacement \$1,500

Fascia Replacement \$1,350

Wood Corner Trim Replacement \$400

Garage Door Jamb & Casing Repair \$600

**Base Total \$3850**

Includes all labor, materials, and debris removal.

**\*\*\*3% charge if using card. We accept cash, check or card ONLY**

**Any additional requests for work are subject to additional charge.**

**Start** of Job Customer Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**Completion** of Job Customer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

	<b>Painting LLC.</b>	black.rhino.painting.abq@gmail.com www.blackrhinopaintingservice.com
---	----------------------	---

**Customer:**

*Jody Talmadge*

*837 NE 2<sup>nd</sup> st Ocala FL*

*Estimate sent: 7-16-25*

**Job to be completed: Paint exterior stucco walls, trim, soffit, fascia and doors. Includes front and back porch.**

***Preparation: Power wash exterior. Mask windows, concrete, and landscaping. Scrape any loose paint. Repair any cracks or nail holes. Remove dirt/gravel from foundation. Caulking and putty to gaps as necessary.***

***Paint: Two coats to all surfaces. Duration paint product from Sherwin Williams. Colors to be chosen by owner.***

**Price: \$11,000 (-\$300 new customer discount); \$10,700.00**

**Due to start job: \$5,350.00**

**Due at time of job completion: \$5,350.00**

**\*\*\*\*3% charge if using card. We accept cash, check or card ONLY**

**Any additional requests for work are subject to additional charge.**

**Black Rhino Painting to provide paint and materials.**

**2 year warranty on labor**

**Time to complete job: 3 weeks**

**Start of Job Customer Signature:**

**Date:**



Jimmy H. Cowan, Jr., CFA

# Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

## 2025 Property Record Card

2820-044-002

[GOOGLE Street View](#)

Prime Key: 1220041

[MAP IT+](#)

Current as of 8/6/2025

### Property Information

TALMADGE JODY  
837 NE 2ND ST  
OCALA FL 34470-6753

Taxes / Assessments:  
Map ID: 179  
Millage: 1001 - OCALA

M.S.T.U.

PC: 01

Acres: .29

Situs: 903 NE 2ND ST OCALA

### 2024 Certified Value

Land Just Value	\$29,070
Buildings	\$54,852
Miscellaneous	\$190
Total Just Value	\$84,112
Total Assessed Value	\$84,112
Exemptions	\$0
Total Taxable	\$84,112

Ex Codes:

### History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$29,070	\$54,852	\$190	\$84,112	\$84,112	\$0	\$84,112
2023	\$29,070	\$62,737	\$0	\$91,807	\$91,807	\$0	\$91,807
2022	\$29,070	\$49,289	\$0	\$78,359	\$53,980	\$0	\$53,980

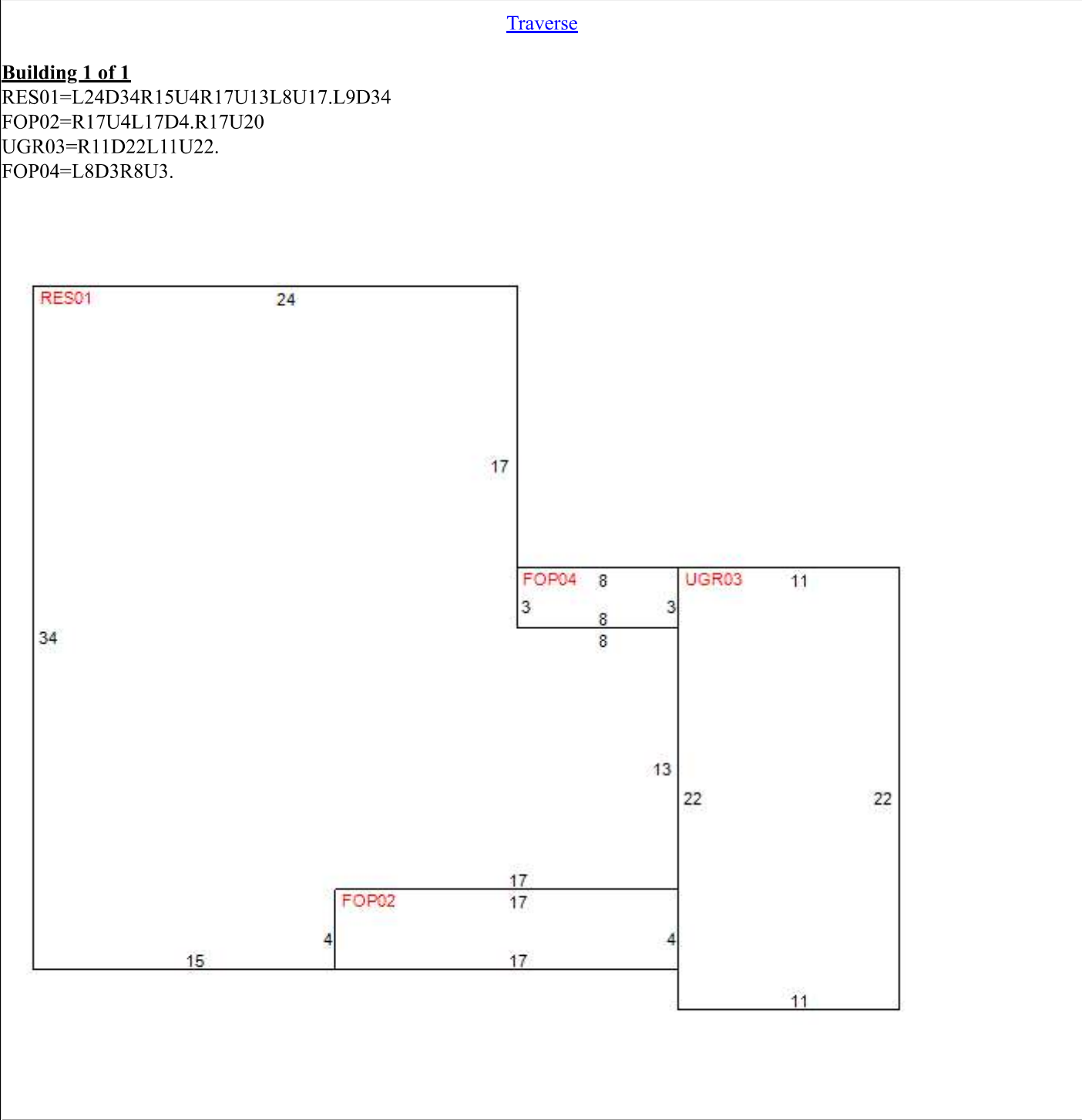
### Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">8647/1706</a>	06/2025	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$175,000
<a href="#">7775/0369</a>	04/2022	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$80,000
<a href="#">4760/1266</a>	04/2007	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$105,000
<a href="#">2202/1001</a>	11/1995	08 CORRECTIVE	0	U	I	\$100
<a href="#">2191/1929</a>	12/1992	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$25,000
<a href="#">2031/0752</a>	12/1992	51 AGR-DED	9 UNVERIFIED	U	I	\$25,000
<a href="#">1597/0035</a>	08/1989	71 DTH CER	0	U	I	\$100
<a href="#">1597/0036</a>	10/1985	74 PROBATE	0	U	I	\$100

### Property Description

SEC 17 TWP 15 RGE 22  
PLAT BOOK B PAGE 244  
CALDWELLS ADD OCALA

<a href="#">Land Data - Warning: Verify Zoning</a>												
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		60.0	210.0	R3	60.00	FF						
Neighborhood 4701												
Mkt: 8 70												



<a href="#">Building Characteristics</a>		
Improvement	1F - SFR- 01 FAMILY RESID	Year Built 1948
Effective Age	7 - 30-34 YRS	Physical Deterioration 0%
Condition	4	Obsolescence: Functional 0%

Quality Grade		400 - FAIR		Obsolescence: Locational		0%				
Inspected on		4/23/2024 by 218		Architecture H - HISTORICAL RESIDENCE						
				Base Perimeter 132						
Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area	
RES	0110	- ASBESTOS SHNGL	1.00	1948	N	0 %	0 %	884	884	
FOP	0201	- NO EXTERIOR	1.00	1948	N	0 %	0 %	68	68	
UGR	0310	- ASBESTOS SHNGL	1.00	1948	N	0 %	0 %	242	242	
FOP	0401	- NO EXTERIOR	1.00	1948	N	0 %	0 %	24	24	
Section: 1										
Roof Style: 10 GABLE			Floor Finish: 32 HARDWD ON WOOD			Bedrooms: 2		Blt-In Kitchen: Y		
Roof Cover: 08 FBRGLASS SHNGL			Wall Finish: 20 PLASTER			4 Fixture Baths: 0		Dishwasher: Y		
Heat Meth 1: 22 DUCTED FHA			Heat Fuel 1: 10 ELECTRIC			3 Fixture Baths: 1		Garbage Disposal: N		
Heat Meth 2: 00			Heat Fuel 2: 00			2 Fixture Baths: 0		Garbage Compactor: N		
Foundation: 3 PIER			Fireplaces: 0			Extra Fixtures: 2		Intercom: N		
A/C: Y								Vacuum: N		
<a href="#">Miscellaneous Improvements</a>										
Type				Nbr Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE				156.00	SF	20	1950	3	0.0	0.0
<a href="#">Appraiser Notes</a>										
<a href="#">Planning and Building</a>										
<a href="#">** Permit Search **</a>										
Permit Number		Date Issued		Date Completed		Description				
BLD22-2095		7/8/2022		-		SUNROCK CAPITAL LLC / RE-ROOF				