

Cast Construction, Inc.

PO Box 190, Glen Lyn, VA 24093
(540)726-7203

September 1, 2017

Bath House

Invoice:

Dr. Pippa Chapman
Angel Rest Hiker Haven

Job Scope: This is the final Draw request for the construction work that has been completed through September 1, 2017. The following have been fully completed:

- 1) All permits acquired.
- 2) Excavation complete.
- 3) Footers complete.
- 4) Foundation walls complete.
- 5) Termite treatment.
- 6) Roof finished.
- 7) Deck complete.
- 8) Rough and finish plumbing complete and inspected.
- 9) All electrical work complete and inspected.
- 10) Insulation complete.
- 11) Drywall complete.
- 12) Deck complete.
- 13) Kitchen cabinets complete.
- 14) Acoustical ceilings complete.
- 15) Hot water tank installed.
- 16) Siding and exterior trim installed.
- 17) Bathroom fixtures and accessories installed.
- 18) Floors complete.
- 19) Interior trim completed.
- 20) Final inspection and Occupancy Permit issued.
- 21) Health Department inspection complete.

This fulfills the contracted part of the work.

Contract Amount	\$70,504.73	(Amount remaining- \$1,565.60)
Sewer Line Approx. 600' (Pd.)	6,000.00	
Water/Sewer Tap Fee for service (Pd.)	900.00	
Kitchen/Laundry Room Roof (Pd.)	1,861.83	
Buried Electric Service & Water line (Pd.)	7,849.76	
Stonework on the rear wall (Due)	1,679.96	(Amount remaining- \$1,679.96)
Extra load of gravel (Due)	81.08	(Amount remaining- \$81.08)
Paving repairs to the driveway (Due to J&M Paving)	1,500.00	(Amount remaining- \$1,500.00)
Total Amount	\$90,377.36	Amount Due- \$4,826.64

Pay in Fall

Sewer Hook-Up



Giles County, VA

Disclaimer: The information contained on this page is NOT to be construed or used as a survey or 'legal description'. Map information is believed to be accurate but accuracy is not guaranteed.

The William G. Simmons Co.

Electrical Division
Industrial, Commercial, Residential

Post Office Box 386
Narrows, VA 24124
(540) 626-3475 Fax and Phone



Bill To
Pippa Chapman 513 Wenonah Ave. Pearisburg, VA 24134

Invoice

Date	Invoice #
8/6/2018	2807

P.O. No./Project	Terms	Due Date
	Net 30	9/5/2018

Project
24198

Quantity	Description	Rate	Amount
1	Labor and material for a 400 amp service with disconnects, NEMA 3R 40 cir. panels, grounding system, small bldg. circuit redo, garage recircuit and tie in and camp sites with 30 AMP 120V & 20 AMP GFI camper outlet units. Includes tie in's after power is installed \$8458.36	0.00	0.00
1	Partial payment for 2 split payments	4,400.00	4,400.00

Total	\$4,400.00
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Payments/Credits	\$0.00
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Balance Due	\$4 400.00
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796.70

Invoice

W G SIMMONS, Electrical Division

P.O. Box 386

Narrows, Va 24124

Fax and Phone: 540-626-3475

Date	Invoice #
7/5/2018	24181

Bill To

PIPPA CHAPMAN
513 WENONAH AVE.
PEARISBURG, VA. 24134

P.O. No.	Terms	Due Date	Project
VERBAL	Net 30	8/4/2018	2807

Quantity	Description	Rate	Amount
1	LABOR AND MATERIAL FOR 30 AMP 120V CIRCUIT AND RV RECEPTACLE AT HIKER HAVEN	796.70	796.70
Date Paid: _____		Total	\$796.70
Amount: \$ _____			
Check #: _____			

Net to Bonhous

575.00

Invoice

W G SIMMONS, Electrical Division

P.O. Box 386

Narrows, Va 24124

Fax and Phone: 540-626-3475

Date	Invoice #
4/23/2018	24111

Bill To

PIPPA CHAPMAN
513 WENONAH AVE.
PEARISBURG, VA. 24134

pd

Next to Bankhouse

P.O. No.	Terms	Due Date	Project
VERBAL	Net 30	5/23/2018	2807

Quantity	Description	Rate	Amount
1	LABOR AND MATERIAL TO REPAIR DAMAGED ELEC. SERVICE	575.00	575.00
		Total	\$575.00

pd

Date Paid: _____

Amount: \$ _____

Check #: _____

PROPOSAL SUBMITTED TO:

Name
Address
Phone Number

WORK TO BE PERFORMED AT:

Name
Address Hiker Haven
Date of Plans 4-27-22

Mike's Budget Tree Service hereby propose to furnish the materials and perform the labor necessary for the completion of:
CUT TREE DOWN

100 applied
to Cheryl's acct
11-12-2023
350.00 applied
to Mike's Acct
11-12-2023

All material is guaranteed to be as specified, and the above work to be preformed in accordance with specifications submitted for above work and completed in a substantial workmanlike manner for the sum of \$ 450.00 , with payment to be made at the completion of the job.

Note-This proposal may be withdrawn by us if not accepted within 90 days or at the option of Mike's Budget Tree Service for any reason

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All jobs will be completed in a timely manner. NO VERBAL AGREEMENTS WILL BE HONORED

Proposal respectfully submitted by

Mike Wilburn

Mike Wilburn, Owner

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.
Payment will be made upon job completion.

Date: _____

Authorized Person _____

Mike Wilburn _____

Please contact Mike's Budget Tree Service at (540) 921-2034 with any questions or comments. Thank you for business!



Tree Removal • Stump Grinding 24HR
Emergency Service

PROPOSAL

Mike's Budget

Tree Service

201 Summit Dr.

Pearisburg, VA 24134

(540)921-2034

Because Money Doesn't Grow On Trees

PROPOSAL SUBMITTED TO:

Name
Address
Phone Number

WORK TO BE PERFORMED AT:

Name <i>Hiker's Haven</i>
Address
Date of Plans

Mike's Budget Tree Service hereby propose to furnish the materials and perform the labor necessary for the completion of:

<i>Cut tree down.</i>
<i>Chip Brush</i>

*Applied to
Mikes Budget
11.12.2023*

All material is guaranteed to be as specified, and the above work to be preformed in accordance with specifications submitted for above work and completed in a substantial workmanlike manner for the sum of \$ 650.00 , with payment to be made at the completion of the job.

Note-This proposal may be withdrawn by us if not accepted within 90 days or at the option of Mike's Budget Tree Service for any reason

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All jobs will be completed in a timely manner. NO VERBAL AGREEMENTS WILL BE HONORED

Proposal respectfully submitted by

Mike Wilburn
Mike Wilburn, Owner

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made upon job completion.

Date: _____

Authorized Person _____

Mike Wilburn _____

Please contact Mike's Budget Tree Service at (540) 921-2034 with any questions or comments. Thank you for business!



Tree Removal • Stump Grinding 24HR
Emergency Service

PROPOSAL

Mike's Budget

Tree Service

201 Summit Dr.

Pearisburg, VA 24134

(540)921-2034

Because Money Doesn't Grow On Trees

PROPOSAL SUBMITTED TO:

Name
Address <u>Hiker Haven</u>
Phone Number

WORK TO BE PERFORMED AT:

Name
Address
Date of Plans <u>6-1-22</u>

Mike's Budget Tree Service hereby propose to furnish the materials and perform the labor necessary for the completion of:

TAKE THE TOPS OUT OF 8 LARGE PINE TREES THAT
ARE HANGING OVER THE SHEAD
CHIP ALL BRUSH, HAUL AWAY ALL WOOD \$50.00 EACH
CLEAN UP

X 8
4400.00 Pd in full
OK # 2657

All material is guaranteed to be as specified, and the above work to be performed in accordance with specifications submitted for above work and completed in a substantial workmanlike manner for the sum of \$ 4400.00, with payment to be made at the completion of the job.

Note-This proposal may be withdrawn by us if not accepted within 90 days or at the option of Mike's Budget Tree Service for any reason

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All jobs will be completed in a timely manner. NO VERBAL AGREEMENTS WILL BE HONORED

Proposal respectfully submitted by

Mike Wilburn

Mike Wilburn, Owner

ACCEPTANCE OF PROPOSAL

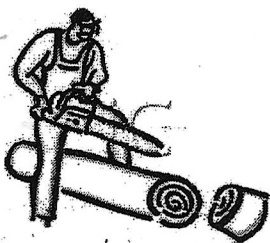
The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made upon job completion.

Date: _____

Authorized Person _____

Mike Wilburn _____

Please contact Mike's Budget Tree Service at (540) 921-2034 with any questions or comments. Thank you for business!



Tree Removal • Stump Grinding 24HR
Emergency Service

PROPOSAL

Mike's Budget

Tree Service

201 Summit Dr.

Pearisburg, VA 24134

(540)921-2034

Because Money Doesn't Grow On Trees

PROPOSAL SUBMITTED TO:

Name
Address
Phone Number

WORK TO BE PERFORMED AT:

Name <i>Hiker Haven</i>
Address
Date of Plans <i>6-6-22</i>

Mike's Budget Tree Service hereby propose to furnish the materials and perform the labor necessary for the completion of:

*REMOVAL OF 8 LARGE PINE TREES AND ONE LARGE
CHERRY TREE. CHIP ALL BRUSH, HAY AWAY ALL WOOD
AND DEBRIS CLEAN UP MESS*
9 TREES 700 EACH

All material is guaranteed to be as specified, and the above work to be performed in accordance with specifications submitted for above work and completed in a substantial workmanlike manner for the sum of \$ 6300.00, with payment to be made at the completion of the job.

pd 3300 11-12-25
11-10 CK 2662

Note-This proposal may be withdrawn by us if not accepted within 90 days or at the option of Mike's Budget Tree Service for any reason

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All jobs will be completed in a timely manner. NO VERBAL AGREEMENTS WILL BE HONORED

Proposal respectfully submitted by

Mike Wilburn

Mike Wilburn, Owner

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made upon job completion.

Date: _____

Authorized Person _____

Mike Wilburn _____

Please contact Mike's Budget Tree Service at (540) 921-2034 with any questions or comments. Thank you for business!

Invoice

599859

[illegible]

Kenneth Smith

P.O. Box 235

Rich Creek Va. 24147

INVOICE
DATE

12-17-24

CUSTOMER
ORDER NUMBER

Invoice

Angel's Rest Hikers Haven

204 Douglas Ln.

Pearisburg Va. 24134

SHIP TO:

Located laundry Room

200 Douglas

SHIPPED VIA

TERMS

E.O.B.

QTY SHIPPED

DESCRIPTION

UNIT

AMOUNT

- Drain hot water heater due to leaking around the tank

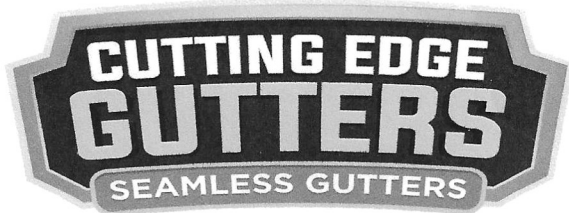
- Remove hot water heater from under the counter top

- Installed new hot water heater, moved the water lines out from under the counter top to be able to hook up new water heater

- Installed new ball valve on cold water side and put the T+P valve discharge through the floor into the crawl space

Total

\$ 1,150.00



CONSTRUCTION AGREEMENT

Date: 4/17/25

Homeowner(s) Name(s) Pippa Chapman
Address 200 Douglas Ln City Pearisburg Zip 24134
Phone 922-2178 Email pippa540@gmail.com
Financing: Yes or (No)

Details of Work to be Performed:

L.F. of Soffit	<u>0</u>	Color	_____	Location	_____
L.F. of Fascia	<u>0</u>	Color	_____	Location	_____
L.F. of Gutter	<u>160</u>	Color	<u>White 6"</u>	Location	<u>Whole Home</u>
L.F. of Guard	_____	Color	_____	Location	_____
# of Downspouts	<u>6</u>				

Brand of Gutter Guards (Circle): ShurFlo HydroFlo

Additional: 10' PVC Drain Tile

Breakdown of Items in Agreement:

Value:

<u>Remove & Install New 6" White Gutter</u>	_____
<u>10' PVC Drain Tile w/ Pop-up Emitters</u>	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Total Value:

You, the homeowner, may cancel this agreement at any time prior to midnight of the third business day after the date of this agreement. If a cancellation is needed after the cancellation period and is agreed upon by both parties, a 30% cancellation fee and 10% commission of the total amount of the project will be deducted. By signing below, the Homeowner indicated having read and understood all the terms of this agreement.

Your Price

\$3,770.00

Homeowner Print

Homeowner Signature

Date

Homeowner Print

Homeowner Signature

Date

Cutting Edge Gutters Authorized
Rep Print

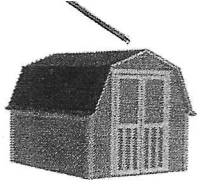
Cutting Edge Gutters Authorized
Rep Signature

Date

01-11

11-12

2485.00



Cherokee RENTALS

Relax Shack

VIRGINIA

PO Box 120 · Woodleaf, NC 27054 · www.mycherokeerental.com
Phone: 888-644-9638 · Fax: 704-748-0048

Contract # 2104260247

Date: 04-26-2021 2:56:22 PM EST

Rental Customer Pippa Chapman Primary Phone 540-922-2178
Mailing Address 200 Douglas Ln Secondary Phone 540-787-4076
City Pearisburg State VA Zip Code 24134
County Giles Sales Tax Rate 5.3%
Email Address: angelsresthikershaven@gmail.com
Physical Address: 204 Douglas Ln State VA Zip Code 24134
Reference (not living at same address) Name: Michael Phone: 605-490-1163

In this Agreement, "we," "us," and "our" means Cherokee Rentals as Lessor. "You" and "your" means the person(s) signing this Agreement as the Lessee/Rental Customer. "Agreement" means this Rental-Purchase Agreement. "Property" means the rental Property described below.

1. **Description of Property:** Size 10x16 Style alpine Construction wood
Sidewall Color Wicker Trim Color Wicker
Roof Color Forest Green Roof Type metal
Cash Price \$ 5102 (not including sales tax) Serial # BRS/11/0121
Condition New (if used, note condition) N/A
Rental Ownership Term 24 Months

2. **Customer Reserve Account (Optional):** If you choose, you can reduce the amount of your monthly rental payment by depositing money into your CRA. You can apply funds in your CRA to your early purchase option (Item 5). If you return the Property, we will return the funds in your CRA less any amount you owe us as of the date of return within 20 days. If you deposit \$ 2,223.11 into your CRA, this will reduce your rental payment as shown below:

Rental Payment Without CRA \$ 303.69, + sales tax \$ 16.10, + LDW \$ 8.00, = TOTAL \$ 327.79
Rental Payment With CRA \$ 171.36, + sales tax \$ 9.08, + LDW \$ 8.00, = TOTAL \$ 188.44
*Taxes are subject to changes in the tax rate.

3. **Rental Term and Payment Schedule:** This Agreement is for an initial term of two months. After that, you have three options: (a) continue using the Property by making a rental renewal payment in advance; (b) purchase the Property (see item 5); or (c) return Property to us with no further obligation, except for any past due payments.

4. **Other Charges:** (a) **Late Fees:** If you fail to make a renewal payment within 10 days after the renewal date, you must pay a \$20.00 late fee. (b) **Liability Damage Waiver "LDW" (Optional):** If you choose this option by paying a monthly fee of \$ 8.00, you will not be liable for loss of or damage to the Property from fire, storm, flood or other Act of God. You must be current on all payments due to claim LDW. LDW does not cover loss or damage due to you or your family's willful acts or gross negligence. LDW does not cover mysterious disappearance or loss from theft. By your initials you this coverage.

5. **Initial Rental Payment:** Your initial payment due when you sign this Agreement includes the following charges:

a. Initial Rental Payment (2 Months)-----	\$ <u>342.72</u>
b. Initial Sales Tax-----	\$ <u>18.16</u>
c. Liability Damage Waiver (Optional)-----	\$ <u>16.00</u>
d. Customer Reserve Account (Optional CRA)-----	\$ <u>2,223.11</u>
e. Total Initial Payment-----	\$ <u>\$2599.99</u>

6. **Rental Purchase Ownership:** If you make 24 monthly rental payments in a row, we will apply the balance in your Customer Reserve Account, plus sales tax, and you will own the Property. You will have paid a **Total Cost** of \$ 6,335.75 not including Liability Damage Waiver or sales tax. Or, you can exercise an early purchase option at any time by paying 70 % of the remaining payments, plus the funds in your CRA, if any, plus sales tax for ownership. You will not obtain ownership unless you pay the Total Cost or exercise your early purchase option. The Total Cost does not include other fees and charges like sales tax, LDW, or late fees.