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Bulder Trend info@buldertrend.com 107 Emails

Dec 3, 2021

1 mo  
YBH  
delay

Kerri post  
JAN 12TH 2022

1st apology - covid/vacation "messed up their turnaround time"

1/13/22 Kerri post: 2 FLOOR PLAN IDEAS

1/28/22 I asked to see a completed YBH

1/31/22 me: let's hold off, until I see YBH  
on design time

2 weeks  
YBH  
delay

2/10/22 Kerri states on vaca until 2/23/25  
I M TO BUILD

2/11/22 ? I M QUOTED 300's  
FINISHING COSTS really 700K?  
CAN WE GET A BREAKDOWN # ? PLAN B

2/16/22 CHRIS/MATT/KERRI

MATT STATES HE'S PUTTING TOGETHER, "A HIGH LEVEL VIEW  
OF APPROX COSTS

2,061 @ 350 p/s if \$721,350

"WINDOWS ARE INCLUDED IN INSTALL PACKAGE"

3/7/22 Kerri to move forward Signed contract 50% deposit  
approval of plans by 3/21/22

Our Standard process 20% up 30% dep before materials ordered

3/8 I asked about Hartford Carriage house

Kerri stated 212K VS 312K Hill house

3/17/22 <sup>matt (engld)</sup> Showed me a design for a garage that they had done

3/21/22 I will talk to lender

(2)

3/25/22 Kerri - "Promotion" 2% off Jan 22 pricing  
pressure Sign production contract by 5/1/22  
complete production by 10/1/22  
extra 2% off

3/28/22 I mention "Paul's discount" on top?

3/30/22 Kerri yes, BUT Sign contract by 4/7 50% dep  
approve window order by 4/7 or window price ↑  
final design + approve production by 5/1.

(305/620)  
before discounts  
+ tax  
+ shipping

4/1/22 ER w/ LEILA  
I will wire \$153,000 Thursday

I Sent referral buyer to YBH

4/1/22 Kerri asks if I will proceed before window  
price increase. (7% increase)

Sign contract 150% dep. by 4/7 balance due

Kerri "Sorry for having to move so fast"  
but I def want to save you as  
much as possible

earliest 6/15  
later summer  
i.e. Kelly  
(July or later)

4/7/22 Matt: only change blk windows, everything else is  
the same as the hill house for specs

4/8/22 Kerri "We rec'd your & ordered your windows"

4/15/22 Kerri "This week got away from me" Plans:  
revising the windows, extending loft over entry, update  
structural needs to site - slab? crawl space?  
basement?

(3)

4/15/22 Shower & tub sent pics

4/18/22 Kerri ZOOM TO REVIEW? (Maybe 1st Zoom!)

4/19/22 "Bathroom windows full length w/ tub?" Kerri?  
me: ITS OK AS IS.

5/2/22 Kerri other changes?

5/11/22  
5/9/22 me: Bar nook included? Kerri - can add on

5/12/22

Kerri: WINDOWS ETA (tentative) August/Sept 2022

5/20/22 Kerri (Mike pomeroy

Kerri: Changes finalized so they can engineer plans  
add garage?

5/23/22 me: garage under master

5/24/2022 lot slope (Kerri) garage T/L

5/26/22 me: blasting for garage slope doesn't matter  
Kerri: "I'm not well versed in siting"

5/31/22 Kerri Chris talked to Martin W.

"you were right all along"

Kerri: ED GC or someone else?

6/1/22 plans shared by Mike pomeroy

6/1/22 Kerri: order bathroom windows?

6/18/22 me: Garage is not drive down style

6/19/22 Kerri: no garage?

6/28/22 we did order your bathroom windows (Kerri) basement?

6/29/22 me: BLASTING QUOTE WAS 38K!

\* 6/30/22 10 day vacation Kerri will finalize pricing -  
tentative delivery

Kerri: FINAL PAYMENT FOR PRODUCTION bulk of windows arriving Sept/Oct 2022 when  
we can complete production

deby 6/28/22 Kerri "Chris is in training this week"

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Kerri "I DON'T WANT TO RUSH YOU"  
"LET US KNOW IF YOU NEED MORE TIME"

Kerri  
1 week  
delay

7/12/22 Me: Meeting w/ Blayter  
1st floor Bathroom too long  
no response

7/14/22 too ledgy for ~~basement~~ garage sloping issue  
full basement w/ added bathroom plowing

7/15/22 Matt: Kerri away back next week

7/18/22 Kerri: adjust bath, remove garage  
keep basement 7 ft ceiling  
finished plans (construction set) otherwise  
would you be comfortable September final balance due  
I have to finalize your pricing but will that timing work?

7/20/22 Me: my GC  
Kerri: We are working on the plans

7/20/22 Me: Blasting quote doubled to \$80K  
now chipping involved - takes more time  
Foundation late October or early Nov 22  
WINTER CLOSING IN.

Kerri "IT'S OK IF YOU NEED MORE TIME"

7/25/22 Me: COST ?'S ON CREW

5:20 pm Kerri: I WILL SEND W/ YOUR  
UPDATED PRICING - FINALIZE TODAY

PROVIDED "DUMONT PRICING" later removed

"FILE NOT FOUND"  
removed, name changed, unavailable

7/29/22 Kerri Garage change doesn't effect pricing  
We are finalizing plans and will get to you  
for review, will send next week

8/1/22 me: Bld height? note on plans?

8/2/22 me: 3 bedroom to show on plans not 2 bedroom

Kerri: Sorry, yes, office to bedroom

Kerri: construction plans avail this week  
Chris & Matt working w/ me to get  
my approval and begin prep for  
production

8/3/22 Selections packet Kim Bamstead - Beam stains

8/8/22 sample sent for 8/19 week

8/15/22 matt: ZOOM For Build Plans meeting

8/18/22 Minwax classic grey on bayview

8/18/22 Me: Finalized end of driveway  
Series of issues w/ sitework  
CROW/ Blasting/elec./  
TOO COSTLY, TOO INVOLVED

8/19/22 zoom (#2 OR #3)? DID NOT happen



8/24/22 Chris out sick this week

YB#  
delay  
Chris  
out sick

8/29/22 me: Heart issue - serious - left heart  
CAN WE PUT OFF UNTIL SPRING? cath

8/29/22 Chris, matt, Kerri Covid procedure

KERRI: YES WE CAN PUT OFF

Health most imp.

production this year or  
push out until spring?

(6)

9/9/22 Matt follow up re: production  
me: let you know after medical appt

9/10/22 heart procedure monday

9/15/22 heart ok, procedure ok on rest  
when is final payment due if production  
is in december?

9/16/22 Final payment due in late Dec. 2022  
Need decision by end of next week.

9/19/22 me: How will pricing change if I delay?  
estimate available?

9/20/22 Matt: hard to say on pricing  
we can run them now and let  
you know.

me:

9/21/22 Builder not responding re: meeting

NO emails until

2/4/23 Matt: Haven't been in touch in some time  
Can I get an update on your timeline?

2/13/23 me: No Trucks on Road until late May  
Foundation delayed until after May

2/14/23 Matt: "NO PROBLEM We are pretty backed up here"  
"It's been a busy start to the year"

Matt: "all we need is your approval"

Sept 22 -  
my life  
Feb 2023

me:

2/17/23 June for foundation - Is that OK?  
cost for slider window?

2/23/23 matt: ± will get cost hopefully  
next week.

3/1/23 matt: price \$5,640 LMK

me:

3/20/23 questions re: foundation plan

4/1/23 matt: checking in on project  
Builders schedule

4/18/23 me: I wasn't thrilled that changes were made  
to the foundation plan w/o consulting me,  
& that these changes were incorporated  
into a plan that was not discussed w/ me.  
I don't want any decisions made by ed w/o my  
involvement.

taking my architect's suggestion & doing a slab.  
— Substantial savings

architect heated bumpout for mechanicals  
How far out are current delays?

4/19/23 matt: Slab will be less expensive  
we will make sure you are looped in before  
any changes are made  
Sept 2023 production schedule at this time

4/20/23 Matt: attached finance sheet

4/26/23 Matt: Final full payment needs to be disbursed & paid during the final days of production.

Matt: Added bump out & switched to slab foundation

Finalize plans - change order since we made changes since original pricing beams unstained?

Me: Waiting for interest rates to drop  
yes, beams sanded, not stained

4/27/23 Matt: RN production schedule late Sept/early Oct. We can deliver after Oct.

Depends on: outcome of financing  
confirm they will disburse final payment a few days before end of production.

If site is ready for delivery

~~June 13, 2023~~

I WANT TO  
HAVE A  
DISCUSSION  
TO KNOW  
ALL OF  
MY OPTIONS

Me: Concerns re: neighbor clearing to build and the timing of the project.

WHO DO I talk to there re: delay?

I would like to set up a time to discuss my options to delay

how will this new construction impact my view, privacy, site?

I'm nervous about current interest rates

6/14/23 Matt "No problem"

When is a good time to connect?

phone call

Matt said it's OK to delay. We've had customers delay for years in the past. Life happens, things change. I was reassured by Matt.

6/26/23 me: meeting w/ neighbor feel better to move forward.

6/28/23 Matt: We pulled you out prob Feb/ March 2024  
I can have an estimator re-run this

"The good news is we ordered your windows so you prob avoided 1 maybe 2 price increases there"

ONE MONTH LATER

7/21/23 "your estimate is ready"

3 attachments "Invalid link"

7/27/23

Matt: Check in on updated pricing  
Get an idea of timeline

me: DID IT INCREASE \$60,000?!

can you outline exactly where the pricing changed?

This is where everything goes downhill!

7/27/23 matt:

\$305,620 original discount - not valid anymore  
Had to bring to current pricing  
added tax and shipping (doubled)

I can offer another discount if we  
can lock you into a production slot  
over winter 2024.

\* Never outlined exact \$ change

change price - go back to lender  
interest rates etc.

Matt 7/31/23

"obviously we'd work with you"

9/17/23 matt

"Check in: scheduled for  
production over winter 2024  
trying to gauge if you think you  
will be ready to produce then or  
if we should be looking to produce  
spring/summer 2024"

9/18/24

Print  
email

me: Drastic increase in price  
won't work. One week delay on production  
cost me \$1600? Design fee / windows  
What is the remaining total for my deposit?

9/18/24 matt: "What is your total budget for this project?"

7/27/23  
change  
price  
changes  
loan

Jumbo  
loan

(11)

9/21/23 matt

with the "new price" & your past payments totaling \$157,810 you would currently owe \$200,305  
wouldn't "new price" mean new agreement? inc truck + tax

$$\begin{array}{r} 200,305 \\ 157,810 \\ \hline 358,115 \end{array} \text{ VS}$$

original 305,620 (before discounts  
4%  
plus paul  
M  
discount

+ \$52,495 difference  
plus  
discounts

Find Email to Matt 10/2/23

10/11/23

offer 8% discount

\$311,275 VS \$305,620

plus tax and shipping = \$331,048

157,810

\$173,238

requires booking into next avail slot and  
completing production by 5/31/2023 (I think he meant 2024)

10/16/2023 matt 4/2024 production schedule

10/19/2023 Me: MAY ROADS  
halted foundation when price changed  
Foundation in late May earliest.

10/20/23 matt: late Spring early summer delivery ok

YBH crew \$35,810  
projecting 12 working days to install

10/24/23 Me: I'm looking for a new builder. I have  
some concerns on that front. Can I  
be in touch at the end of the week or Monday?

\* print &  
email \*

10/25/23 MATT: Absolutely! NO RUSH FROM  
OUR END!!

11/1/23 Me: can you send latest plans so  
I can send to the new builder

11/2/23 matt sent attachment

11/15/23 Hartford Carriage cost? no design change  
Do you have anyone w/ hill house plans to purchase  
windows?

\* print &  
email \*

With all the unexpected ↑ in construction due to more ledge  
COVID prices, electric increases, interest rates skyrocketing  
hill house too much of a stretch.

asked about previously - a lot cheaper -  
I'm hopeful it's a way to move forward.

11/21/23 matt:  
out of office - let me review -

11/27/23 out of quite a bit vacation/holiday

Delay  
matt

me:

12/15/23

Too complicated

Windows for other Hill house project?

What is the policy for return of deposit less design fee?

If I decide to delay the build could deposit be placed in interest acct? 2 years now, maybe more just sitting

12/16/23 Matt:

Monies paid thus far: A good portion has gone to additional design hours, engineering, windows.

Kerri on vacation - Next week see what options available.

One month later

Matt: talked to

1/3/24 Kerri - Hartford or smaller Hill house.

1/19/24 - Matt

Sickness - covid, flu etc

"Kerri tied up over next couple of weeks, in/out of office

She let me know she missed a call from you"

Avoiding my call 100%

1/22/24 me: NOT Building hill house at this time

Rice-house v/c

collect deposit less window 5,000 design fee.

Contract outlines no commitment to build any design charges will be laid out in new contract

1/24/24 Matt

"I have to review all costs incurred for this project"

When  
Was  
the  
YBK  
Company  
Sold?  
Delay  
on  
Matt

\* print email \*

1/30/24 me: Checking in

1/31/24 matt:

get the last bit of details together so we can review  
Should have something back to you by the end of this week.

2/5/24 matt: out of office Fly  
last info waiting on is engineering  
In touch in a day or two

Delay  
matt

Meanwhile I was never provided a single bill.

2/5/24 me: Request that I receive  
\$50,000 of deposit back while we  
figure out a plan to move forward.

2/6/24 matt: available for a call?  
matt sent signed? production agreement  
\$35,000 offered out of \$157,810

YBH attorney - Scott Flegal  
TOPEK LLC

Jeffrey Rosen

Paul Marinelli, retired  
New owner