



Nancy duMont <nancyjdumont@gmail.com>

Our Agreement

1 message

Paul Marinelli <pmarinelli@yankeebarnhomes.com>
To: Nancy duMont <nancyjdumont@gmail.com>
Cc: Jen Hastings <jhastings@yankeebarnhomes.com>

Wed, Nov 17, 2021 at 11:27 AM

Nancy:

Confirming our agreement, we will extend a 7.5% discount to you on your final package price, when you go to contract. Thanks for your confidence in Yankee Barn.

Paul

Paul J Marinelli

CEO

(603) 863-2400 Fax: (603) 863-9945

Cell: (508) 958-2786

Yankee Barn Homes | *Post. Beam. Dream.*™

131 Yankee Barn Road Grantham, NH 03753

www.yankeebarnhomes.com





Nancy duMont <nancyjdumont@gmail.com>

New message "Hill House Design" on job "duMont - Nancy"

1 message

Kerri Post at Yankee Barn Homes <info@buildertrend.com>

Tue, Dec 7, 2021 at 4:32 PM

Reply-To: Kerri Post at Yankee Barn Homes

<4wmwndl1rpa7sagynxvuy1yczkebymtmb0dq9nlcw2y_ix_448ca9dc000@messages.buildertrend.net>

To: nancyjdumont@gmail.com

**Hill House Design****Kerri Post at Yankee Barn Homes****To:** Nancy duMont

Hi Nancy!

Welcome to YBH design! I was one of the people who did a zoom meeting with you, I'm so glad we have the opportunity to work with you!

I understand from our initial conversations and info from Jen that you want to start from the Hill House design. Do you have specific alterations you know you want to make? We could set up a Zoom to review your design ideas or we can take your initial revisions to the Hill House via a message. Whatever works best for you.

Once we draw an initial set we will then upload the drawings to your portal for you to review, then we can either Zoom or take changes via messaging. Again, whatever works for you, we try to be flexible with how each person prefers to work.

Looking forward to next steps,

Kerri Post*Director of Project Management*

Reply

Reply All

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Nancy duMont <nancyjdumont@gmail.com>

RE: Yankee Barn Homes - Design

1 message

Matt Stavropoulos <mStavropoulos@yankeebarnhomes.com>

Wed, Dec 15, 2021 at 9:15 AM

To: Nancy duMont <nancyjdumont@gmail.com>

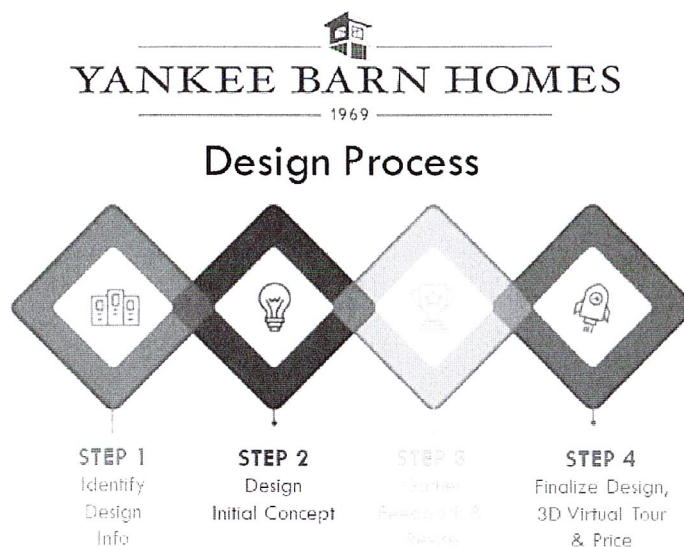
Cc: Kerri Post <kpost@yankeebarnhomes.com>, "7gpurco0zsewchhsbvtk1jk5vd1lpdni_ix_d800d608@messages.buildertrend.net" <7gpurco0zsewchhsbvtk1jk5vd1lpdni_ix_d800d608@messages.buildertrend.net>

Hi Nancy!

Sometimes our emails can end up in spam/junk folders so that's why we like to have Jen check in if we haven't heard anything.

Totally understand this time of year, very busy. Let us know if you find the emails – nothing super important, just our basic process/flow in design (copied below) and seeing how you would like to get started. I think a meeting is a great idea. With the holidays coming up, people taking time off – looks like the week of the 27th would work for us, or the following week of January 3rd – let us know some dates/times that are best for you and we'll get something scheduled!

Have a great rest of the day!



Dear Nancy,

Welcome to Yankee Barn Homes Design – we are excited to help you design and build your beautiful home!

We received your design deposit – attached is your paid invoice and signed design agreement.

Your YBH Design Team will include myself - Matt (Project Coordinator), Kerri (Director of Project Management) and Mike (Design Manager). We're here to guide you through the design process and into Production. You will soon be receiving an email invite to join your YBH client portal via "Buildertrend" – see attached "How-To" doc. The invite can sometimes end up in your junk/spam email folder, so if you don't see the email come through, be sure to check there as well. As your project progresses the portal is where we will upload plans and information along the way. I recommend installing the Buildertrend app to your phone or mobile device – it is easy to use and makes retrieving/reviewing information a breeze if you are on the go. You can also set up notifications to alert you when you receive new correspondence and/or files have been sent to you. The portal is the best method of communication as the whole YBH team will have access to all past, present, and future communications.

Our design process follows 4 basic steps:

- 1. Identify Design Info:** We will review all of the information you have given Jen thus far and if we need additional information you will receive a message in your client portal. We welcome any inspiration photos, wish lists, Pinterest boards, etc!
- 2. Design Initial Concept:** With your design info we will design your initial concept and draw it in 3D CAD. We find it's easier for everyone to have something drawn as a starting point for further discussion. Please allow up to 3 weeks for your initial draw.

3. **Gather Feedback & Revise:** We want your home design to be perfect for YOU and from here your design will evolve with your feedback. We welcome feedback however it's most convenient for you:
1. A message via your portal noting the things you would like to revise. This can be combined with visuals – markups on the PDF, images, etc.
 2. And/or we can set up a time for a ZOOM online meeting to review your design on screen with you.
4. **Finalize Design, 3D Virtual Tour & Price:** Once you are happy with your design we will create a 3D virtual tour file of your home. This will allow you to walk around and inside your home design to make sure it's perfect before we proceed with pricing. Our final step is to do takeoffs from your 3D model for pricing and send to you with a tentative timeline of steps for production and delivery of your Yankee Barn Home

From: Nancy duMont <nancyjdumont@gmail.com>
Sent: Tuesday, December 14, 2021 11:41 PM
To: Jen Hastings <jhastings@yankeebarnhomes.com>
Cc: Matt Stavropoulos <mStavropoulos@yankeebarnhomes.com>
Subject: Re: Yankee Barn Homes - Design

Hi Jennifer,

I haven't seen anything. I have also been so incredibly busy (working with Bravo TV this week) that I haven't been as careful with my personal emails coming through. Let me take a look at spam and I'll let you know. The emails are from Matt & Kerri's emails or the build program? Our situation may need a bit more guidance as I like a few different models so I'd love to arrange a meeting to talk! Thanks so much for your follow up! I do want to get things going!

Thanks again,

Nancy

Nancy duMont

Realtor | Pall Spera Company Realtors
1800 Mountain Road, PO Box 539 | Stowe, VT 05672 | T: 802.253.9771 x116 | C: 802.793.1430

Facebook: @Nancydumont,Realtor

Consumer Relationship Disclosure



On Dec 13, 2021, at 4:41 PM, Jen Hastings <jhastings@yankeebarnhomes.com> wrote:

Hi Nancy,

I hope you had a Happy Thanksgiving!

I wanted to be sure you have been receiving emails from my coworker Matt Stavropoulos (copied above), and Kerri Post. They have been trying to connect with you regarding your custom design.

Have their emails been trapped in your spam folder?

Best,

Jennifer

Jennifer E. Hastings
Customer Sales Representative
Yankee Barn Home
800-258-9786 X. 205
www.YankeeBarnHomes.com



Nancy duMont <nancyjdumont@gmail.com>

RE: Yankee Barn Homes - Design

1 message

Thu, Dec 16, 2021 at 5:49

Kerri Post <kpost@yankeebarnhomes.com>

To: Nancy duMont <nancyjdumont@gmail.com>

Cc: Matt Stavropoulos <mStavropoulos@yankeebarnhomes.com>, "7gpurco0zsewchhsbvtk1jk5vd1lpdni_ix_d800d608@messages.buildertrend.net" <7gpurco0zsewchhsbvtk1jk5vd1lpdni_ix_d800d608@messages.buildertrend.net>

Great, thanks Nancy! We'll send you a calendar invite with the Zoom link tomorrow so we have it blocked off.

I'm off next week so have a very Merry Christmas and we'll talk on the 28th!

Best,

Kerri

From: Nancy duMont <nancyjdumont@gmail.com>**Sent:** Thursday, December 16, 2021 4:48 PM**To:** Kerri Post <kpost@yankeebarnhomes.com>**Cc:** Matt Stavropoulos <mStavropoulos@yankeebarnhomes.com>; 7gpurco0zsewchhsbvtk1jk5vd1lpdni_ix_d800d608@messages.buildertrend.net**Subject:** Re: Yankee Barn Homes - Design

Hi Kerri,

12/28 at 11 is great! No problem on the portal. Sounds good. I'll be checking it regularly as well.

Happy Holidays!

Nancy

Nancy duMont

Realtor | Pall Spera Company Realtors

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Facebook: @Nancydumont, Realtor

Consumer Relationship Disclosure



On Dec 16, 2021, at 4:44 PM, Kerri Post <kpost@yankeebarnhomes.com> wrote:

Hi Nancy,

Matt is out today so I wanted to get back to you about a meeting. How is 12/28 at 11am? If that time doesn't work just let me know another,, I'm free after 10:30.

Also, when communicating via the portal you will get notifications via info@ as the mail address even if it comes from different people. Would you also add that email to your contact list? We tent o message via the portal because if Matt or I are out, the other will see things from clients and be able to respond. But if you find the portal cumbersome or confusing please let us know, we can communicate in whatever method is easiest for you!

Best,

Kerri

Kerri Post

Director of Project Management

Yankee Barn Homes

131 Yankee Barn Road, Grantham, NH 03753

www.yankeebarnhomes.com

From: Nancy duMont <nancyjdumont@gmail.com>

Sent: Thursday, December 16, 2021 10:37 AM

To: Matt Stavropoulos <mStavropoulos@yankeebarnhomes.com>

Cc: Kerri Post <kpost@yankeebarnhomes.com>; 7gpurco0zsewchhsbvtk1jk5vd1lpdni_ix_d800d608@messages.buildertrend.net

Subject: Re: Yankee Barn Homes - Design

Hi Matt,

Nice to hear from you. The only email I have received from you is this email. The email I found from Kerri came from info@buildertrend

I'm going to add you both as contacts which will hopefully help! Meeting 12/27 earlier in the am is great for me. I can also do anything really on 12/28. Please let me know what works for you. Thank you! Nancy

On Wed, Dec 15, 2021 at 9:15 AM Matt Stavropoulos <mStavropoulos@yankeebarnhomes.com> wrote:

Hi Nancy!

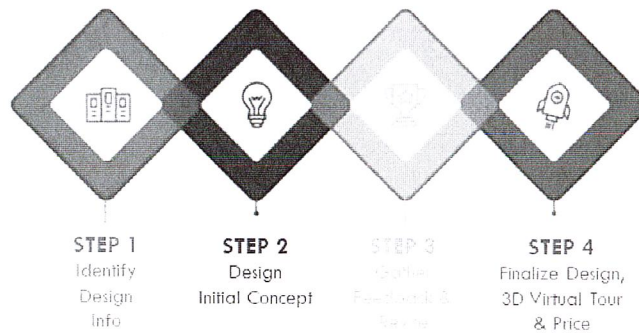
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Design Process



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To: Jen Hastings <jhastings@yankeebarnhomes.com>
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Subject: Re: Yankee Barn Homes - Design

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Nancy

Nancy duMont

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Best,

Jennifer

Jennifer E. Hastings
Customer Sales Representative
Yankee Barn Home
800-258-9786 X. 205
www.YankeeBarnHomes.com

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Nancy duMont

New message "Design Update" on job "duMont - Nancy"

1 message

Kerri Post at Yankee Barn Homes <info@buildertrend.com>

Wed, Jan 12, 2022 at 2:34 PM

Reply-To: Kerri Post at Yankee Barn Homes

<qtmrddxi_8hkjmuskzprqhvlafmaplemlb0dq9nlcw2y_ix_448dc75ca6e@messages.buildertrend.net>

To: nancyjdumont@gmail.com

**Design Update****Kerri Post at Yankee Barn Homes**

To: Nancy duMont

Hi Nancy - Just wanted to touch base - we're working on your design but have had a bunch of absences between COVID and holiday vacations. Just messed up our typical turn around time. Mike and I are working on a draft and i'll have something for you to see before the weekend. I apologize for the delay.

Best,

Kerri Post*Director of Project Management*

Reply

Reply All

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New message "Floor Plan Ideas" on job "duMont - Nancy"

1 message

Kerri Post at Yankee Barn Homes <info@buildertrend.com>

Thu, Jan 13, 2022 at 3:55 PM

Reply-To: Kerri Post at Yankee Barn Homes

<inzf9ncruywx7gr_nmsck9opcnkyvl2eb0dq9nlcw2y_ix_448a28c2a24@messages.buildertrend.net>

To: nancyjdumont@gmail.com



Floor Plan Ideas

Kerri Post at Yankee Barn Homes

To: Nancy duMont

File Attachments:



Dumont Plan Garage on
Fr.pdf
235 KB



Dumont Plan Garage on
Le.pdf
239 KB

Hi Nancy - Please let me know if you want us to add Derek's email to any messages. If so, please share and we will include him in the future.

We have two initial floor plan ideas for you to review with an attached garage. We have another two ideas for a garage we haven't drawn. The garage is dictating a lot about the design and how the layout will flow so we'd like to get your feedback before going further. Here are the possible garage scenarios so far:

Drawings attached:

1. Garage on Front: We could attach it differently, not sure if I like the small connector between the garage and the house.
2. Garage on Left: This leads to quite a long footprint and I'd prefer finding a different location for the mechanical.

Both of these ideas need work/your feedback. Some things I'm thinking about:

- a. Your master suite - the bedroom ends up being narrow if you want a bath/closet the side shown. If we proceed with the version with the garage on the front I will look at other ways to rework this entire side - where we enter the house from the garage, the mudroom, the location and sizes of the rooms, etc.
- b. Kitchen/Dining location - when we met we talked about these being in either location. We can swap if you prefer. In this scenario, it does give you some walk in pantry area. But we could also put a small pantry under the stairs.
- c. Stair location - could think about playing with this and the entry location but it depends on garage entry/location and what we need where. Just want you to know I'm considering changing the shape/location if it works better.
- d. 2nd floor - there is now a large loft area above the entry/kitchen and an enclosed area above Lila's "wing". We are showing a ladder and opening for her to climb directly from her room. This could be a ship's ladder/inclined more like a steep stair than a ladder.

Other ideas not drawn:

3. Connected by a covered Walkway (indicate location you prefer): We could connect it to the front entry so no side/separate entry at all.

4. Totally Detached: No drawing - we could either totally detach and not have it connected in any way. One scenario shows the garage on the end the other has the garage rotated towards the entry. We could also detach the garage completely and/or have a covered walkway that leads to the main entry - no separate entry.

Once we have your decision on the garage placement/connection I can dig in much more. I want to be careful on the size and respectful of your overall budget so it may also make sense for me to try to save space. But again, I can't assess that until I know which direction to proceed. When you have a moment to review please let me know what you think and then we can complete a concept floor plan and the exterior.

Kerri Post

Director of Project Management



Reply

Reply All

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New message "RE: Design" on job "duMont - Nancy"

1 message

Matt Stavropoulos at Yankee Barn Homes <info@buildertrend.com>

Wed, Feb 16, 2022 at 10:20 AM

Reply-To: Matt Stavropoulos at Yankee Barn Homes <lh1j5ga7vxf_ff8rytc9cum-wd3x7nlab0dq9nlcw2y_ix_4488213a162@messages.buildertrend.net>

To: nancyjdumont@gmail.com

**RE: Design****Matt Stavropoulos at Yankee Barn Homes****To:** Nancy duMont**CC:** Christopher Sevigny, Kerri Post, Mike Pomeroy

Good Morning Nancy,

Great timing as I was just putting together a high level view of approximate costs to send you. If you still have questions, Chris would be more than happy to give you a call and go a little more in depth on what we've been seeing lately in terms of costs. What is your availability like for rest of this week/next week?

Like I said above, I put some numbers together with brief explanations that I'm hoping will better explain why Kerri is saying we are getting in the \$1m range:

If you take the Hill House @ 2061 sqft. @ \$350.00 per sqft (average). That comes to 721,350.00.

Add in all your site work which can include: clearing, power, water, septic, driveway, excavation (as needed), all of which determined by site and not on town water/sewer - we usually approximate \$100k for this.

That puts it around \$820k, without factoring any outside porches, decks, patios, landscaping, hardscaping, Garage, finished basement etc. Depending on what you do, this could easily add an additional \$150-200k.

Then obviously if we made it bigger, added a couple wings, you'd be well into the \$1m range. Even without the Garage and finished basement, you'd be very close to that mark, in the \$900k range.

This is all assuming that \$350 per sqft average number - it really depends on local building costs which have been all over the place. I know of at-least 1 contractor that has, just recently, been getting into the \$400 per sqft range.

And you are correct, windows are included in our shell package.

Hoping this helps - as I noted above, if you'd like Chris to give you a call let us know your availability.

Thank you!

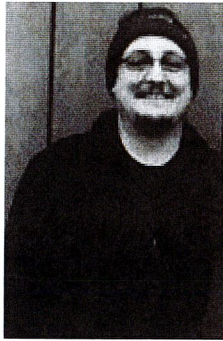
Matthew Stavropoulos
Project Coordinator

(603) 863-2400 x218 ✖Fax: (603) 863-9945

Yankee Barn Homes

131 Yankee Barn Road, Grantham, NH 03753

www.yankeebarnhomes.com



From: Nancy duMont

Sent: Feb 16, 2022, 9:30 AM

To: Nancy duMont (Nancy duMont)

Cc: Christopher Sevigny (csevigny@yankeebarnhomes.com), Kerri Post (kpost@yankeebarnhomes.com), Matt Stavropoulos (mstavropoulos@yankeebarnhomes.com), Mike Pomeroy (mpomeroy@yankeebarnhomes.com)

Subject: RE: Design

Hello,

Just checking in about setting up a time to talk. Thank you, Nancy

From: Nancy duMont

Sent: Feb 11, 2022, 10:52 PM

To: Kerri Post

Cc: Christopher Sevigny, Matt Stavropoulos, Mike Pomeroy

Subject: RE: Design

Hello,

I can do mornings this week...Mon, Tues, Wed or Thursday. Originally you quoted in the \$300's for the structure. Has that changed if we were to make no changes, no garage, no basement? Just trying to understand this. My partner Derek will be working alongside the builder and crew and we didn't expect building finishing costs to be in the \$700,000 range. Can we get a breakdown of the anticipated expenses that would make you get to 1M? I was thinking maybe \$600,000 total. 1M seems high for the size of the home. We can talk more in person but yes, if that's the case, we definitely can't make it bigger, so we may need a plan B. Is there a home that you would suggest that is more affordable to build and finish? I assume the windows/doors in Hill house add to the cost but I thought this was included in the \$300,000? Thanks for your time on this. Have a nice vacation Kerri! Nancy

From: Kerri Post

Sent: Feb 11, 2022, 4:30 PM

To: Nancy duMont

Cc: Christopher Sevigny, Matt Stavropoulos, Mike Pomeroy

Subject: RE: Design

Hi Nancy,

I was thinking overall general construction costs. I know that the Hill House, today, if built as you saw it, would be in the \$1M range even if the basement wasn't totally finished or had a garage. Since yu mentioned making it bigger I just wanted to let you know in case we were veering off track.

I am ccing Matt, Chris and Mike on this message - I am on vacation until 2/23 but they could meet with you to hear your ideas and discuss things in more detail. Would you please reply all and let them know some times/dates that work for you?

Thank you,
Kerri

From: Nancy duMont
Sent: Feb 11, 2022, 10:19 AM
To: Kerri Post (kpost@yankeebarnhomes.com)
Cc: Matt Stavropoulos (mstavropoulos@yankeebarnhomes.com)
Subject: RE: Design

Oh boy. 1M finished or just the structure? We decided not to do a garage at this time. I will likely build a garage with a finished space down the road...I can meet Tuesday at anytime. Does that work? Thanks. Nancy

From: Kerri Post
Sent: Feb 10, 2022, 3:47 PM
To: Nancy duMont
Cc: Matt Stavropoulos
Subject: Design

Hi Nancy,

Sounds like it was really worthwhile for you to tour the Kelley's home. It sounds like you mostly want to revise the bedroom wings for more space. Do you know what you would want to do with the garage?

We can set up a time for another meeting but I am on vacation until 2/23. I have to lose two weeks so I could have Matt set something up with Mike with you. Are there time that work for you in the next week or so? Otherwise we could start to revise but will need additional info. Whatever works best for you, messaging or a Zoom.

And one thing I want to mention is investment - if I am understanding correctly and you add the wings, you could be closing in on at least a \$1M build. I just want to be sensitive to costs so I can steer us in the right direction. Let me know your thoughts, thanks,
Kerri

Kerri Post
Director of Project Management



From: Nancy duMont
Sent: Feb 9, 2022, 5:32 PM
To: Kerri Post (kpost@yankeebarnhomes.com), Matt Stavropoulos (mstavropoulos@yankeebarnhomes.com)
Cc: jhastings@yankeebarnhomes.com
Subject: RE: updated photo

Hi again,
We saw it and love it of course. It will be small without the basement and we would definitely need a larger master and slightly different set up. I feel like we should do another meeting probably but what I think would look good is to have an office space off each bedroom and to move the master bathroom somehow because I love the look of the large windows

on the one side but would like that on both sides...I don't love the master closet and would like to try and figure out how to make that less boxy and more open if that makes any sense.. I think we definitely need a larger closet for my daughter. I like the idea of the loft over the entry but is there a way to add more headroom there? Just some more thoughts! Please let me know what you think. Thanks! Nancy

[Reply](#)[Reply All](#)[View in Buildertrend](#)**BUILDERTREND**

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Reply-To: Kerri Post at Yankee Barn Homes

<oajth6k2nay9f2srskpaq7agt0sv9stfb0dq9nlcw2y_ix_448ad8f061d@messages.buildertrend.net>

To: nancyjdumont@gmail.com

**RE: Design****Kerri Post at Yankee Barn Homes****To:** Nancy duMont**CC:** Matt Stavropoulos

H Nancy, hope all is well with you. If we were to move forward with the Hill House as is, no changes to the YBH structure itself (I know the basement might need to change/be eliminated) then we could be in production in August, deliver in Sept/Oct. Material lead times are minimum 4 months so this would require signed contract, 50% deposit, full approval of plans and selections/options within the next two weeks/by 3/21.

If this is what you would like to do then I would send you an e-contract to e-sign along with the invoice for 50% deposit. Our standard process is a 20% deposit and then 30% deposit before we order materials but with the lead times so long people who want to build this year are placing 50% deposits so we can order materials immediately. I can't wait for things to go back/be closer to "normal"!

I hope this answers your question but if not please let me know.

Best,
Kerri

Kerri Post*Director of Project Management***From:** Nancy duMont**Sent:** Mar 7, 2022, 12:44 PM**To:** Kerri Post (kpost@yankeebarnhomes.com)

Cc: Christopher Sevigny (csevigny@yankeebarnhomes.com), Matt Stavropoulos (mstavropoulos@yankeebarnhomes.com), Mike Pomeroy (mpomeroy@yankeebarnhomes.com)
Subject: RE: Design

Hello,

I hope everyone had a nice weekend. I was hoping to get the ball rolling again on this! If I was to move forward with the Hill house this week, can you please tell me what timeframe we would be looking at for delivery? Also, what more do you need for financial commitment? I know i saw that somewhere but would need to be directed back to that information.

Thank you,
Nancy

From: Kerri Post
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Cc: Christopher Sevigny, Matt Stavropoulos, Mike Pomeroy
Subject: RE: Design

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Thank you,
Kerri

From: Nancy duMont
Sent: Feb 11, 2022, 10:19 AM
To: Kerri Post (kpost@yankeebarnhomes.com)
Cc: Matt Stavropoulos (mstavropoulos@yankeebarnhomes.com)
Subject: RE: Design

Oh boy. 1M finished or just the structure? We decided not to do a garage at this time. I will likely build a garage with a finished space down the road...I can meet Tuesday at anytime. Does that work? Thanks. Nancy

From: Kerri Post
Sent: Feb 10, 2022, 3:47 PM
To: Nancy duMont
Cc: Matt Stavropoulos
Subject: Design

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Kerri

Kerri Post*Director of Project Management*

From: Nancy duMont**Sent:** Feb 9, 2022, 5:32 PM**To:** Kerri Post (kpost@yankeebarnhomes.com), Matt Stavropoulos (mstavropoulos@yankeebarnhomes.com)**Cc:** jhastings@yankeebarnhomes.com**Subject:** RE: updated photo

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Nancy duMont <nancyjdumont@gmail.com>

New message "RE: Design" on job "duMont - Nancy"

1 message

Kerri Post at Yankee Barn Homes <info@buildertrend.com>

Mon, Mar 7, 2022 at 4:47 PM

Reply-To: Kerri Post at Yankee Barn Homes <9mc2yl2jxoph9ha749ehkz9d7c-wfptb0dq9nlcw2y_ix_448f4540f26@messages.buildertrend.net>

To: nancyjdumont@gmail.com

**RE: Design****Kerri Post at Yankee Barn Homes****To:** Nancy duMont**CC:** Matt Stavropoulos

I don't believe the Hartford Carriage House would save much in the way of time. Because the windows/doors have the greatest lead times and they exist in both homes, it doesn't really matter of the two. We would have all of the other necessary work done in the meantime and even produce the home months before and only need a day or two to install the windows once they come in. If the numbers matter, our Hartford shell package is approx. \$215k and the Hill House is \$312k.

Hope this helps, just let me know how you would like to proceed.

From: Nancy duMont**Sent:** Mar 7, 2022, 4:36 PM**To:** Kerri Post (kpost@yankeebarnhomes.com)**Cc:** Matt Stavropoulos (mstavropoulos@yankeebarnhomes.com)**Subject:** RE: Design

Hi Kerri,

Thanks for the info. Would the time change at all if it was the Hartford carriage house? We may eventually do both on the property so I'm just curious if we were to do that first, if it would be quicker but I understand material delays make things tough! The 50% deposit is fine. Thanks. Nancy

From: Kerri Post**Sent:** Mar 7, 2022, 4:30 PM**To:** Nancy duMont**Cc:** Matt Stavropoulos**Subject:** RE: Design

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Sept/Oct. Material lead times are minimum 4 months so this would require signed contract, 50% deposit, full approval of plans and selections/options within the next two weeks/by 3/21.

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I hope this answers your question but if not please let me know.

Best,
Kerri

Kerri Post
Director of Project Management



From: Nancy duMont
Sent: Mar 7, 2022, 12:44 PM
To: Kerri Post (kpost@yankeebarnhomes.com)
Cc: Christopher Sevigny (csevigny@yankeebarnhomes.com), Matt Stavropoulos (mstavropoulos@yankeebarnhomes.com), Mike Pomeroy (mpomeroy@yankeebarnhomes.com)
Subject: RE: Design

Hello,
I hope everyone had a nice weekend. I was hoping to get the ball rolling again on this! If I was to move forward with the Hill house this week, can you please tell me what timeframe we would be looking at for delivery? Also, what more do you need for financial commitment? I know i saw that somewhere but would need to be directed back to that information.
Thank you,
Nancy

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To: Nancy duMont
Cc: Christopher Sevigny, Matt Stavropoulos, Mike Pomeroy
Subject: RE: Design

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New message "RE: Design" on job "duMont - Nancy"

1 message

Matt Stavropoulos at Yankee Barn Homes <info@buildertrend.com>

Mon, Mar 21, 2022 at 4:47 PM

Reply-To: Matt Stavropoulos at Yankee Barn Homes <djnt-y2g7eco5zv4odhgg6csn3-rgeepb0dq9nlcw2y_ix_448599f0226@messages.buildertrend.net>

To: nancyjdumont@gmail.com



RE: Design

Matt Stavropoulos at Yankee Barn Homes

To: Nancy duMont

Ok sounds good - we'll hold off on doing anything until we hear back from you.

If you have any questions along the way, let us know!

Best,

Matthew Stavropoulos

Project Coordinator

(603) 863-2400 x218 xFax: (603) 863-9945

Yankee Barn Homes

131 Yankee Barn Road, Grantham, NH 03753

www.yankeebarnhomes.com



From: Nancy duMont
Sent: Mar 21, 2022, 12:27 AM
To: Matt Stavropoulos (mstavropoulos@yankeebarnhomes.com)
Cc:
Subject: RE: Design

Thank you so much. I'm going to be filing my taxes this week and following up with my lender. I'm going to see if I can make it happen with the Hill house first and then the garage/loft next year. I am pretty sure that I will want the change in design of the loft over the entry (unless it adds substantial cost) but won't do a larger Hill House version due to cost. I don't need financing for the 50% deposit so once I confirm this I can move forward immediately. We meet with the excavation person tomorrow and he has already met with the company who will do the blasting. I will be in touch as soon as I have a solid plan for moving forward. Thank you! Nancy

From: Matt Stavropoulos
Sent: Mar 17, 2022, 4:09 PM
To: Nancy duMont
Cc:
Subject: RE: Design

Hi Nancy - We've taken a look a lot of different garage/carriage house designs - most that we've been able to come up with wouldn't be able to accommodate a lot of sliders/windows - sliders you need at least 8' of wall space. I've attached some screenshots of a design we came across while searching. Obviously we could wipe out the floor plan above the garage to make it wide open space, but do you think this would work for you to start from? This is a 28x30 garage, the Hartford carriage house is about 28x40 just as a frame of reference.

Let us know your thoughts - if this isn't what you are looking for, perhaps your able to find/send us some pictures of what you are looking for, to give us a better idea of where to start.

If you have any questions, let us know!

Thank you!

Matthew Stavropoulos
Project Coordinator
(603) 863-2400 x218 xFax: (603) 863-9945

Yankee Barn Homes
131 Yankee Barn Road, Grantham, NH 03753
www.yankeebarnhomes.com



From: Nancy duMont
Sent: Mar 8, 2022, 12:04 PM
To: Kerri Post (kpost@yankeebarnhomes.com)
Cc: Matt Stavropoulos (mstavropoulos@yankeebarnhomes.com)
Subject: RE: Design

Ok. Thanks. It's been a tough decision because as you know we love the Hill House but worry that it has a lot of wasted space and not enough storage space for us without the basement or garage. I may just start with a garage type structure with a space above like the Hartford Carriage House and then build the larger structure when things hopefully settle down. Is there one design that you offer that would work that has the following (lots of windows/sliders on the upper level, all open space above the garage area-no bedroom...just a loft space above.(if there's room for that...)).If we are going the garage route and plan to build elsewhere on the lot, we can't put an official bedroom in so I was thinking loft. Sorry to be all over the place! I was thinking maybe I would do this and do the Hill house next Spring...

From: Kerri Post
Sent: Mar 7, 2022, 4:47 PM
To: Nancy duMont
Cc: Matt Stavropoulos
Subject: RE: Design

I don't believe the Hartford Carriage House would save much in the way of time. Because the windows/doors have the greatest lead times and they exist in both homes, it doesn't really matter of the two. We would have all of the other necessary work done in the meantime and even produce the home months before and only need a day or two to install the windows once they come in. If the numbers matter, our Hartford shell package is approx. \$215k and the Hill House is \$312k.

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Sent: Feb 9, 2022, 5:32 PM

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Cc: jhastings@yankeebarnhomes.com

Subject: RE: updated photo

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Reply

Reply All

View in Buildertrend



Nancy duMont <nancyjdumont@gmail.com>

New message "RE: Hill House - Promo" on job "duMont - Nancy"

1 message

Kerri Post at Yankee Barn Homes <info@buildertrend.com>

Wed, Mar 30, 2022 at 12:11 PM

Reply-To: Kerri Post at Yankee Barn Homes <djx-fw-

fcoasi9tc_sffgt7qgm8cj4pnb0dq9nlcw2y_ix_448c2168296@messages.buildertrend.net>

To: nancyjdumont@gmail.com

**RE: Hill House - Promo****Kerri Post at Yankee Barn Homes**

To: Nancy duMont

You're welcome Nancy. Thank you for the referral! You can direct everyone to Jen Hastings - she helps people & answers questions until people are ready to start design.

The exterior color for the windows isn't an issue and yes, the exterior on the original Hill House were black. On the interior of the windows, white and clear pine are standard but black is an upcharge. Did you want both the exterior and interior to be black? We would send you everything to review options and approve before we finalize the window order.

With regard to the initial deposit, yes, \$152,810.00. The final price will have tax and shipping added, just an FYI. The bank paying the final payment - I would confirm with them exactly how and when they will do that. Some banks won't pay any portion of the YBH package, some require delivery and assembly prior to releasing payment. Please speak to someone at the bank - at the time we sign the contract we also need something in writing stating how and when they release final payment. An email from your contact at the bank is fine. IF the bank won't pay until delivery and assembly then we require that our crew assembles.

Let me know if you have any questions, I want to be sure you understand everything, I will send you a copy of the contract to share with the bank and when you are ready to sign I can send you the e-contract via docu-sign for your e-signature.

Best,
Kerri

From: Nancy duMont**Sent:** Mar 30, 2022, 11:56 AM**To:** Kerri Post (kpost@yankeebarnhomes.com)**Cc:****Subject:** RE: Hill House - Promo

Hi Kerri,

Please thank Paul and also thank you! I also have a referral to send to you today. I want to connect the client to the right person at YB. I was going to send an email and cc the client. She's a great client of mine. I currently have her house listed in Stowe for 1.950M. I think she wants to do something small at her Lake Champlain site but she may do repeat business with you. Can you suggest the best person to reach out to on that?

Back to the Hill house, I think I will just do the windows through you. Are the windows on the hill house black? It was hard to tell when we saw the house in person if they were black or very dark brown. I definitely want black so would that change pricing?

I would not want windows for the basement as part of this as you suggest. I will talk to Derek about the beams. Interesting! It will be my name alone on the contract etc. What would be the amount of the 50% Are you saying it's based on \$305,620 so before any discounts? \$152,810? A portion of the final payment may come from a build loan. No issues there I assume correct? The first 50% would be cash. Thank you! Nancy

From: Kerri Post
Sent: Mar 30, 2022, 11:30 AM
To: Nancy duMont
Cc:
Subject: RE: Hill House - Promo

Hi Nancy,

We can extend Paul's additional discount in addition to what I have outlined, if you can meet some revised parameters I have outlined below. This is quite aggressive but the combined discount will be the most aggressive we've ever offered. To get the combined discount we ask for the following:

1. Sign the contract with check or wire for 50% deposit by next Thursday, 4/7 (I can send you an e-contract, please confirm names/emails that will sign). 50% deposit amount will be based on the promo price of the discounted Hill House plus tax/trucking. Final price of the package will be confirmed when you finalize design and options, and final discounts will be credited on the final invoice due the last week of production.

2a. Approve window order as designed by next Thursday, 4/7 as well. We must order the windows by end of day or we will incur the price increase. If we miss that deadline we can't extend the additional "Paul" discount on the windows/doors.

-OR-

2b. Instead of 2A, the alternative option is to remove the windows & doors from our package and have them sourced/installed by you/your GC. This could help you with time as well, it seemed Ed had ways to get the windows and doors faster.

3. Finalize the design and approve for Production by 5/1

4. Production would happen later in May/June with final payment due in June. Actual delivery availability will depend on whether or not we source the windows.

If you can't meet these parameters then we would offer the discounted Hill House price that I sent to you, revise for any changes, and then take the Paul discount off the total at the final invoice. You would lose the additional 3%.

Regarding the basement - you are correct that it wouldn't affect our price except for any windows/doors you want us to source. Because you aren't 100% sure and may not be until they dig, I recommend to people in similar situations to not buy anything from us for the basement, even the windows & doors. You may need to change the final basement based on what the excavating reveals and I don't want you to be stuck with windows/doors you don't need.

Bay View gray beams - those beams were sent unstained and the GC stained them on site. It's the only way to get a gray from the Douglas fir. Because it's naturally more of a red wood it will typically need to be bleached to achieve that color. We can't do that in our shop so it would need to be done on site. If you choose to not have us pre-stain the beams then I will credit you the labor/materials to pre-stain.

Let me know what you think about the schedule for discount and we'll get moving!

Thanks,
Kerri

Kerri Post
Director of Project Management



From: Nancy duMont
Sent: Mar 28, 2022, 1:09 PM
To: Kerri Post (kpost@yankeebarnhomes.com)
Cc:
Subject: RE: Hill House - Promo

Hi Kerri,
I would definitely do that. Just to confirm, this would be on top of the discount Paul is offering me to use it as a model. If so, this would make it happen for me. I have the site cleared now and the ledge is not as bad as they thought so I can do the basement. I would keep it unfinished I believe or very basic down there. You had mentioned that the basement wouldn't make much financial difference on your end I recall. Is that correct? This is random but the beams from the bay view are grey in color and I love that look. Were those painted after or do you have an option for beams that are pre stained? Thanks for your help! Nancy

From: Kerri Post
Sent: Mar 25, 2022, 3:17 PM
To: Nancy duMont
Cc:
Subject: Hill House - Promo

Hi Nancy - I wanted to share with you a promotion we have going for specific standard plans, the Hill House being one of them. It only just clicked with me - that you want the Hill House and are really only looking to make one change. The promo is only supposed to be offered to new design agreements this month and it's expiring next week but it's only fair to extend it to you! I hate it when cable companies have offers for "new customers only"!

So, the promo specifics in a nutshell:

1. Hill House at a reduced price (see attached, 2% off Jan 2022 pricing)
2. You can make up to 3 non-structural revisions (floor plan, that take no more than 8 hours of design time. That means you can change some windows/doors, remove the basement, and revise the floor plan layout but you can't change the size of the home, move or change posts/beams structure, or anything that would require re-engineering.
3. I will approve the loft change - it shouldnt be a large increase in price and I just have to cap the total design time we spend to be within the "limits" of the promo, and to meet the date deadlines.
4. Sign our Production Contract with 50% deposit by 5/1/22 and complete production by 10/1/22. Honestly, if this is something you want to take advantage of, I would recommend that we go to contract now so I have your price and a production slot locked in. And, with current lead times we still wouldnt be able to deliver until Sept. We can make the changes while drawing foundation/construction plans to expedite.
5. If you do all of the above, you would receive an extra 2% off.

Hopefully this is something that could work for you - I know you have to do your due diligence but wanted to get you this info ASAP! Let me know if you have any questions.

Best,

Kerri Post
Director of Project Management



Reply

Reply All

View in Buildertrend



Nancy duMont <nancyjdumont@gmail.com>

New message "YBH Contract" on job "duMont - Nancy"

1 message

Kerri Post at Yankee Barn Homes <info@buildertrend.com>

Wed, Mar 30, 2022 at 12:34 PM

Reply-To: Kerri Post at Yankee Barn Homes

<jvxcsr4gliwscdbl3uysp5o3fj9h9iqnb0dq9nlcw2y_ix_448034045b4@messages.buildertrend.net>

To: nancyjdumont@gmail.com

**YBH Contract****Kerri Post at Yankee Barn Homes**

To: Nancy duMont

File Attachments:

YBH Production
Contract_.pdf
275 KB

Hi Nancy - attached is a copy of our Production Contract for your/your bank's reference. Once you are ready I can send to you for e-signature.

Kerri Post*Director of Project Management*

Reply

Reply All

View in Buildertrend

**BUILDTREND**

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New message "RE: Hill House - Promo" on job "duMont - Nancy"

1 message

Kerri Post at Yankee Barn Homes <info@buildertrend.com>

Mon, Apr 4, 2022 at 1:45 PM

Reply-To: Kerri Post at Yankee Barn Homes

<0skry6toqhn8ergp7ynvg0odvvbvm3pwb0dq9nlcw2y_ix_448564cb65a@messages.buildertrend.net>

To: nancyjdumont@gmail.com

**RE: Hill House - Promo****Kerri Post at Yankee Barn Homes**

To: Nancy duMont

Sorry to hear Nancy, I hope your daughter is OK and feeling better real soon. Stomach flus are the worst.

I definitely want you to know what the lender will or won't finance, I'd just feel terrible if we ordered windows and then you found out things weren't what you thought. I have that on another project - a client found out after the fact his bank wouldn't lend any portion of the YBH package. Which may be fine for you, I just want you to be sure and feel comfortable.

So, we are fine moving forward without lender involvement if you are OK if the lender can't/won't finance any portion of the Yankee Barn Home. I'm mostly just wanting to protect you from any last minute surprises. If you are OK with proceeding I will send you the e-contract and an invoice so you have all the info in front of you.

Kerri Post*Director of Project Management***From:** Nancy duMont**Sent:** Apr 4, 2022, 11:54 AM**To:** Kerri Post (kpost@yankeebarnhomes.com)**Cc:****Subject:** RE: Hill House - Promo

Hi Kerri,

Thank you. I'm currently at the ER with my daughter hit hard this week with the stomach bug so I've been unable to deal with my lender. I can wire you the \$152,000 on Thursday. I am confident that I can also have the second portion in June but I'm not sure about the lenders needs. Is there a way to move forward without lender involvement by Thursday if I can't get her what she needs by then? My accountant has not finished my taxes yet. I know that I qualify financially but I just don't know their rules as you mentioned related to disbursement. Please let me know your thoughts. I will try and contact the lender today. We are coming off an all nighter unfortunately. Thank you.

Reply

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Nancy duMont <nancyjdumont@gmail.com>

New message "RE: Hill House - Promo" on job "duMont - Nancy"

1 message

Kerri Post at Yankee Barn Homes <info@buildertrend.com>
Reply-To: Kerri Post at Yankee Barn Homes <i05i6hjrifxilson9-
uhox822aohbgxub0dq9nlcw2y_ix_4489208b5a0@messages.buildertrend.net>
To: nancyjdumont@gmail.com

Tue, Apr 5, 2022 at 1:02 PM

**RE: Hill House - Promo****Kerri Post at Yankee Barn Homes**

To: Nancy duMont

Hi Nancy,

That's great, I feel better that you were able to confirm. For us to proceed with the promo and not have the windows increase 7% we would need the signed contract and 50% deposit by this Thursday, 4/7. I will send you the e-contract with invoice for the amount due and wire instructions.

The remainder of the balance isn't due until the final week of production, which will not be before June 15. I would anticipate later in the summer. I can't identify exact date today as it will depend on material lead times and backlog but I am certain it won't be until July or later.

I hope this answers your question, if not please let me know! I will start working on the paperwork to send you via DocuSign for your e-signatures. Then, our first priority will be identifying changes that affect the windows. We need those all figured out to order windows Thursday. Sorry for having to move so fast but I definitely want to save you as much \$ as possible. Even if we order everything we know for sure, anything in question could wait a couple of weeks until it gets figured out.

Best,

Kerri Post*Director of Project Management*

From: Nancy duMont
Sent: Apr 5, 2022, 12:14 PM
To: Kerri Post (kpost@yankeebarnhomes.com)
Cc:
Subject: RE: Hill House - Promo

Hi Kerri,

Thanks so much. The lender said there is no issue with Yankee Barn Homes and there should be no issues other than delay on appraisals but said generally that's been at least 6 weeks. What would happen if I didn't have the funds until say 6/15? I will review the contract today but I'm comfortable moving forward financially..

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Nancy duMont <nancyjdumont@gmail.com>

New message "FWD: Hill House design plans/Window Specs" on job "duMont - Nancy"

1 message

Matt Stavropoulos at Yankee Barn Homes <info@buildertrend.com>

Thu, Apr 7, 2022 at 11:58 AM

Reply-To: Matt Stavropoulos at Yankee Barn Homes <c_z-

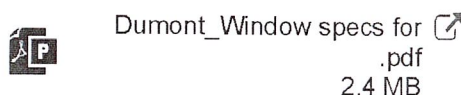
oyq8cbpwkfxtuif2q9jes4syb_-1b0dq9nlcw2y_ix_4480484f951@messages.buildertrend.net>

To: nancyjdumont@gmail.com

**FWD: Hill House design plans/Window Specs****Matt Stavropoulos at Yankee Barn Homes**

To: Nancy duMont

File Attachments:



Hi Nancy - I meant to add to my below email that we'd like to get this wrapped up today by 4pm, so we can get your window/door order in tomorrow before the price increase next week!

Any questions, let me know!

Thanks!

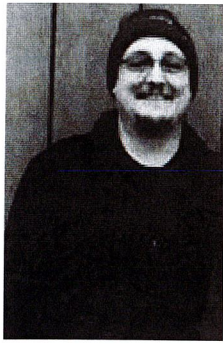
Matthew Stavropoulos*Project Coordinator*

(603) 863-2400 x218 xFax: (603) 863-9945

Yankee Barn Homes

131 Yankee Barn Road, Grantham, NH 03753

www.yankeebarnhomes.com



From: Matt Stavropoulos
Sent: Apr 7, 2022, 11:53 AM
To: Nancy duMont (Nancy duMont)
Cc:
Subject: Hill House design plans/Window Specs

Hi Nancy!

So excited you decided to move forward.

Attached I have the Hill House plans and window specs. The only change I made was that I remember you mentioned wanting Black interior finish on windows/doors, so I added that (hill house was white), and then changed the hardware to Matte Black, and weather stripping to black, to match. Otherwise, everything else is the same as the Hill House for specs.

Let me know if you have any questions, changes, etc..

Best,

Matthew Stavropoulos
Project Coordinator
(603) 863-2400 x218 xFax: (603) 863-9945

Yankee Barn Homes
131 Yankee Barn Road, Grantham, NH 03753
www.yankeebarnhomes.com



Reply

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Nancy duMont <nancyjdumont@gmail.com>

New message "RE: Design Revisions" on job "duMont - Nancy"

1 message

Kerri Post at Yankee Barn Homes <info@buildertrend.com>

Mon, Apr 18, 2022 at 9:22 AM

Reply-To: Kerri Post at Yankee Barn Homes <qvafsc4yqi5vqr62fsy5-d7gunfmwcsmb0dq9nlcw2y_ix_44896200921@messages.buildertrend.net>
To: nancyjdumont@gmail.com

**RE: Design Revisions****Kerri Post at Yankee Barn Homes**

To: Nancy duMont
CC: Matt Stavropoulos

Thank you for this info, Nancy. We're working on the plans this week and will send to you to review when done. Then we can set up a time to Zoom to review any final changes. After that we will finalize the construction plans which will include the foundation plan, have our engineer do his structural review and resend to you for final final approval!

Best,
Kerri

Kerri Post
Director of Project Management



From: Nancy duMont
Sent: Apr 15, 2022, 12:47 PM
To: Kerri Post (kpost@yankeebarnhomes.com)
Cc: Matt Stavropoulos (mstavropoulos@yankeebarnhomes.com)
Subject: RE: Design Revisions

Hi Kerri,
Thanks! I had such a busy week too. No worries. I plan to blast and will have a full foundation/basement. I don't know if it

matters to you but I plan to leave the basement unfinished to start hoping that saves me some money. Laundry & utilities in the basement as well... Regarding the bathroom if it's possible I would like to have a walk in shower but also a square, deep bathtub (with a full window to the woods). I attached a picture. I'm sure all that may reduce the closet/bedroom space options but let me know what you think. Thank you! Nancy

From: Kerri Post
Sent: Apr 15, 2022, 12:24 PM
To: Nancy duMont
Cc: Matt Stavropoulos
Subject: Design Revisions

Hi Nancy - This week got away from me and I meant to touch base sooner but we've been working on your project! The windows and doors were ordered last week and I have your design drawings being worked on. We're revising the windows as discussed, extending the loft over the entry, and update the structural needs to your site. We'll also take a look at the layout of the master suite/bath - you want more space in the Bedroom, correct? Anything else specific for the closet or bathroom so we can play with all of that?

I just wanted to confirm about the foundation - do you know if you will build on a slab, a crawl space or do you think you will have a full or partial foundation? I know some of it depends on ledge but let me know how we should start.

Thanks!
Kerri Post
Director of Project Management

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Nancy duMont <nancyjdumont@gmail.com>

New message "RE: Garage" on job "duMont - Nancy"

1 message

Kerri Post at Yankee Barn Homes <info@buildertrend.com>

Tue, May 24, 2022 at 11:57 AM

Reply-To: Kerri Post at Yankee Barn Homes

<wg7os6rv259_kcdqqawgjxpfmxltjzudb0dq9nlcw2y_ix_4488db930c9@messages.buildertrend.net>

To: nancyjdumont@gmail.com



RE: Garage

Kerri Post at Yankee Barn Homes

To: Nancy duMont

File Attachments:


 Dumont - Site Orientation.jpg
74 KB

 2014-09 Dumont Setbacks.pdf
370 KB

Hi Nancy, thanks for confirming. I looked at the site drawing you sent us at the beginning (attached) and I just want to be sure I am understanding correctly. See attached screenshot where I added notes in red to around the "proposed house" location. Is the house still going to be built in this location/orientation?

If this is still the correct orientation, the master is on the higher slope (approx 506 elevation), the bedrooms on the side that slopes down (approx 502 elevation). This slope is much like the original Hill House. Typically a garage is placed on the side that is lower, which is why the Hill House was designed with the garage under the bedroom wing. This is the most efficient/lower cost way to do it.

If you prefer to have it under the upper side of the slope under the master bedroom, you can certainly do that with the addition of retaining walls. On a relatively flat slope you would need them to hold back the earth to allow for the driveway/garage on that side.

Please let me know if I am mistaken or your orientation has changed and we will review the drawings accordingly.

Thank you,
Kerri

From: Nancy duMont

Sent: May 23, 2022, 11:26 AM

To: Kerri Post (kpost@yankeebarnhomes.com), Matt Stavropoulos (mstavropoulos@yankeebarnhomes.com)

Cc: Mike Pomeroy (mpomeroy@yankeebarnhomes.com)

Subject: RE: Garage

Hi Kerri,

We think the garage should be on the opposite side, so under the master .

Probably walk out double slider door half way along front wall with several 2 windows on either side. Hope that helps. Can send a sketch if that is necessary.

Have a great day.

Nancy

From: Kerri Post
Sent: May 20, 2022, 11:03 AM
To: Nancy duMont
Cc: Mike Pomeroy
Subject: RE: Garage

Hi Nancy - just checking back about the garage. We want to get the changes finalized so we can engineer the foundation and construction plans. Should we add the garage under the bedrooms like the original Hill House?

If you don't yet know for sure that's OK, I just want to keep things moving if I can. Please reply all to this as I have included Mike and he is working on your design.

Best,
Kerri

From: Nancy duMont
Sent: May 11, 2022, 11:31 PM
To: Kerri Post (kpost@yankeebarnhomes.com)
Cc:
Subject: RE: Design Drawings

Hi Kerri,
No worries! We have a meeting with our site work guy on Wednesday. Is it ok if I get back to you after that with a confirmed plan for the garage basement? Are we getting too behind in this process? Yes, we are thinking garage under bedroom like the original design but our site work guy wants to meet up there to talk and look at the land and the site together. Please let me know if that seems ok. Thanks so much! Nancy

From: Kerri Post
Sent: May 11, 2022, 4:14 PM
To: Nancy duMont
Cc:
Subject: RE: Design Drawings

Hi Nancy,

Thanks for the note and your feedback. I will review everything including the bar nook and revise. It's likely something they added on site that wasn't in the original plans. But no problem, we can add it.

I have to be honest - I misunderstood about the garage. I apologize, could just be different uses of terms! to be clear - are you saying you want the garage where it is in the original design under the bedroom wing? Sorry if I am misunderstanding - it might be easier to markup an image of the elevation to show me your thoughts.

Thanks,
Kerri

From: Nancy duMont
Sent: May 9, 2022, 9:54 PM
To: Kerri Post (kpost@yankeebarnhomes.com)
Cc:
Subject: RE: Design Drawings

Hi Kerri,
Sorry for the delay. The plans look amazing! The only thing not shown that we loved in the house we toured in person was the bar nook. We just realized that may have been another add on by the homeowner. Is that correct? Is that something we can just deal with our builder on?

Also, it appears that and correct me if I am wrong, there is not a garage? That the basement is below grade?

I thought that we had planned on a drive in 2 bay garage? The site we have in the making is based on this, not a below grade basement. Was this a miscommunication on my part? Is this something easily adjusted? I will call the site work person tomorrow to confirm. Thank you!

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Nancy duMont <nancyjdumont@gmail.com>

New message "RE: Garage" on job "duMont - Nancy"

1 message

Kerri Post at Yankee Barn Homes <info@buildertrend.com>

Tue, May 31, 2022 at 11:00 AM

Reply-To: Kerri Post at Yankee Barn Homes

<qpzr3jt6ql7yvmd9kyyfcjqefhs4oby6b0dq9nlcw2y_ix_44852fc3064@messages.buildertrend.net>

To: nancyjdumont@gmail.com

**RE: Garage****Kerri Post at Yankee Barn Homes****To:** Nancy duMont

Hi Nancy! Just wanted to let you know that Chris called and spoke to Martin last week and he set us straight :) We now understand what he intends to do - you were right in how you were describing it all along. We're going to update the plans and will send to you to review. It would be great to share at least the foundation/elevations with him too - if he has an email address we'd be happy to email a PDF, or we could also mail a hard copy if that's easier for him.

If there is someone else we should be sharing plans with just let me know - I wasn't sure if you are still working with Ed as a GC or someone else?

Thanks,

Kerri Post*Director of Project Management***From:** Nancy duMont**Sent:** May 26, 2022, 2:17 PM**To:** Kerri Post (kpost@yankeebarnhomes.com)**Cc:****Subject:** RE: Garage

Yes, definitely!

Martin Werth-

(802) 777-0169

From: Kerri Post
Sent: May 26, 2022, 2:09 PM
To: Nancy duMont
Cc:
Subject: RE: Garage

Hi Nancy - Ok, very interesting. I am going to get with Chris and Mike who are much more well versed in siting etc. If they have questions could they call your site guy? If so can you give me his contac tinfo so I can pass that along? I want to make sure we get this right for you!

Best,
Kerri Post
Director of Project Management



From: Nancy duMont
Sent: May 26, 2022, 2:03 PM
To: Kerri Post (kpost@yankeebarnhomes.com)
Cc:
Subject: RE: Garage

Hi again Kerri,
I talked to my site work person and he said we have total control in that house site area as we have to blast anyway. He said if anything the added expense would be for the garage on the lower elevation area as we would need to build up that lower elevation to accommodate the garage on that end..and we wouldn't need a retaining wall on the other end. Are you ok with that or do you think it's best if you speak with him? Thanks, Nancy

From: Kerri Post
Sent: May 24, 2022, 11:57 AM
To: Nancy duMont
Cc:
Subject: RE: Garage

Hi Nancy, thanks for confirming. I looked at the site drawing you sent us at the beginning (attached) and I just want to be sure I am understanding correctly. See attached screenshot where I added notes in red to around the "proposed house" location. Is the house still going to be built in this location/orientation?

If this is still the correct orientation, the master is on the higher slope (approx 506 elevation), the bedrooms on the side that slopes down (approx 502 elevation). This slope is much like the original Hill House. Typically a garage is placed on the side that is lower, which is why the Hill House was designed with the garage under the bedroom wing. This is the most efficient/lower cost way to do it.

If you prefer to have it under the upper side of the slope under the master bedroom, you can certainly do that with the addition of retaining walls. On a relatively flat slope you would need them to hold back the earth to allow for the driveway/garage on that side.

Please let me know if I am mistaken or your orientation has changed and we will review the drawings accordingly.

Thank you,
Kerri

From: Nancy duMont
Sent: May 23, 2022, 11:26 AM

To: Kerri Post (kpost@yankeebarnhomes.com), Matt Stavropoulos (mstavropoulos@yankeebarnhomes.com)
Cc: Mike Pomeroy (mpomeroy@yankeebarnhomes.com)
Subject: RE: Garage

Hi Kerri,
We think the garage should be on the opposite side, so under the master .
Probably walk out double slider door half way along front wall with several 2 windows on either side. Hope that helps. Can send a sketch if that is necessary.
Have a great day.
Nancy

From: Kerri Post
Sent: May 20, 2022, 11:03 AM
To: Nancy duMont
Cc: Mike Pomeroy
Subject: RE: Garage

Hi Nancy - just checking back about the garage. We want to get the changes finalized so we can engineer the foundation and construction plans. Should we add the garage under the bedrooms like the original Hill House?

If you don't yet know for sure that's OK, I just want to keep things moving if I can. Please reply all to this as I have included Mike and he is working on your design.

Best,
Kerri

From: Nancy duMont
Sent: May 11, 2022, 11:31 PM
To: Kerri Post (kpost@yankeebarnhomes.com)
Cc:
Subject: RE: Design Drawings

Hi Kerri,
No worries! We have a meeting with our site work guy on Wednesday. Is it ok if I get back to you after that with a confirmed plan for the garage basement? Are we getting too behind in this process? Yes, we are thinking garage under bedroom like the original design but our site work guy wants to meet up there to talk and look at the land and the site together. Please let me know if that seems ok. Thanks so much! Nancy

From: Kerri Post
Sent: May 11, 2022, 4:14 PM
To: Nancy duMont
Cc:
Subject: RE: Design Drawings

Hi Nancy,

Thanks for the note and your feedback. I will review everything including the bar nook and revise. It's likely something they added on site that wasn't in the original plans. But no problem, we can add it.

I have to be honest - I misunderstood about the garage. I apologize, could just be different uses of terms! to be clear - are you saying you want the garage where it is in the original design under the bedroom wing? Sorry if I am misunderstanding - it might be easier to markup an image of the elevation to show me your thoughts.

Thanks,
Kerri

From: Nancy duMont
Sent: May 9, 2022, 9:54 PM
To: Kerri Post (kpost@yankeebarnhomes.com)
Cc:
Subject: RE: Design Drawings

Hi Kerri,

Sorry for the delay. The plans look amazing! The only thing not shown that we loved in the house we toured in person was the bar nook. We just realized that may have been another add on by the homeowner. Is that correct? Is that something we can just deal with our builder on?

Also, it appears that and correct me if I am wrong, there is not a garage? That the basement is below grade? I thought that we had planned on a drive in 2 bay garage? The site we have in the making is based on this, not a below grade basement. Was this a miscommunication on my part? Is this something easily adjusted? I will call the site work person tomorrow to confirm. Thank you!

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Nancy duMont <nancyjdumont@gmail.com>

RE: Re: New message "RE: Garage " on job "duMont - Nancy"

1 message

Christopher Sevigny at Yankee Barn Homes <info@buildertrend.com>

Mon, Jun 13, 2022 at 8:44 AM

Reply-To: Christopher Sevigny at Yankee Barn Homes

<ijflpqonjbh8ax0gpmtdictoluvatdmab0dq9nlcw2y_ix_4483a4d9212@messages.buildertrend.net>

To: nancyjdumont@gmail.com

**RE: Re: New message "RE: Garage " on job "duMont - Nancy"****Christopher Sevigny at Yankee Barn Homes**

To: Nancy duMont

Hi Nancy,
yes those are the dates.
let me know what works.
thanks

Chris Sevigny*Director - Production/Architecture*

(603) 863-2400

Fax: (603) 863-9945

Yankee Barn Homes | *Post. Beam. Dream.™*

131 Yankee Barn Road

Grantham, NH 03753

www.yankeebarnhomes.com

Icon-Facebook-25 PinExt houzz3

From: Nancy duMont**Sent:** Jun 9, 2022, 11:09 AM**To:** Christopher Sevigny (csevigny@yankeebarnhomes.com)**Cc:****Subject:** Re: New message "RE: Garage " on job "duMont - Nancy"

Ok. Just to confirm 6/13 & 6/17? Thanks!

Nancy duMont

Realtor | Pall Spera Company Realtors

1800 Mountain Road, PO Box 539 | Stowe, VT 05672 | T: 802.253.9771 x116 | C: 802.793.1430

Facebook: @Nancydumont, Realtor

Consumer Relationship Disclosure



On Jun 9, 2022, at 10:57 AM, Christopher Sevigny at Yankee Barn Homes wrote:

?

Hi Nancy,

I am available

Monday after 12 or before 9

Friday after 12 or before 9

Let me know what Martins availability is. He was going to talk to you and stake out some stuff next week at some point.

Thanks,

Chris Sevigny

Director - Production/Architecture

(603) 863-2400

Fax: (603) 863-9945

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131 Yankee Barn Road

Grantham, NH 03753

www.yankeebarnhomes.com

Icon-Facebook-25 PinExt

From: Kerri Post

Sent: Jun 9, 2022, 10:53 AM

To: Nancy duMont (Nancy duMont)

Cc: Christopher Sevigny (csevigny@yankeebarnhomes.com)

Subject: RE: Re: New message "RE: Garage " on job "duMont - Nancy"

Hi Nancy - I believe you are right, but we may have misunderstood what Martin advised regarding freedom with the blasting he intended to do. When Chris spoke to him yesterday, Martin had other suggestions different from the first call, which needs further decision/discussion with you.

Usually the GC also has helpful input on this, which I know you are still in the process of selecting. We don't have any expertise in siting or excavating so we can't help in the way a GC can, do you prefer to wait so he can also be included in this? Or we can just discuss with you and Martin, whatever is helpful to you.

I have cc'd Chris here - Chris will reply to you on this to give you some times that work for him if you want to start with a discussion with he and Martin.

Best,

Kerri Post

Director of Project Management



From: Nancy duMont
Sent: Jun 9, 2022, 10:06 AM
To: Kerri Post (kpost@yankeebarnhomes.com)
Cc:
Subject: Re: New message "RE: Garage " on job "duMont - Nancy"

Yes, let's do a zoom. I thought we were clear that there wouldn't be a drive down in situation on that site. What works for you? Thanks

Nancy duMont

Realtor | Pall Spera Company Realtors
1800 Mountain Road, PO Box 539 | Stowe, VT 05672 | T: 802.253.9771 x116 | C: 802.793.1430
Facebook: @Nancydumont, Realtor
Consumer Relationship Disclosure



On Jun 9, 2022, at 10:01 AM, Kerri Post at Yankee Barn Homes wrote:

?

Hi Nancy - Chris called martin yesterday to discuss and it would seem that perhaps you should discuss further with him? I hate playing "telephone" between people but Chris got the impression that martin may have changed his mind on how it should be done, or to not do it at all. Either way I believe our drawings will need to change.

If helpful Chris and/or Mike who is drawing the plans could get on a Zoom with you and Martin?

Best,
Kerri

From: Nancy duMont
Sent: Jun 8, 2022, 12:44 PM
To: Kerri Post (kpost@yankeebarnhomes.com), Matt Stavropoulos (mstavropoulos@yankeebarnhomes.com)
Cc:
Subject: RE: Updated Design Drawings

Hi Guys,
Can you call Martin again because the garage is not supposed to be drive down style but sort of straight in at the first floor level and he can discuss how the land can support that. Also, I'm not married to the garage idea. If it's going to be a nightmare etc I can do a slab. Maybe talk to Martin and we will regroup asap. Thank you! (802) 777-0169. Everything else looks great!

From: Kerri Post
Sent: Jun 7, 2022, 2:30 PM
To: Nancy duMont
Cc:
Subject: Updated Design Drawings

Hi Nancy,
We updated your drawings with the garage - you will get a notification when they are uploaded. Let me know if you want any changes or if we are OK to proceed with the construction drawings. We draw and engineer the foundation plan so we just want to make sure that's correct. If helpful to Zoom just let me know.

Also, if you are OK with the bathroom windows are drawn here please let me know if they are OK to order.

We are still working through scheduling. We're dealing with vendors that aren't offering product, longer lead times etc and trying to do our best to keep things on track. Will keep you updated on that.

Thank you,

Kerri Post



Nancy duMont <nancyjdumont@gmail.com>

New message "RE: Basement/Garage" on job "duMont - Nancy"

1 message

Kerri Post at Yankee Barn Homes <info@buildertrend.com>

Mon, Jul 25, 2022 at 4:17 PM

Reply-To: Kerri Post at Yankee Barn Homes <b43nxqy--

rokezmqwcvpcl1v2pitod3mzb0dq9nlcw2y_ix_4484252fc50@messages.buildertrend.net>

To: nancyjdumont@gmail.com

**RE: Basement/Garage****Kerri Post at Yankee Barn Homes****To:** Nancy duMont**CC:** Matt Stavropoulos

Hi Nancy - Yes, I will send that with your updated price. We did a takeoff on the last set of plans with all of your changes. Im going to finalize that today so you should get a notification to view it.

Best,

Kerri Post*Director of Project Management*

From: Nancy duMont**Sent:** Jul 25, 2022, 1:05 PM**To:** Kerri Post (kpost@yankeebarnhomes.com)**Cc:** Matt Stavropoulos (mstavropoulos@yankeebarnhomes.com)**Subject:** RE: Basement/Garage

Hi again,

Can you let me know what it would cost to have your crew there in full to take on the job of assembly?

Thank you!

Nancy

From: Kerri Post
Sent: Jul 20, 2022, 3:19 PM
To: Nancy duMont
Cc: Matt Stavropoulos
Subject: RE: Basement/Garage

We send one Supervisor to work with your GC and his crew - he would only need 3 men to work with our Supervisor.

I'll circle back confirming everything that I can do with the schedule. In the meantime we're working on the plans and will be in touch with those!

From: Nancy duMont
Sent: Jul 20, 2022, 3:17 PM
To: Kerri Post (kpost@yankeebarnhomes.com)
Cc: Matt Stavropoulos (mstavropoulos@yankeebarnhomes.com)
Subject: RE: Basement/Garage

Ok. Great! Our GC can handle it. You have a couple that supervise correct?

From: Kerri Post
Sent: Jul 20, 2022, 3:15 PM
To: Nancy duMont
Cc: Matt Stavropoulos
Subject: RE: Basement/Garage

Thank you, Nancy. It's OK if you need more time. I just need to look at the schedule and shuffling some things around. The one issue that could arise is delivery/weather and our crew availability. Do you still need our crew or would your GC handle the assembly?

Thanks,

Kerri Post
Director of Project Management



From: Nancy duMont
Sent: Jul 20, 2022, 3:04 PM
To: Kerri Post (kpost@yankeebarnhomes.com)
Cc: Matt Stavropoulos (mstavropoulos@yankeebarnhomes.com)
Subject: RE: Basement/Garage

Hi again,

The blasting quote doubled unfortunately to \$80,000 so now there is going to be chipping involved instead which is going to take more time. Martin can't begin this with the blasting company for at least 3 weeks, unfortunately. Martin feels that the foundation may not be ready until late October or early November. Is that an issue for you? I would like as much time as possible because I'm trying to pay for as much in cash as possible. Can you let me know your thoughts on this. I'm happy to send the \$47,810 in advance followed by a later payment of \$100,000 if that is helpful but just let me know your thoughts.

Utility and laundry probably best in the corner of the house under the office. I think the bathroom in that area below Leila's bathroom or below the guest bathroom...Our GC will use their crew. Is that the way most homeowners do it? Thanks for all your help! Nancy

From: Kerri Post
Sent: Jul 18, 2022, 4:34 PM
To: Nancy duMont
Cc: Matt Stavropoulos
Subject: RE: Basement/Garage

Hi Nancy - Im just returning from vaca, thank you for the info! To confirm everything here and in your previous email:

1. Yes we can definitely adjust the lav/pantry - great idea, wish I'd thought of it myself!
2. Remove garage from the basement
3. Keep full basement with 9ft ceilings, show utility area and laundry - any specific locations? Typically the mechanical is wherever the utilities are coming into the home. If you dont know that's OK, we can start with something.
4. Future bath - yes, we can show this dashed and label future. This will at least show them to prep the plumbing. If you have any specific locaiton for this let me know - perhaps under another bath?

Anything else that I missed or that you would like? With this we can finish the construction set.

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Delivery will be coordinated with Chris based on when foundation is poured and floor deck is built. Do you know if you will still want our crew or will your GC put up the shell with our Sueprvisor and his crew?

Thanks for the info!

Kerri Post
Director of Project Management



From: Nancy duMont
Sent: Jul 14, 2022, 12:44 PM
To: Nancy duMont (Nancy duMont)
Cc: Christopher Sevigny (csevigny@yankeebarnhomes.com), Kerri Post (kpost@yankeebarnhomes.com), Matt Stavropoulos (mstavropoulos@yankeebarnhomes.com)
Subject: RE: Basement/Garage

Hi again,

Hi Kerri, Chris and Matt,

I wanted to update you that I met with the blaster, builder and site work person at the lot. The consensus is that the garage will be difficult to maintain in snowy Stowe as it seems as if you will need to slope down to the garage. The plowing will be a nightmare etc so it doesn't seem like it will work as it's shown. Also, expensive for me based on the lot as it is with ledge etc. they say the garage is not a good idea under the home. At this time, to get things moving I'm not going to do the garage but I do plan to move forward with the full basement below grade which they feel they can do as they need to blast either way. I think they plan for 9 foot ceilings in the basement(not sure if you need that info). I would like the utilities in the basement so I guess I need a utility room and also a laundry room. One question that came up is to have it plumbed for a bathroom on that level as I do plan to finish the basement in the future. Is that something that can be added to the plan? Please let me know your thoughts and I am ready to move forward from here with the foundation plan etc. Also, just a reminder about my question on the main level bathroom and if there's a way to shorten that space and add to the pantry. Thank you so much. Nancy

From: Nancy duMont
Sent: Jul 12, 2022, 11:26 AM
To: Kerri Post
Cc: Christopher Sevigny, Matt Stavropoulos
Subject: RE: Basement/Garage

Hello,

Just an update that the meeting with the blaster is supposed to be this week. I will email sometime prior to Friday after that has happened. I was looking over the plans and one question I have is regarding the first floor bathroom. I don't like how long that bathroom is and was wondering if the toilet could be closer to where you walk in and the remaining space could be utilized for the pantry. I think it was pantry area...I don't have the plans in front of me. Sorry for not realizing that sooner. Please let me know. Thank you, Nancy

From: Kerri Post
Sent: Jun 30, 2022, 12:22 PM
To: Nancy duMont
Cc: Christopher Sevigny, Matt Stavropoulos
Subject: RE: Basement/Garage

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I had been holding off finalizing your pricing (needed bathroom windows and to know if garage impacted pricing) but we're at a point now that we can finalize. I will have our Pricing dept work on that.

Are you at a place where you have gotten all of the building/finishing numbers to feel comfortable setting a schedule for finishing production and tentative delivery? We have the bulk of your windows (except the bathroom) arriving Sept/Oct which is when we could complete production which would require your final payment to us. We could plan for delivery thereafter. I don't want to rush you so if you need more time just let me know.

Best,
Kerri

From: Nancy duMont
Sent: Jun 29, 2022, 11:02 AM
To: Kerri Post (kpost@yankeebarnhomes.com)
Cc: Christopher Sevigny (csevigny@yankeebarnhomes.com)
Subject: RE: Basement/Garage

Hi Kerri,

I'm so sorry for the delay. I'm not ignoring you guys. I have been meeting with the builders etc. I just got the blasting quote this am for \$38,000 ?? Martin(excavator) and I are meeting today for final discussions but he feels the garage will be problematic as he says it will be a slope down into it and a nightmare for plowing etc. ...I think he can change that but thinks it will be costly for me. We can definitely do a full basement so that's a definite at this point. I'm going to touch base with Martin one final time and I will be in touch asap. Thank you! Nancy

From: Kerri Post
Sent: Jun 28, 2022, 1:23 PM
To: Nancy duMont
Cc: Christopher Sevigny
Subject: Basement/Garage

Hi Nancy,

Chris is in training this week so I just wanted to reach out about the basement - if a decision has been made just let us know. You may need time to explore the options so whenever you know what direction you are going in, send us a note or if easier your GC can call Chris to discuss. We want to make sure we get everything right on the plans so our engineer can review. We can't finalize all of the building structural needs/pieces until then.

Also - we did order your bathroom windows, thanks for giving the go ahead on that.



Nancy duMont <nancyjdumont@gmail.com>

Your Estimate is Ready (duMont - Nancy)

1 message

info@buildertrend.com <info@buildertrend.com>
Reply-To: No Reply <no-reply@buildertrend.com>
To: nancyjdumont@gmail.com

Mon, Jul 25, 2022 at 5:20 PM

**Your Estimate is Ready****From Yankee Barn Homes****Job:** duMont - Nancy

Hi Nancy - scroll past the attachments and click on the "View details" yellow button, There you can view your price.

We are working on the latest changes to you rplans and will be in touch with those soon!

Best,
Kerri

Attachments:

YBH Delivery Info 2022 (.pdf
304 KB



A2_Dumont Pricing Prep.pdf
2.5 MB



John-this
pricing prep
pdf was later
removed &
can no longer
be opened.
-Nancy

[View Details](#)

** This email has been auto-generated on behalf of Yankee Barn Homes, please do not reply directly to this email
**

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Nancy duMont <nancyjdumont@gmail.com>

New message "RE: Basement/Garage" on job "duMont - Nancy"

1 message

Kerri Post at Yankee Barn Homes <info@buildertrend.com>

Tue, Aug 2, 2022 at 3:00 PM

Reply-To: Kerri Post at Yankee Barn Homes <uwca1m58cacg-

cmtsphkb4n7pa9h3haob0dq9nlcw2y_ix_44848040b0a@messages.buildertrend.net>

To: nancyjdumont@gmail.com

**RE: Basement/Garage****Kerri Post at Yankee Barn Homes****To:** Nancy duMont**CC:** Matt Stavropoulos

I'm sorry Nancy, I confused myself! You made perfect sense, my bad. Yes, we can make that office a bedroom! It has an egress window so we're good there, I'll ask design if it needs to have a closet by code to be a bedroom. If we do, we'll show you something to review!

From: Nancy duMont**Sent:** Aug 2, 2022, 11:32 AM**To:** Kerri Post (kpost@yankeebarnhomes.com)**Cc:** Matt Stavropoulos (mstavropoulos@yankeebarnhomes.com)**Subject:** RE: Basement/Garage

Sorry Kerri,

I meant that I would like the house to be a 3 bedroom house NOT 2

Bedrooms mostly for future value...does that mean I would need to add a closet to the office??

Maybe I should discuss with the town first. I have the septic capacity for 5 bedrooms so it may not matter in the long run but I did notice that the engineer is submitting to the state for a 3 bedroom house connection to our existing mound system(5 bedroom capacity already present with a 1 bedroom cabin presently connected). Does that all make sense?

Great on the elevation! Thanks!

From: Kerri Post**Sent:** Aug 2, 2022, 11:26 AM**To:** Nancy duMont**Cc:** Matt Stavropoulos**Subject:** RE: Basement/Garage

Hi Nancy - we are measuring 23'-2" give or take from the normal grade at the entry side. So, definitely under 28ft. We are going to add a dimension so it's there for all to see.

We can change the bedroom to an office, no problem, but will also have to remove the closet in order for it to not be a bedroom. We'll go ahead and make that change with what we are revising now so you can review.

Do you have a target foundation pouring schedule? That will help us determine approx production and delivery timing.

Once we have the changes/construction plans complete (this week), they will be uploaded for you to review. Should we also send to your builder or excavator? Matt and Chris will be working with you to finalize and get approval of the construction plans to begin production prep. I can't believe it's already August, Fall will be here before you know it!

Best,
Kerri

From: Nancy duMont
Sent: Aug 1, 2022, 4:21 PM
To: Kerri Post (kpost@yankeebarnhomes.com)
Cc: Matt Stavropoulos (mstavropoulos@yankeebarnhomes.com)
Subject: RE: Basement/Garage

Hi Kerri,
A couple quick questions..can you tell me the building height? Our town zoning shows maximum building height of 28 & I can't see that on the plans anywhere. Also, is there any reason why we can't call that office a bedroom? I have a 5 bedroom permit for my septic and I have a 1 bedroom accessory dwelling so I have the flow for it. The engineer is sending in the state permit for 3 bedrooms for the new construction and was just thinking it should match up but not sure. Please let me know your thoughts. I can also ask the town. Thanks, Nancy

From: Kerri Post
Sent: Jul 29, 2022, 5:11 PM
To: Nancy duMont
Cc: Matt Stavropoulos
Subject: RE: Basement/Garage

Hi Nancy - we havent yet finished the change of removing the garage/full basement because we're also drawing the constructions et and ahving the engineer review it. The set we did for the pricing is in you rportal - attached to the price and named "Dumont Pricing Prep". I know that set is a little old but the garage change didnt affect our price so I chose to get that done while we were making the other changes.

We are right in the middle of finalizing everything to send you for review. I expect we can send you and your builder to review next week.

Best,
Kerri Post
Director of Project Management



From: Nancy duMont
Sent: Jul 29, 2022, 5:01 PM
To: Kerri Post (kpost@yankeebarnhomes.com)
Cc: Matt Stavropoulos (mstavropoulos@yankeebarnhomes.com)
Subject: RE: Basement/Garage

Hi Kerri,
I don't see updated plans in buildertrend. Are they not there or am I missing them?
Thanks!
Nancy

From: Kerri Post
Sent: Jul 25, 2022, 4:17 PM
To: Nancy duMont
Cc: Matt Stavropoulos
Subject: RE: Basement/Garage

Hi Nancy - Yes, I will send that with your updated price. We did a takeoff on the last set of plans with all of your changes. Im going to finalize that today so you should get a notification to view it.

Best,

Kerri Post
Director of Project Management



From: Nancy duMont
Sent: Jul 25, 2022, 1:05 PM
To: Kerri Post (kpost@yankeebarnhomes.com)
Cc: Matt Stavropoulos (mstavropoulos@yankeebarnhomes.com)
Subject: RE: Basement/Garage

Hi again,
Can you let me know what it would cost to have your crew there in full to take on the job of assembly?
Thank you!
Nancy

From: Kerri Post
Sent: Jul 20, 2022, 3:19 PM
To: Nancy duMont
Cc: Matt Stavropoulos
Subject: RE: Basement/Garage

We send one Supervisor to work with your GC and his crew - he would only need 3 men to work with our Supervisor.

I'll circle back confirming everything that I can do with the schedule. In the meantime we're working on the plans and will be in touch with those!

From: Nancy duMont
Sent: Jul 20, 2022, 3:17 PM
To: Kerri Post (kpost@yankeebarnhomes.com)
Cc: Matt Stavropoulos (mstavropoulos@yankeebarnhomes.com)
Subject: RE: Basement/Garage

Ok. Great! Our GC can handle it. You have a couple that supervise correct?

From: Kerri Post
Sent: Jul 20, 2022, 3:15 PM
To: Nancy duMont
Cc: Matt Stavropoulos
Subject: RE: Basement/Garage

Thank you, Nancy. It's OK if you need more time. I just need to look at the schedule and shuffling some things around. The one issue that could arise is delivery/weather and our crew availability. Do you still need our crew or would your GC handle the assembly?

Thanks,

Kerri Post
Director of Project Management



From: Nancy duMont
Sent: Jul 20, 2022, 3:04 PM
To: Kerri Post (kpost@yankeebarnhomes.com)
Cc: Matt Stavropoulos (mstavropoulos@yankeebarnhomes.com)
Subject: RE: Basement/Garage

Hi again,

The blasting quote doubled unfortunately to \$80,000 so now there is going to be chipping involved instead which is going to take more time. Martin can't begin this with the blasting company for at least 3 weeks, unfortunately. Martin feels that the foundation may not be ready until late October or early November. Is that an issue for you? I would like as much time as possible because I'm trying to pay for as much in cash as possible. Can you let me know your thoughts on this. I'm happy to send the \$47,810 in advance followed by a later payment of \$100,000 if that is helpful but just let me know your thoughts.

Utility and laundry probably best in the corner of the house under the office. I think the bathroom in that area below Leila's bathroom or below the guest bathroom...Our GC will use their crew. Is that the way most homeowners do it? Thanks for all your help! Nancy

From: Kerri Post
Sent: Jul 18, 2022, 4:34 PM
To: Nancy duMont
Cc: Matt Stavropoulos
Subject: RE: Basement/Garage

Hi Nancy - Im just returning from vaca, thank you for the info! To confirm everything here and in your previous email:

1. Yes we can definitely adjust the lav/pantry - great idea, wish I'd thought of it myself!
2. Remove garage from the basement
3. Keep full basement with 9ft ceilings, show utility area and laundry - any specific locations? Typically the mechanical is wherever the utilities are coming into the home. If you dont know that's OK, we can start with something.
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Anything else that I missed or that you would like? With this we can finish the construction set.

In terms of schedule - you windows are due here in September so we could schedule Production around that. Would you

5/30/22, 12:53 AM

be comfortable with a September final balance due? I have to finalize your pricing with the changes but wanted to check with you if that timing would work?

Delivery will be coordinated with Chris based on when foundation is poured and floor deck is built. Do you know if you will still want our crew or will your GC put up the shell with our Supervisor and his crew?

Thanks for the info!

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Director of Project Management



From: Nancy duMont

Sent: Jul 14, 2022, 12:44 PM

To: Nancy duMont (Nancy duMont)

Cc: Christopher Sevigny (csevigny@yankeebarnhomes.com), Kerri Post (kpost@yankeebarnhomes.com), Matt Stavropoulos (mstavropoulos@yankeebarnhomes.com)

Subject: RE: Basement/Garage

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Hi Kerri, Chris and Matt,

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Cc: Christopher Sevigny, Matt Stavropoulos

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To: Nancy duMont

Cc: Christopher Sevigny, Matt Stavropoulos

Subject: RE: Basement/Garage

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Best,
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From: Nancy duMont
Sent: Jun 29, 2022, 11:02 AM
To: Kerri Post (kpost@yankeebarnhomes.com)
Cc: Christopher Sevigny (csevigny@yankeebarnhomes.com)
Subject: RE: Basement/Garage

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To: Nancy duMont
Cc: Christopher Sevigny
Subject: Basement/Garage

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Also - we did order your bathroom windows, thanks for giving the go ahead on that.

Thanks,
Kerri

Kerri Post
Director of Project Management



Reply

Reply All

View in Buildertrend



Nancy duMont <nancyjdumont@gmail.com>

New message "Build Plans" on job "duMont - Nancy"

1 message

Matt Stavropoulos at Yankee Barn Homes <info@buildertrend.com>

Mon, Aug 15, 2022 at 9:23 AM

Reply-To: Matt Stavropoulos at Yankee Barn Homes

<_9y2q61ttgntdyishyda_fxgzmo7ki6b0dq9nlcw2y_ix_4480104c610@messages.buildertrend.net>

To: nancyjdumont@gmail.com

**Build Plans****Matt Stavropoulos at Yankee Barn Homes****To:** Nancy duMont**CC:** Christopher Sevigny, Kerri Post**File Attachments:**YBH-GC Distribution of W.pdf
67 KBYBH Delivery Site Prep 8.pdf
330 KBB0_Dumont Preliminary
Bu.pdf
3.4 MB

Good Morning Nancy!

I have attached your preliminary build plans, which incorporated the Basement/office/bedroom layout changes you requested.

Please share these with your builder for review. We would also like to set up a Build Plan Meeting to go over any questions/details your builder would like to review, so we can make sure we are all on the same page regarding construction, delivery, site expectations, equipment, etc...

I'm also attaching our delivery info doc, and YBH vs Owner/GC distribution of work as well. You may have already received these, but I wanted to get everything in one email that you can forward to your builder.

Your builder is also welcome to reach out to Chris here at YBH any time:

Chris Sevigny**Director - Production/Architecture****csevigny@yankeebarnhomes.com****(603) 863-2400 ext. 208****Fax: (603) 863-9945**

Let us know some dates and times you are all available over the next couple of weeks to set up a zoom!

Best,



Nancy duMont <nancyjdumont@gmail.com>

New message "RE: Schedule" on job "duMont - Nancy"

1 message

Kerri Post at Yankee Barn Homes <info@buildertrend.com>

Mon, Aug 29, 2022 at 5:19 PM

Reply-To: Kerri Post at Yankee Barn Homes

<ibls3xj5o2j7nngix6xqpcq3aw_jaxfkb0dq9nlcw2y_ix_44840110040@messages.buildertrend.net>

To: nancyjdumont@gmail.com

**RE: Schedule****Kerri Post at Yankee Barn Homes****To:** Nancy duMont**CC:** Christopher Sevigny, Matt Stavropoulos

Hi Nancy - Matt, Chris and I are all battling COVID but I wanted to respond right away to put you at ease. Yes, we can push things out. I hope that there isn't anything serious going on with your health that's the most important thing.

Do you just want to move delivery/build out and still keep Production at the end of this year? I could put you in December and then store until Spring. Or, we can push Production to Jan/Feb, you just may see some price increases in the new year.

Let me know what you are thinking in terms of our Production but for sure we can plan for delivery next year.

Thank you,
Kerri

From: Nancy duMont**Sent:** Aug 29, 2022, 4:39 PM**To:** Christopher Sevigny (csevigny@yankeebarnhomes.com), Kerri Post (kpost@yankeebarnhomes.com), Matt Stavropoulos (mstavropoulos@yankeebarnhomes.com)**Cc:****Subject:** RE: Re: New message "RE: Build Plans" on job "duMont - Nancy"

Hi there,

Unfortunately I have to cancel the meeting tomorrow. I've had an issue come up with my health unfortunately. Can someone call me about putting this off until the Spring? Is that an option? I am starting to really stress out to get this all accomplished by Fall & absolutely just can do this over winter. Can someone please let me know if this is an option. I will keep pushing ahead with site work but I feel like I just need more time than I have right now for the house delivery/build portion and would really love the option to begin in Spring when not so rushed. I'm sorry to be in this situation. 802-793-1430 or email is ok if easier. Thank you. Nancy

From: Matt Stavropoulos**Sent:** Aug 26, 2022, 10:48 AM

To: Nancy duMont

Cc:

Subject: RE: Re: New message "RE: Build Plans" on job "duMont - Nancy"

Yes that will work and we should have the foundation plans done.

Tuesday @ 11:30am - what is your builder, Ed's, Email so i can add him to the invite.

Thanks!

Matthew Stavropoulos

Project Coordinator

(603) 863-2400 x218 ✉Fax: (603) 863-9945

Yankee Barn Homes

131 Yankee Barn Road, Grantham, NH 03753

www.yankeebarnhomes.com



From: Nancy duMont

Sent: Aug 25, 2022, 8:23 PM

To: Matt Stavropoulos (mstavropoulos@yankeebarnhomes.com)

Cc:

Subject: RE: Re: New message "RE: Build Plans" on job "duMont - Nancy"

Hi again,

Can we do Tuesday at 11:30? Also, will the foundation plans follow soon after the meeting? Martin needs them for the estimate and to get on the list so he's stressing over that. Thanks! Nancy

From: Matt Stavropoulos

Sent: Aug 24, 2022, 10:05 AM

To: Nancy duMont

Cc:

Subject: RE: Re: New message "RE: Build Plans" on job "duMont - Nancy"

Ok great - again, apologies for the late notice.

Once you've had a chance to connect with your builder, Ed, on availability let us know some dates and times. Ideally we'd like to get this rescheduled by early/mid next week.

Best,

Matthew Stavropoulos

Project Coordinator

(603) 863-2400 x218 ✉Fax: (603) 863-9945

Yankee Barn Homes

131 Yankee Barn Road, Grantham, NH 03753

www.yankeebarnhomes.com

From: Nancy duMont
Sent: Aug 24, 2022, 9:45 AM
To: Matt Stavropoulos (mstavropoulos@yankeebarnhomes.com)
Cc:
Subject: Re: New message "RE: Build Plans" on job "duMont - Nancy"

No worries. Thanks!

On Aug 24, 2022, at 9:00 AM, Matt Stavropoulos at Yankee Barn Homes wrote:

?

Hi Nancy, unfortunately Chris has been out sick this week, and is out again today, so we are going to have to reschedule our meeting today.

What are your schedules looking like for the remainder of this week/next week.

I apologize for the late notice.

Thanks!

Matthew Stavropoulos*Project Coordinator*

(603) 863-2400 x218 xFax: (603) 863-9945

Yankee Barn Homes

131 Yankee Barn Road, Grantham, NH 03753

www.yankeebarnhomes.com

From: Nancy duMont
Sent: Aug 18, 2022, 4:50 PM
To: Christopher Sevigny (csevigny@yankeebarnhomes.com)
Cc: Kerri Post (kpost@yankeebarnhomes.com), Matt Stavropoulos (mstavropoulos@yankeebarnhomes.com)
Subject: RE: Build Plans

Hi again,
Hopefully Wednesday at 11 works. I confirmed with Ed that he can make it. Thanks so much! Nancy

From: Christopher Sevigny
Sent: Aug 18, 2022, 3:02 PM
To: Christopher Sevigny, Nancy duMont
Cc: Kerri Post, Matt Stavropoulos
Subject: RE: Build Plans

Hi Nancy,
Right now Tuesday and Wednesday are pretty full, but I can squeeze a meeting in around 11am.
I would definitely want Ed in the meeting as well.
Let me know if this time works for both of you, and we can get it in the calender.

Thanks,

Chris Sevigny
Director - Production/Architecture
(603) 863-2400
Fax: (603) 863-9945

Yankee Barn Homes | *Post. Beam. Dream.* TM
131 Yankee Barn Road
Grantham, NH 03753
www.yankeebarnhomes.com

 Icon-Facebook-25  PinExt  houzz3

From: Nancy duMont
Sent: Aug 18, 2022, 2:55 PM
To: Matt Stavropoulos (mstavropoulos@yankeebarnhomes.com)
Cc: Christopher Sevigny (csevigny@yankeebarnhomes.com), Kerri Post (kpost@yankeebarnhomes.com)
Subject: RE: Build Plans

Hi there,
For some reason I can't get the updated plans to print. Any suggestions? I wanted a large copy or at least ledger size.
Can you let me know what dates/times work for you to meet? I can do tomorrow late day, Tuesday or Wednesday.
Thanks! Nancy

From: Matt Stavropoulos
Sent: Aug 15, 2022, 9:23 AM
To: Nancy duMont
Cc: Christopher Sevigny, Kerri Post
Subject: Build Plans

Good Morning Nancy!

I have attached your preliminary build plans, which incorporated the Basement/office/bedroom layout changes you requested.

Please share these with your builder for review. We would also like to set up a Build Plan Meeting to go over any questions/details your builder would like to review, so we can make sure we are all on the same page regarding construction, delivery, site expectations, equipment, etc...

I'm also attaching our delivery info doc, and YBH vs Owner/GC distribution of work as well. You may have already received these, but I wanted to get everything in one email that you can forward to your builder.

Your builder is also welcome to reach out to Chris here at YBH any time:

Chris Sevigny
Director - Production/Architecture

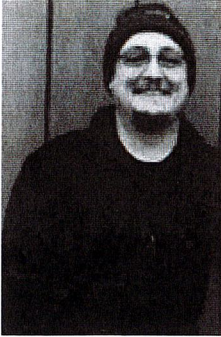
csevigny@yankeebarnhomes.com
(603) 863-2400 ext. 208
Fax: (603) 863-9945

Let us know some dates and times you are all available over the next couple of weeks to set up a zoom!

Best,

Matthew Stavropoulos
Project Coordinator
(603) 863-2400 x218 xFax: (603) 863-9945

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Reply

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Nancy duMont <nancyjdumont@gmail.com>

New message "RE: Build Plans" on job "duMont - Nancy"

1 message

Matt Stavropoulos at Yankee Barn Homes <info@buildertrend.com>

Fri, Sep 16, 2022 at 10:59 AM

Reply-To: Matt Stavropoulos at Yankee Barn Homes

<rkelzetsk6euieartp5pd2ewjam17aqlb0dq9nlcw2y_ix_448e09a9df1@messages.buildertrend.net>

To: nancyjdumont@gmail.com

**RE: Build Plans****Matt Stavropoulos at Yankee Barn Homes****To:** Nancy duMont**CC:** Christopher Sevigny, Kerri Post

Hi Nancy!

Great to know everything went well! Wishing you a speedy recovery.

Looks like we are pretty open right now T, W, TH next week, so you can check with Eddy and see if he has availability those days and let us know.

If we produce in December the final payment would be due end of December/1st week of January. If you would rather push to next year production, we can, but would have to update the pricing to current at the time we order materials.

We'd need a decision by end of next week as we are trying to finalize our schedule through the end of the year.

If you have any questions let us know!

Best,

Matthew Stavropoulos*Project Coordinator*

(603) 863-2400 x218 xFax: (603) 863-9945

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From: Nancy duMont

Sent: Sep 15, 2022, 1:08 PM

To: Matt Stavropoulos (mstavropoulos@yankeebarnhomes.com)

Cc: Christopher Sevigny (csevigny@yankeebarnhomes.com), Kerri Post (kpost@yankeebarnhomes.com)

Subject: RE: Build Plans

Hi there!

I'm still alive! haha... Everything went very well and my arteries look great thank God but boy that was scary! I'm still taking it easy and one handed for a bit while my arm heals and just trying to catch up on things. Just wondering what dates work for you for the meeting re: foundation etc? I will have to reach out to Edward and Martin and try to coordinate so just let me know a couple times that work for you. Also, if production begins in December when is the final payment due? I held off on the build loan until I am closer to Spring so I'm trying to do as much of the remaining YBH total in cash but need to plan that out of course...Thanks! Nancy

From: Matt Stavropoulos

Sent: Aug 15, 2022, 9:23 AM

To: Nancy duMont

Cc: Christopher Sevigny, Kerri Post

Subject: Build Plans

Good Morning Nancy!

I have attached your preliminary build plans, which incorporated the Basement/office/bedroom layout changes you requested.

Please share these with your builder for review. We would also like to set up a Build Plan Meeting to go over any questions/details your builder would like to review, so we can make sure we are all on the same page regarding construction, delivery, site expectations, equipment, etc...

I'm also attaching our delivery info doc, and YBH vs Owner/GC distribution of work as well. You may have already received these, but I wanted to get everything in one email that you can forward to your builder.

Your builder is also welcome to reach out to Chris here at YBH any time:

Chris Sevigny

Director - Production/Architecture

csevigny@yankeebarnhomes.com

(603) 863-2400 ext. 208

Fax: (603) 863-9945

Let us know some dates and times you are all available over the next couple of weeks to set up a zoom!

Best,

Matthew Stavropoulos

Project Coordinator

(603) 863-2400 x218 xFax: (603) 863-9945

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Nancy duMont <nancyjdumont@gmail.com>

New message "RE: Status update" on job "duMont - Nancy"

1 message

Matt Stavropoulos at Yankee Barn Homes <info@buildertrend.com>

Wed, Apr 19, 2023 at 2:58 PM

Reply-To: Matt Stavropoulos at Yankee Barn Homes

<syfb20pb_0vygwead4nqkzikvua0n1fib0dq9nlcw2y_ix_4484390fc0b@messages.buildertrend.net>

To: nancyjdumont@gmail.com

**RE: Status update****Matt Stavropoulos at Yankee Barn Homes****To:** Nancy duMont**CC:** Christopher Seigny, Heather Stoddard**File Attachments:**

1 Attachments

Hi Nancy - our apologies for the confusion - we were getting a little confused on our end as well which is why we wanted to try to get everyone together so we can get on the same page! Glad to here you decided on the slab much less complicated it seemed, and will save a lot of cost. We'll make sure you are looped in on anything going forward before anything is done on our end, for sure.

We'll take a look at doing a heated bump out off the master bedroom and get back to you. What size would you want that area to be?

Right now we have you in our production schedule in September 2023. We'd need to move pretty quickly with plan approval for us to keep you in that slot - I would say by beginning of May. In conjunction with that, we also need to confirm if you are using bank financing for the final payment. If so, I've attached an info sheet that we share with clients looking to do bank financing. One additional thing we do need before we can book a solid spot in production, is something from your bank that expresses agreement to our pay schedule outlined in the contract (which is basically that the final payment is due in the last few days of production). We've had issues in the past where we find out very late in the game, that the bank won't disburse until the package is delivered and in some cases erected on site, which is a big problem for us.

The quicker we can get final plan approval, and confirmation from your bank on final payment, the quicker we can nail down a production slot.

If you have any questions please let us know!

Best,

Matthew Stavropoulos*Project Development Manager*

(603) 863-2400 x218 xFax: (603) 863-9945

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From: Nancy duMont
Sent: Apr 18, 2023, 11:04 AM
To: Matt Stavropoulos (mstavropoulos@yankeebarnhomes.com)
Cc: Christopher Sevigny (csevigny@yankeebarnhomes.com)
Subject: RE: Status update

Hi Matt & Chris,
I'm sorry for the delay. I met with Martin at the lot and met with an architect friend. I wasn't thrilled that Ed made changes to the plan without consulting me first and that these changes were then incorporated into a plan that was not discussed with me. I think Derek called and discussed this with Chris. I don't want any decisions made by Ed without my involvement. I'm not sure why Ed didn't check in with me on this prior to submitting it to you. I just assumed that he was on the same page from our meeting but the changes he made didn't reflect this which I wasn't aware of until after the fact. I also want to make sure that Chris shared with you Matt that I am taking my architects suggestion and want to move forward with a slab. I have discussed this with Ed and he agrees it will be a substantial savings. The architect suggested that maybe we can do a heated bump out off the master bedroom for the utilities. Please let me know your thoughts on that when you have a moment. How far out are your current delays with building? I am just waiting to confirm the update to my construction loan based on filing my 2022 taxes so I think we should maybe hold off on the meeting until after that has been completed. Thank you very much for your help and have a nice day, Nancy

From: Matt Stavropoulos
Sent: Apr 11, 2023, 9:37 AM
To: Nancy duMont
Cc: Christopher Sevigny
Subject: RE: Status update

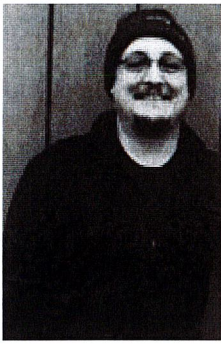
Hi Nancy - Just checking in and seeing if we can set up a meeting to figure out where we are at exactly with this project. Last we spoke it sounded like your site guy and Ed are still working to figure out exactly what they want to do with the walk out. Would love Ed to join as well so we can get an idea of his schedule this summer.

Let me know if you have any dates/times that work for you next week or the week after.

Thank you!

Matthew Stavropoulos
Project Development Manager
(603) 863-2400 x218 xFax: (603) 863-9945

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www.yankeebarnhomes.com



From: Nancy duMont
Sent: Mar 20, 2023, 10:09 AM
To: Matt Stavropoulos (mstavropoulos@yankeebarnhomes.com)
Cc:
Subject: RE: Status update

Thanks! Yes, just sent him the info.
Have a nice day!
Nancy

From: Matt Stavropoulos
Sent: Mar 20, 2023, 10:07 AM
To: Nancy duMont
Cc:
Subject: RE: Status update

Hi Nancy!

Hope you had a good vacation - Can you have him call Chris Sevigny - 603-731-9792, or he can email him csevigny@yankeebarnhomes.com.

Thanks!

Matthew Stavropoulos
Project Development Manager
(603) 863-2400 x218 ✕Fax: (603) 863-9945

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www.yankeebarnhomes.com



From: Nancy duMont
Sent: Mar 20, 2023, 9:59 AM
To: Matt Stavropoulos (mstavropoulos@yankeebarnhomes.com)
Cc:
Subject: RE: Status update

Hi Matt,
Sorry for the delay.
Martin has been on vacation and I was trying to connect with him on this. Derek is going to call you this AM. We have questions about the foundation plan. Thank you. Nancy

From: Matt Stavropoulos
Sent: Mar 1, 2023, 1:47 PM
To: Nancy duMont
Cc:
Subject: RE: Status update

Hi Nancy

The price to add the sliding door and 2 casement windows to the walkout is \$5,640.00. Let me know if you are good with that, then we can send back to our engineer to double check the engineering with the walk out as long as you and Ed are happy with the walk out as drawn.

Thanks!

Matthew Stavropoulos
Project Development Manager
(603) 863-2400 x218 ✕ Fax: (603) 863-9945

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From: Nancy duMont
Sent: Feb 23, 2023, 8:02 PM
To: Matt Stavropoulos (mstavropoulos@yankeebarnhomes.com)
Cc: Christopher Sevigny (csevigny@yankeebarnhomes.com)
Subject: RE: Status update

Ok. Thank you. I am on vacation tomorrow through 3/7 but will be checking e-mail & working remotely. Have a nice night!
Nancy

From: Matt Stavropoulos
Sent: Feb 23, 2023, 7:51 PM
To: Nancy duMont

Cc: Christopher Sevigny
Subject: RE: Status update

Hi Nancy - I will get the cost for the added walk out units and get that to you hopefully next week.

I'm going to add Chris here to chime in about a summer delivery.

Thanks!

Matthew Stavropoulos
Project Development Manager
(603) 863-2400 x218 ✉Fax: (603) 863-9945

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From: Nancy duMont
Sent: Feb 17, 2023, 10:23 AM
To: Matt Stavropoulos (mstavropoulos@yankeebarnhomes.com)
Cc:
Subject: RE: Status update

Thank you! I will look at it more closely today. Do you have the cost for the slider and windows? Martin said June to start the foundation. Is that ok for your timeline?

From: Matt Stavropoulos
Sent: Feb 14, 2023, 11:26 AM
To: Nancy duMont
Cc:
Subject: RE: Status update

Hi Nancy - no problem we are pretty backed up here - it's been a busy start to the year!

Speaking of foundation plan - i have the most recent updated set of plans that includes the updated walk out we got from Edward. These have also been engineered so all we need at this point is your final approval, and if you would like us to go ahead and order the additional units in the basement (2 windows and a slider door).

Best,

Matthew Stavropoulos
Project Development Manager
(603) 863-2400 x218 ✉Fax: (603) 863-9945

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From: Nancy duMont**Sent:** Feb 13, 2023, 10:00 AM**To:** Matt Stavropoulos (mstavropoulos@yankeebarnhomes.com)**Cc:****Subject:** RE: Status update

Hi Matt!

I'm sorry for the delay in my response. It definitely feels like Spring!! I talked to Edward and he told me that you had been in touch. Thank you for following up. I believe Martin was waiting for foundation plans in order to get on the schedule with the company that will do the foundation. I believe that he has the blasting company set but I will confirm. Taber Hill is not paved where I live so there's a restriction for heavy trucks well into May, I believe depending on the roads. I will also get an idea from Martin. I also need to file my 2022 taxes so they can be provided to the bank. I plan to do this well ahead of the April filing deadline. Thank you! Nancy

From: Matt Stavropoulos**Sent:** Feb 4, 2023, 5:45 PM**To:** Nancy duMont**Cc:****Subject:** Status update

Hello Nancy!

It's been sometime since we've been in touch, and now that we are getting into 2023 I wanted to connect and get an idea of status on your end. I believe you were working on bank financing last we spoke. Quick update on our end - we got some plan edits to the foundation from Ed which we are finishing up and should have back to you soon to review.

Can you give me an idea of how things are on your end, and if you have any sort of time frame of when you are looking to break ground?

Hope you are staying warm!

Best,
Matt

Matthew Stavropoulos

(603) 863-2400 x218 ✉Fax: (603) 863-9945

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131 Yankee Barn Road, Grantham, NH 03753

www.yankeebarnhomes.com



Nancy duMont <nancyjdumont@gmail.com>

New message "RE: Updated plans/bumpout" on job "duMont - Nancy"

1 message

Matt Stavropoulos at Yankee Barn Homes <info@buildertrend.com>

Wed, Jun 28, 2023 at 10:20 AM

Reply-To: Replying To All <boix59kvndgrtzaub8eb736z_044sjlnwfuli_sad1o_ix_95e00d90c9@messages.buildertrend.net>

To: nancyjdumont@gmail.com

**RE: Updated plans/bumpout****Matt Stavropoulos at Yankee Barn Homes**

To: Nancy duMont

Hi Nancy!

Ok thats great news! We did pull you out and adjust our schedule so if we added you back in right now would probably be feb/march 2024.

What i can do is have our estimator rerun the numbers to see where the project comes out to now - the good news is we already ordered your windows so you probably avoided 1 maybe 2 price increases there.

Let me know what you'd like to do!

Best,

Matthew Stavropoulos*Project Development Manager*

(603) 863-2400 x218 xFax: (603) 863-9945

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From: Nancy duMont
Sent: Jun 26, 2023, 3:36 PM
To: Matt Stavropoulos (mstavropoulos@yankeebarnhomes.com)
Cc:
Subject: RE: Updated plans/bumpout

Hi Matt,

I just wanted to update you that I'm meeting with the neighbor(who is building) and feel more confident to move forward. Do you want to speak again or can you tell me what the plan would look like now that my spot in line may have been relinquished to someone else? Thank you! Nancy

From: Matt Stavropoulos
Sent: Jun 14, 2023, 3:51 PM
To: Nancy duMont
Cc:
Subject: RE: Updated plans/bumpout

Hi Nancy - I can give you a quick call now before you 4 o'clock, or I can give you a buzz tomorrow. Let me know and what's a good number to reach you at?

Thanks!

Matthew Stavropoulos
Project Development Manager
(603) 863-2400 x218 ✕ Fax: (603) 863-9945

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From: Nancy duMont
Sent: Jun 14, 2023, 3:21 PM
To: Matt Stavropoulos (mstavropoulos@yankeebarnhomes.com)
Cc:
Subject: RE: Updated plans/bumpout

I can talk now. I have an appointment at 4 today for about 30 or so minutes and not much going on tomorrow other than an 11:30 appointment. Thanks!

From: Matt Stavropoulos
Sent: Jun 14, 2023, 2:49 PM
To: Nancy duMont
Cc:
Subject: RE: Updated plans/bumpout

Hi Nancy!

No problem - when is a good day/time for us to connect?

Thanks!

Matthew Stavropoulos
Project Development Manager
(603) 863-2400 x218 xFax: (603) 863-9945

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From: Nancy duMont
Sent: Jun 13, 2023, 12:39 PM
To: Matt Stavropoulos (mstavropoulos@yankeebarnhomes.com)
Cc:
Subject: RE: Updated plans/bumpout

Hi Matt,
I wanted to go over some concerns(my direct neighbor just started clearing for building)with the timing of this project. Who do I talk to there?
I would like to set up a time to discuss my options at this time to delay until I see how this will effect my site/view/privacy. I'm also very nervous about the current interest rates etc. I want to have a discussion to know all of my options with you on this project. Thank you, Nancy

From: Matt Stavropoulos
Sent: Apr 27, 2023, 4:32 PM
To: Nancy duMont
Cc:
Subject: RE: Updated plans/bumpout

Hi Nancy,

You would probably want the electrical panel inside somewhere, but you are correct that would be something Ed would figure out.

Right now we have you in the schedule projected to start production in late September/early October, which means you will be done in production some-time in October and we could deliver any time after that. There is always some flux with

our production schedule and it can move back or forward a week or two depending on previous jobs. This all depends on the outcome of your financing, them confirming that that they will disburse the final payment to us a few days before production is finished, and then whether or nor the site is ready for us to deliver. I'm going to reattach our delivery and site prep doc that has some helpful steps to establishing a delivery date.

Thats our current situation now, so yes once the plans are finalized, as far as we are concerend, we are good until production, and then like i said that final payment will be due 3-4 days prior to production end.

I think a couple months ago you had said you were thinking of getting started on site in June, is that more like July/August now with you being 6-8 weeks out from financing?

Let me know if you have any other questions!

Best,

Matthew Stavropoulos

Project Development Manager

(603) 863-2400 x218 xFax: (603) 863-9945

Yankee Barn Homes

131 Yankee Barn Road, Grantham, NH 03753

www.yankeebarnhomes.com



From: Nancy duMont
Sent: Apr 26, 2023, 3:42 PM
To: Matt Stavropoulos (mstavropoulos@yankeebarnhomes.com)
Cc:
Subject: RE: Updated plans/bumpout

Hi Matt,
This looks great. I think it's fine that it's exterior access. Will the electrical panel be in there or inside? That might be an Ed question but I guess that's the only thing that I would prefer inside access to if possible. I've sent this to Ed to review and will be in touch soon. I have been praying that rates drop and holding out so because of that I'm 6-8 weeks out from receiving financing at this point but because I've paid 50% you can start production when the plans are finalized correct? Also, yes on beams sanded and not stained. Does that save me a little \$ I hope! Derek can do this on site.
Thanks, Nancy

From: Matt Stavropoulos
Sent: Apr 26, 2023, 2:53 PM
To: Nancy duMont
Cc:
Subject: Updated plans/bumpout

Hi Nancy!

We added the bump out and switched to the slab foundation. The only logical access for the utility room is from the exterior - let me know if you were thinking something difference.

Please review these with Ed - we'd like to get the plans finalized asap so we can assess for a change order as we've made some changes since we originally priced this out.

One last thing I wanted to verify - it looks like you had chosen to have your beams sanded and unstained (i think you were going to finish on site) is this still the plan?

Thanks!

Matthew Stavropoulos

Project Development Manager

(603) 863-2400 x218 xFax: (603) 863-9945

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Nancy duMont <nancyjdumont@gmail.com>

Your Estimate is Ready (duMont - Nancy)

1 message

info@buildertrend.com <info@buildertrend.com>

Fri, Jul 21, 2023 at 4:07 PM

Reply-To: No Reply <no-reply@buildertrend.com>

To: nancyjdumont@gmail.com

**Your Estimate is Ready****From Yankee Barn Homes**

Click the yellow View Details button to access estimate.

Thank you!

Attachments:

3 Attachments

John- This
pricing
attachment
was also made
unavailable by
Yankee Barn
Homes. Nancy[View Details](#)

** This email has been auto-generated on behalf of Yankee Barn Homes, please do not reply directly to this email

**



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Nancy duMont <nancyjdumont@gmail.com>

New message "RE: Updated pricing/timeline" on job "duMont - Nancy"

1 message

Matt Stavropoulos at Yankee Barn Homes <info@buildertrend.com>

Mon, Jul 31, 2023 at 11:16 AM

Reply-To: Replying To All <pcnoswhhwmdfcvocfzbxaydoushx80rwwfuli_sad1o_ix_9584a80eaf@messages.buildertrend.net>

To: nancyjdumont@gmail.com

**RE: Updated pricing/timeline****Matt Stavropoulos at Yankee Barn Homes**

To: Nancy duMont

Hi Nancy - getting down to you \$305k price is not possible at this point - that number was a promo where we were using our 2021 pricing - I don't think we'd be able to get close to that at this point, but obviously we'd work with you - if you want to talk to your bank and see where abouts you need to be at we can take another look at the numbers and see what options we have.

You are correct truck are basically a pass through expense so whatever the rate is, it's passed on to you.

Best,

Matthew Stavropoulos*Project Development Manager*

(603) 863-2400 x218 xFax: (603) 863-9945

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From: Nancy duMont
Sent: Jul 27, 2023, 3:59 PM
To: Matt Stavropoulos (mstavropoulos@yankeebarnhomes.com)
Cc:
Subject: RE: Updated pricing/timeline

Hi Matt,

If the new discount gets me back to where I was plus tax, shipping/trucking then I can commit to production. Otherwise I need to go back to my lender because this great of an increase makes me very concerned. I can't get into a jumbo loan situation. Also, if trucking rates go back down does the pricing hopefully adjust down at the time of trucking? Thank you, Nancy

From: Matt Stavropoulos
Sent: Jul 27, 2023, 1:13 PM
To: Nancy duMont
Cc:
Subject: RE: Updated pricing/timeline

Hi Nancy!

Good questions, sorry i should have clarified.

Originally, you had a special limited time price which was part of our featured floor plan promo - that price didn't include Tax and Trucking/Shipping - just the shell package cost (\$305,620.00). That promo is no longer valid, and we had to bring the design to current pricing. The design is a bit bigger now than the original hillhouse, and I think we changed some glass (bathroom if memory serves correctly), but a majority of the increase is bringing to current pricing, removing the promo/discount, and adding in the tax, and trucking/shipping (we've seen trucking/shpping costs double since 2022).

I hope this helps - depending on your timeline and when you think you'll be ready to build, I can offer you another discount if we can lock you into a production slot over Winter 2024, but i'd need to get you booked in there as soon as possible.

Let me know if you have any other questions!

Best,

Matthew Stavropoulos
Project Development Manager
(603) 863-2400 x218 ✉Fax: (603) 863-9945

Yankee Barn Homes
131 Yankee Barn Road, Grantham, NH 03753
www.yankeebarnhomes.com



From: Nancy duMont
Sent: Jul 27, 2023, 10:33 AM
To: Matt Stavropoulos (mstavropoulos@yankeebarnhomes.com)
Cc:
Subject: RE: Updated pricing/timeline

Hi Matt,

Thanks for checking in. You were on my list for today. I looked at it but can't figure it out. Did it increase \$60,000?! Can you please outline exactly where the pricing changed? Thank you, Nancy

From: Matt Stavropoulos

Sent: Jul 27, 2023, 10:31 AM

To: Nancy duMont

Cc:

Subject: Updated pricing/timeline

Hi Nancy!

Just wanted to check in and see if you were able to view the updated pricing we sent last week.

Was also looking to get an idea of timeline for you going forward - have you had any discussions with your builder on when you'll be breaking ground? Trying to gauge when we can put you in the production schedule.

Thank you!

Best,

Matthew Stavropoulos

Project Development Manager

(603) 863-2400 x218 xFax: (603) 863-9945

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Nancy duMont <nancyjdumont@gmail.com>

New message "FWD: RE: FWD: RE: Status update" on job "duMont - Nancy"

1 message

Matt Stavropoulos at Yankee Barn Homes <info@buildertrend.com>

Wed, Jan 3, 2024 at 1:28 PM

Reply-To: Replying To All <endjn4lmbudj5ixtagzksp7hv0r4clnowfuli_sad1o_ix_9581bc62c8@messages.buildertrend.net>

To: nancyjdumont@gmail.com

**FWD: RE: FWD: RE: Status update****Matt Stavropoulos at Yankee Barn Homes**

To: Nancy duMont

Hi Nancy - hope you had a nice holiday and Happy New Year!

I talked to Kerri - we'd like to try to make something work for you, and the Hartford carriage house could be something we could work with. We'd obviously not be able to use all the windows units, but i think we could make most of them work. If thats of interest to you.

We've also done smaller versions of the hill house that we could look into and see if thats feasible as well - again probably wouldn't be able to use all the window unites but probably most.

I think there are options for us to make this happen for you, but i think the most important thing to do is make sure you have a good sense of numbers in your area, and identify based on those numbers, what price range you need the YBH package to be in. Once you have that information then i think we can start coming up with some viable options.

Let me know what you think.

Thank you!

Matthew Stavropoulos*Project Development Manager*

(603) 863-2400 x218 ✖Fax: (603) 863-9945

Yankee Barn Homes

131 Yankee Barn Road, Grantham, NH 03753

www.yankeebarnhomes.com



From: Matt Stavropoulos
Sent: Dec 6, 2023, 1:41 PM
To: Nancy duMont (Nancy duMont)
Cc:
Subject: RE: FWD: RE: Status update

Hi Nancy - When it comes to the monies paid thus far, a good portion of that has gone to additional design hrs, engineering, and then obviously the purchasing of the windows. Kerri is on vacation this week - i'll try to catch up with her next week and see what options we have available for you.

Thank you!

Matthew Stavropoulos
Project Development Manager
(603) 863-2400 x218 ✉Fax: (603) 863-9945

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131 Yankee Barn Road, Grantham, NH 03753
www.yankeebarnhomes.com



From: Nancy duMont
Sent: Dec 5, 2023, 4:18 PM
To: Matt Stavropoulos (mstavropoulos@yankeebarnhomes.com)
Cc:
Subject: RE: FWD: RE: Status update

Hi Matt,

It sounds too complicated. If I decide not to move forward with the hill house at this time, can you please find out if anyone else building it would want to buy my windows? Is that an option? If not, how do I take possession of them? Also, what is the policy for return of deposit less design fee? If I choose to delay the build for some period of time, yet to be determined, could my deposit be placed in an interest bearing account? I think it's been two years now, maybe more...just sitting. The biggest issue I have had is not with the house or desire to build it, but with the present location on the lot. I just dont think

it's the right house for that location.
Thank you for your help. Nancy

From: Matt Stavropoulos
Sent: Nov 27, 2023, 4:20 PM
To: Nancy duMont
Cc: Nancy duMont
Subject: RE: FWD: RE: Status update

Hi Nancy - thank you for your patience. I've been out of the office quite a bit the last couple weeks with vacation and the holiday.

You are correct in that the Hartford Carriage House would come in less than what the Hill House is priced at right now. I can check into that for you and give you an idea. I think there are some windows we could possibly use from your Hill House, in the Hartford but there are a lot of things to consider. For one the Hartford carriage house doesn't really lend itself to sliding doors, and you have to (2) 2 panels, and (1) 4 panel - unless you are planning on putting a deck. A lot of the glass in the Hill House is specific to that design, the big wall of glass on the back, some of the angled glass. The awnings and fixed units on the front of your Hill House we could probably use.

Ideally what would you need our shell package to come in at - I think this would be a good starting point. Then if we were going to go with the Hartford Carriage House but you would like to use some of the windows from the Hill House (or you would be making any changes) we would need a design deposit).

If you want to get on the phone and discuss i'm in the office all week!

Best,
Matt

Matthew Stavropoulos
Project Development Manager
(603) 863-2400 x218 xFax: (603) 863-9945

Yankee Barn Homes
131 Yankee Barn Road, Grantham, NH 03753
www.yankeebarnhomes.com



From: Nancy duMont
Sent: Nov 15, 2023, 11:48 PM
To: Matt Stavropoulos (mstavropoulos@yankeebarnhomes.com)
Cc: Nancy duMont (Nancy duMont)
Subject: RE: FWD: RE: Status update

Hi Matt,
I hope this email doesn't make you go crazy but would you mind letting me know how much less it would be for me to switch to the Hartford Carriage house with no adjustments to the design? Also, would any of the windows etc that I have already ordered work if I did that instead? OR do you have anyone with the Hill House plans that may want to purchase the windows? I know there were a few that I special ordered... I know that's a stretch but just curious. Anyway, we can talk by phone if it's easier. I'm around for the remainder of the week if you prefer to speak by phone. With all of the unexpected

increases in construction for me... due to more ledge than expected and covid price increases... electric increases, interest rates skyrocketing etc...it is just making the Hill House too much of a stretch for me. It's not that I can't do it, but I am worried it is just too much over what I had originally planned for. I still want to do the Hill house with you but it would be easier for me after things regulate and when I have a better location for it. Please let me know your thoughts on this. I had asked about this in the past when prices were creeping up and was told that it is a lot more affordable since it's just a big, more simple square design. I can't recall if it was you that I spoke to about it. Anyway, I'm hopeful this may be a way to move forward quickly and get into production on something with you. Please let me know your thoughts. Thank you, Nancy

From: Matt Stavropoulos
Sent: Nov 2, 2023, 4:36 PM
To: Nancy duMont
Cc:
Subject: RE: FWD: RE: Status update

Here you go Nancy - i believe this is the latest version we sent you earlier this year.

Best,
Matt

Matthew Stavropoulos
Project Development Manager
(603) 863-2400 x218 xFax: (603) 863-9945

Yankee Barn Homes
131 Yankee Barn Road, Grantham, NH 03753
www.yankeebarnhomes.com



From: Nancy duMont
Sent: Nov 1, 2023, 1:51 PM
To: Matt Stavropoulos (mstavropoulos@yankeebarnhomes.com)
Cc:
Subject: RE: FWD: RE: Status update

can you please send me the latest most updated plans so I can send to the new builder...or the date that you sent them to me. I have a hard time figuring out this builder trend stuff haha

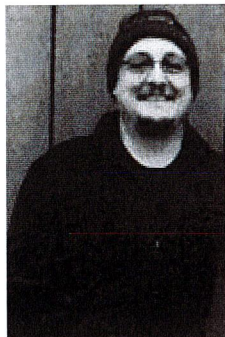
From: Matt Stavropoulos
Sent: Oct 25, 2023, 1:48 PM
To: Nancy duMont
Cc:
Subject: RE: FWD: RE: Status update

Absolutely - just let me know once you have a handle on that - no rush from our end.

Best,

Matthew Stavropoulos
Project Development Manager
(603) 863-2400 x218 xFax: (603) 863-9945

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131 Yankee Barn Road, Grantham, NH 03753
www.yankeebarnhomes.com



From: Nancy duMont
Sent: Oct 24, 2023, 5:17 PM
To: Matt Stavropoulos (mstavropoulos@yankeebarnhomes.com)
Cc:
Subject: RE: FWD: RE: Status update

Thank you. I'm also looking for a new builder. Please don't share this with Edward. I have some concerns on that front. I do have options but I need to get that commitment set. Can I be in touch at the end of the week or Monday depending on how quickly I hear back from the builder? Thank you, Nancy

From: Matt Stavropoulos
Sent: Oct 20, 2023, 9:54 AM
To: Nancy duMont
Cc:
Subject: RE: FWD: RE: Status update

Hi Nancy,

YBH Crew is \$35,810.00. We are projecting 12 working days to install the structure.

Best,

Matthew Stavropoulos
Project Development Manager
(603) 863-2400 x218 xFax: (603) 863-9945

Yankee Barn Homes
131 Yankee Barn Road, Grantham, NH 03753
www.yankeebarnhomes.com



From: Matt Stavropoulos
Sent: Oct 19, 2023, 1:53 PM
To: Nancy duMont (Nancy duMont)
Cc:
Subject: RE: FWD: RE: Status update

yes definitely feasible late spring/early summer 2024 delivery.

Great question - the final payment is due a few days before production is set to end. And then the YBH Crew payment, if you decide to do that, will be due about 3-4 weeks prior to delivery.

Hope this helps - let me know if you have any other questions!

Best,

Matthew Stavropoulos
Project Development Manager
(603) 863-2400 x218 xFax: (603) 863-9945

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131 Yankee Barn Road, Grantham, NH 03753
www.yankeebarnhomes.com



From: Nancy duMont
Sent: Oct 19, 2023, 1:41 PM
To: Matt Stavropoulos (mstavropoulos@yankeebarnhomes.com)
Cc:
Subject: RE: FWD: RE: Status update

Ok. Thanks. Unfortunately I halted the foundation when the price changed. I don't want the foundation in prior to winter so if it's April production and I have the foundation done in May then can you potentially deliver in late May early June? Also, when it goes to production I owe the \$170k or is that prior to delivery? Thanks, Nancy

From: Matt Stavropoulos
Sent: Oct 19, 2023, 1:36 PM
To: Nancy duMont
Cc:
Subject: RE: FWD: RE: Status update

Hi Nancy - yes i can get a YBH Crew number for you. In regards to timing from production to delivery - it really depends on when the site is going to be ready, and whether or not you go with our crew or we just send a supervisor. Basically our crew schedule is first come first served, whoever is ready for us on site and we are done production gets delivered, and so on.

Have you talked to your builder, and when do they expect to get the foundation in?

Best,

Matthew Stavropoulos
Project Development Manager
(603) 863-2400 x218 xFax: (603) 863-9945

Yankee Barn Homes
131 Yankee Barn Road, Grantham, NH 03753
www.yankeebarnhomes.com



From: Nancy duMont
Sent: Oct 19, 2023, 1:30 PM
To: Matt Stavropoulos (mstavropoulos@yankeebarnhomes.com)
Cc:
Subject: RE: FWD: RE: Status update

Hi Matt,
Yes, I would like to know what your crew would charge. Also, can you remind me how long from production to delivery? I have the Spring roads issue for big trucks so it has to be before April and after May delivery generally. Thank you. Nancy

From: Matt Stavropoulos
Sent: Oct 16, 2023, 1:50 PM
To: Nancy duMont
Cc:
Subject: RE: FWD: RE: Status update

Hi Nancy!

To answer your question about putting up the shell - The package cost does not include a crew, but it DOES include a supervisor to work on site with your builders crew on assembling the structure.

We could provide a price for an assembly crew if you would like, just let me know.

In terms of timing - we have you in the production schedule in April 2024 but i could probably move you up earlier in 2024.

Thanks!

Matthew Stavropoulos*Project Development Manager*

(603) 863-2400 x218 xFax: (603) 863-9945

Yankee Barn Homes

131 Yankee Barn Road, Grantham, NH 03753

www.yankeebarnhomes.com



From: Nancy duMont
Sent: Oct 16, 2023, 10:15 AM
To: Matt Stavropoulos (mstavropoulos@yankeebarnhomes.com)
Cc:
Subject: RE: FWD: RE: Status update

Also, can you let me know the absolute soonest this could happen? Thanks!

From: Matt Stavropoulos
Sent: Oct 11, 2023, 11:06 AM
To: Nancy duMont
Cc:
Subject: RE: FWD: RE: Status update

Hi Nancy!

Yes i did receive your email sorry for the delay - I've been trying to come up with a solution. Obviously the special discount offer has come and gone as that was really predicated on producing and shipping by the end of that year. However, we can offer you a discount that will give you more savings than the the originally offered discount you noted previously.

What we can do is offer you an 8% discount off of the shell package, which will amount to a discount amount of \$27,067.00 off of your current shell package price. That would bring the shell package down to \$311,275.00 (vs. your original estimate of \$305,620.00, i believe). With tax and shipping, the total amount would be \$331,048.00. Of that, you've already paid \$157,810.00 which leaves a remaining balance due of \$173,238.00 for your C Final Payment. This also assumes no further changes to project - any additional design time, engineering, change orders etc... would be assessed/calculated to current pricing, and added to the final amount due.

This 8% discount is contingent on us booking you in our next available slot, and/or completing production no later than May 31st, 2023.

We are booking well into 2024 for production, so i will need to know as soon as possible if this is acceptable to you so we can move our schedule around to accommodate.

If you have any questions please let me know!

Best,

Matthew Stavropoulos

Project Development Manager

(603) 863-2400 x218 ✖Fax: (603) 863-9945

Yankee Barn Homes

131 Yankee Barn Road, Grantham, NH 03753

www.yankeebarnhomes.com



From: Nancy duMont

Sent: Oct 11, 2023, 9:50 AM

To: Matt Stavropoulos (mstavropoulos@yankeebarnhomes.com)

Cc:

Subject: RE: FWD: RE: Status update

Hi Matt,

Just checking in to see if you received my email on 10/2. I would like to know how to proceed at this point. Thank you,
Nancy

From: Matt Stavropoulos

Sent: Sep 21, 2023, 3:25 PM

To: Nancy duMont

Cc:

Subject: FWD: RE: Status update

Hi Nancy - i realized i didn't answer your question about remaining total - with the new price, and your past payments totalling \$157,810.00, you would currently owe \$200,305.00 total, on the shell package - that includes trucking and tax.

Thanks,

Matthew Stavropoulos

Project Development Manager

(603) 863-2400 x218 ✖Fax: (603) 863-9945

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www.yankeebarnhomes.com



From: Matt Stavropoulos
Sent: Sep 18, 2023, 3:15 PM
To: Nancy duMont (Nancy duMont)
Cc:
Subject: RE: Status update

Hi Nancy - I understand. Give us a few days to review everything and we'll get back to you - What is your total budget for this project?

Thanks,

Matthew Stavropoulos
Project Development Manager
(603) 863-2400 x218 xFax: (603) 863-9945

Yankee Barn Homes
131 Yankee Barn Road, Grantham, NH 03753
www.yankeebarnhomes.com



From: Nancy duMont
Sent: Sep 18, 2023, 2:31 PM
To: Matt Stavropoulos (mstavropoulos@yankeebarnhomes.com)
Cc:
Subject: RE: Status update

Hi Matt,
The drastic increase in pricing won't work. Was the price increase something that was going to be assessed only because I got out of line for production? It was the next week that I said I wanted to get back in line for production so did that week of uncertainty due to my neighbor clearing their land cause this price increase? I need to understand at what point the price changed for me. At this point unless the pricing is guaranteed I will likely not be able to move forward. With the design fees and cost of the windows removed please let me know what the remaining total is for my deposit.
Thank you. Nancy

From: Matt Stavropoulos
Sent: Sep 7, 2023, 12:17 PM
To: Nancy duMont
Cc:
Subject: Status update

Hi Nancy - Just wanted to check in on status. Right now we have you scheduled for production over winter 2024 so i'm trying to gauge if you think you will be ready to produce then or if we should be looking to produce spring/summer 2024

Let me know if you have any questions!

THanks!

Matthew Stavropoulos
Project Development Manager
(603) 863-2400 x218 xFax: (603) 863-9945

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Nancy duMont <nancyjdumont@gmail.com>

New message "RE: Follow up" on job "duMont - Nancy"

1 message

info@buildertrend.com <info@buildertrend.com>

Wed, Jan 24, 2024 at 10:07 PM

Reply-To: Replying To All <sn11oznhxrb5q1sxzxae9spmsiott1swfuli_sad1o_ix_9588cd8e10@messages.buildertrend.net>

To: nancyjdumont@gmail.com

**RE: Follow up****Matt Stavropoulos at Yankee Barn Homes****To:** Nancy duMont

Hi Nancy - thanks for sharing the below. I've heard Rice is a good school. We are in the Hartford school district and play them in sports.

I have to review all costs incurred for the project. Let me do that and then I can get back to you - i'm hoping by early next week. If you'd like to give me a call feel free. I should be in the office tomorrow and Friday.

Best,
Matt

Matthew Stavropoulos*Project Development Manager*

(603) 863-2400 x218 xFax: (603) 863-9945

Yankee Barn Homes

131 Yankee Barn Road, Grantham, NH 03753

www.yankeebarnhomes.com

From: Nancy duMont
Sent: Jan 22, 2024, 2:41 PM
To: Matt Stavropoulos (mstavropoulos@yankeebarnhomes.com)
Cc:
Subject: RE: Follow up

Hi Matt,

I figured I would just call Kerri since you mentioned talking to her about my prior financial questions. Anyway, I'm sorry that she is not feeling well and that the office has sickness going around. I thought it might be easier to speak by phone so feel free to call me if you prefer. I just wanted to share that I will not be building the Hill House at this time. I would like to build it in another location eventually, but that will take me some time (likely 3 years). I do want to build the Hartford Carriage House instead, which will be a much better fit for my daughter and I. She is starting at Rice (private school in South Burlington) tomorrow. It's a 45 minute commute so I put a house under contract right across the street from the school (closing 2/23rd) which will greatly simplify our lives. I would like to collect the deposit on the hill house (less the window/door cost) and I understand the \$5,000 design fee is non refundable. The contract outlines that there is no commitment to build and that any design charges outside of the 2 online hours and 8 revision hours will be laid out in a new contract so I don't see any issue with collecting the deposit at this time. I do fully intend to move forward on the carriage house but I have to delay for now and do what's best for my daughter, who has been having issues at her current school. I'm a single mom, with no financial help from her father for anything, including tuition so this deposit is important to close on the house and pay her tuition. I have talked with my lender about my plans for the Hartford Carriage house and I do have the ability to secure financing for that project once I have closed on the house. Please call me or reach out when you can. I would like to move quickly on this. We could also discuss a release of the difference between the two projects (Hartford Carriage house vs Hill House) but I just don't want to make this more complicated so please let me know your thoughts. Thank you for your time, Nancy--

From: Matt Stavropoulos
Sent: Jan 19, 2024, 3:42 PM
To: Nancy duMont
Cc:
Subject: Follow up

Hi Nancy - hope all is well. Everyone here has been dealing with some type of sickness - covid, flu etc., Kerri is going to be tied up over the next couple weeks in and out of the office, but she let me know she had a missed call from you and wanted me to reach out to see if there was something I could help you with?

Feel free to give me a call if that's easier.

Best,

Matthew Stavropoulos
Project Development Manager
(603) 863-2400 x218 xFax: (603) 863-9945

Yankee Barn Homes
131 Yankee Barn Road, Grantham, NH 03753
www.yankeebarnhomes.com





Nancy duMont <nancyjdumont@gmail.com>

New message "RE: Follow up" on job "duMont - Nancy"

1 message

Matt Stavropoulos at Yankee Barn Homes <info@buildertrend.com>

Tue, Feb 6, 2024 at 9:05 AM

Reply-To: Replying To All <5hcvensynhidj5qa48qyvjbrcw1f20pwfuli_sad1o_ix_9581d803a8@messages.buildertrend.net>

To: nancyjdumont@gmail.com

**RE: Follow up****Matt Stavropoulos at Yankee Barn Homes**

To: Nancy duMont

Hi Nancy - Are you available for me to call you this morning? If so whats a good number and time to call you

Thanks,
Matt**Matthew Stavropoulos***Project Development Manager*

(603) 863-2400 x218 xFax: (603) 863-9945

Yankee Barn Homes

131 Yankee Barn Road, Grantham, NH 03753

www.yankeebarnhomes.com**From:** Nancy duMont**Sent:** Feb 5, 2024, 4:44 PM**To:** Matt Stavropoulos (mstavropoulos@yankeebarnhomes.com)

Cc:**Subject:** RE: Follow up

Hi Matt,

I'm sorry you have been sick. I hope you feel better soon. I close on the house in 18 days so I really need to arrange for a partial return of the deposit. I would like to request that I receive \$50,000 of my funds back while we figure out a plan for moving forward. Can you please arrange for this with whomever would handle this within accounting?

Thank you,

Nancy

From: Matt Stavropoulos**Sent:** Feb 5, 2024, 12:36 PM**To:** Nancy duMont**Cc:****Subject:** RE: Follow up

Hi Nancy - i apologize for the delay - i've ben out of the office with the flu i'm back working a few hours today and then back in full tommorrow. The last bit of information i was waiting on is engineering, i may have it in my email already just haven't worked through everything yet!

I'll be back in touch in the next day or so.

Thanks!

Matthew Stavropoulos*Project Development Manager*

(603) 863-2400 x218 xFax: (603) 863-9945

Yankee Barn Homes

131 Yankee Barn Road, Grantham, NH 03753

www.yankeebarnhomes.com

From: Nancy duMont**Sent:** Feb 1, 2024, 5:39 PM**To:** Matt Stavropoulos (mstavropoulos@yankeebarnhomes.com)**Cc:****Subject:** RE: Follow up

Thanks Matt!

From: Matt Stavropoulos**Sent:** Jan 31, 2024, 5:29 PM**To:** Nancy duMont

Cc:**Subject:** RE: Follow up

Hi Nancy,

Thanks for checking in - get the last bit of details together so we can review should have something back to you by end of this week.

Best,

Matthew Stavropoulos*Project Development Manager*

(603) 863-2400 x218 xFax: (603) 863-9945

Yankee Barn Homes

131 Yankee Barn Road, Grantham, NH 03753

www.yankeebarnhomes.com

From: Nancy duMont**Sent:** Jan 30, 2024, 9:21 AM**To:** Matt Stavropoulos (mstavropoulos@yankeebarnhomes.com)**Cc:****Subject:** RE: Follow up

Hi Matt,

I just wanted to follow up and see if you've had any luck with moving forward on this.

Thank you, Nancy

From: Matt Stavropoulos**Sent:** Jan 24, 2024, 10:06 PM**To:** Nancy duMont**Cc:****Subject:** RE: Follow up

Hi Nancy - thanks for sharing the below. I've heard Rice is a good school. We are in the Hartford school district and play them in sports.

I have to review all costs incurred for the project. Let me do that and then I can get back to you - i'm hoping by early next week. If you'd like to give me a call feel free. I should be in the office tomorrow and Friday.

Best,

Matt

Matthew Stavropoulos*Project Development Manager*

(603) 863-2400 x218 xFax: (603) 863-9945

Yankee Barn Homes

131 Yankee Barn Road, Grantham, NH 03753

www.yankeebarnhomes.com

From: Nancy duMont
Sent: Jan 22, 2024, 2:41 PM
To: Matt Stavropoulos (mstavropoulos@yankeebarnhomes.com)
Cc:
Subject: RE: Follow up

Hi Matt,

I figured I would just call Kerri since you mentioned talking to her about my prior financial questions. Anyway, I'm sorry that she is not feeling well and that the office has sickness going around. I thought it might be easier to speak by phone so feel free to call me if you prefer. I just wanted to share that I will not be building the Hill House at this time. I would like to build it in another location eventually, but that will take me some time (likely 3 years). I do want to build the Hartford Carriage House instead, which will be a much better fit for my daughter and I. She is starting at Rice (private school in South Burlington) tomorrow. It's a 45 minute commute so I put a house under contract right across the street from the school (closing 2/23rd) which will greatly simplify our lives. I would like to collect the deposit on the hill house (less the window/door cost) and I understand the \$5,000 design fee is non refundable. The contract outlines that there is no commitment to build and that any design charges outside of the 2 online hours and 8 revision hours will be laid out in a new contract so I don't see any issue with collecting the deposit at this time. I do fully intend to move forward on the carriage house but I have to delay for now and do what's best for my daughter, who has been having issues at her current school. I'm a single mom, with no financial help from her father for anything, including tuition so this deposit is important to close on the house and pay her tuition. I have talked with my lender about my plans for the Hartford Carriage house and I do have the ability to secure financing for that project once I have closed on the house. Please call me or reach out when you can. I would like to move quickly on this. We could also discuss a release of the difference between the two projects (Hartford Carriage house vs Hill House) but I just don't want to make this more complicated so please let me know your thoughts. Thank you for your time, Nancy--

From: Matt Stavropoulos
Sent: Jan 19, 2024, 3:42 PM
To: Nancy duMont
Cc:
Subject: Follow up

Hi Nancy - hope all is well. Everyone here has been dealing with some type of sickness - covid, flu etc., Kerri is going to be tied up over the next couple weeks in and out of the office, but she let me know she had a missed call from you and wanted me to reach out to see if there was something I could help you with?

Feel free to give me a call if that's easier.

Best,



Nancy duMont <nancyjdumont@gmail.com>

Re: 1241 Taber Hill

1 message

Nancy duMont <nancyjdumont@gmail.com>

Mon, Apr 22, 2024 at 9:52 AM

To: Matt Stavropoulos <mStavropoulos@yankeebarnhomes.com>

Matt,

My request was time sensitive as I explained and only to allow me to utilize the funds I had tied up with Yankee Barn Homes towards the purchase of my house as I explained. I have no intentions to accept \$35,000 out of over \$160,000. I will be in touch soon. Nancy

On Apr 22, 2024, at 9:45AM, Matt Stavropoulos <mStavropoulos@yankeebarnhomes.com> wrote:

Good Morning Nancy,

I sincerely apologize for the delay on working through the contract and monies for you project. We had to submit everything to our legal to draft a release/cancelled contract since we are working with a signed agreement. We've been waiting all this time for them to get that to us, but it is now complete. Can you provide an address we can send you the packet to sign? The refund amount came to \$35,000.00.

Best,

<image001.png>

Matthew Stavropoulos
Project Development Manager

YANKEE BARN HOMES
603.750.6070 yankeebarnhomes.com



Nancy duMont <nancyjdumont@gmail.com>

Re: Contract Cancellation Packet

1 message

Nancy duMont <nancyjdumont@gmail.com>
To: Kerri Post <kpost@yankeebarnhomes.com>

Thu, Apr 25, 2024 at 12:09 PM

I'm not canceling the contract Kerri. I'm on vacation & will be in touch. The communication has not been adequate around this situation.

On Apr 25, 2024, at 11:21AM, Kerri Post <kpost@yankeebarnhomes.com> wrote:

Nancy,

You will soon be receiving via mail, at 1241 Taber Hill Road in Stowe, a packet regarding the cancellation of your contract. While the contract clearly advises that the deposits are nonrefundable, we are offering a \$35,000.00 refund. This is more than the actual amount left of your deposit after the time and materials spent on your project.

The bulk of your deposit, nearly \$100k, was spent on your windows and doors, the materials and storage used to protect them since 2022. The remainder of the funds were spent on design, construction plans, engineering, project management, meetings, etc. As part of the cancellation the windows and doors are yours and will need to be removed from our property by 5/31/24. After receiving your signed copy of the settlement we will reach out to arrange that pick up.

I understand that this may not be the amount you expected, but again the contract was non refundable and our team has spent hundreds of hours on your project. I hope that you will sign and accept the terms offered. Should you have questions or issues with the settlement offer, you will find our attorney's contact info in the settlement packet.

Sincerely,

<image001.png>

Kerri Post

Chief Operating Officer

YANKEE BARN HOMES

603.750.6700yankeebarnhomes.com



Nancy duMont <nancyjdumont@gmail.com>

RE: Contract Cancellation Packet

1 message

Jeremy Hoff <Jeremy@hoffcoltd.com>

Wed, May 8, 2024 at 1:03 PM

To: "kpost@yankeebarnhomes.com" <kpost@yankeebarnhomes.com>

Hi Kerri,

I am Nancy Dumont's attorney here in VT and she got in touch recently about her options with respect to her Construction Agreement with YBH. I did receive a copy of the Settlement Proposal from your attorney as well, but I have two fairly basic questions not relating to that Settlement Proposal that seemed better suited for you than your attorney--- but if you would like me to communicate through Scott Flegal, please let me know and I am happy to honor that request.

My questions are:

1. Nancy's plan changed/were delayed due to her daughter needing to change schools unexpectedly, but she has not completely written off the idea of completing the build. Is there any reason the designs, plans, and deposit could not be applied to completing the build two years from now, for example?
2. Nancy indicates she has not received any itemized invoice or other billing from YBH that breaks down the roughly \$100,000 of expenses claimed to have been incurred. Can you please send a breakdown of those costs for us to review?

Thank you in advance for your time and responses,

Jeremy

HOFF & COMPANY LTD ATTORNEYS

Jeremy D. Hoff, Esq.

26 Bridge Street

P.O. Box 900

Richmond, VT 05477

c.802.318.0487

t.802.434.3796

f.802.434.3776

jeremy@hoffcoltd.com

From: Nancy duMont <nancyjdumont@gmail.com>
Sent: Tuesday, May 7, 2024 10:35 AM
To: Jeremy Hoff <Jeremy@hoffcoltd.com>
Subject: Fwd: Contract Cancellation Packet

Begin forwarded message:

From: Kerri Post <kpost@yankeebarnhomes.com>
Date: April 25, 2024 at 11:21:20 AM EDT
To: nancyjdumont@gmail.com
Subject: **Contract Cancellation Packet**

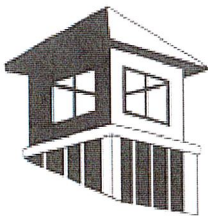
Nancy,

You will soon be receiving via mail, at 1241 Taber Hill Road in Stowe, a packet regarding the cancellation of your contract. While the contract clearly advises that the deposits are nonrefundable, we are offering a \$35,000.00 refund. This is more than the actual amount left of your deposit after the time and materials spent on your project.

The bulk of your deposit, nearly \$100k, was spent on your windows and doors, the materials and storage used to protect them since 2022. The remainder of the funds were spent on design, construction plans, engineering, project management, meetings, etc. As part of the cancellation the windows and doors are yours and will need to be removed from our property by 5/31/24. After receiving your signed copy of the settlement we will reach out to arrange that pick up.

I understand that this may not be the amount you expected, but again the contract was non refundable and our team has spent hundreds of hours on your project. I hope that you will sign and accept the terms offered. Should you have questions or issues with the settlement offer, you will find our attorney's contact info in the settlement packet.

Sincerely,



Kerri Post
Chief Operating Officer

YANKEE BARN HOMES
603.750.6700yankeebarnhomes.com



Nancy duMont <nancyjdumont@gmail.com>

RE: Contract Cancellation Packet

1 message

Jeremy Hoff <Jeremy@hoffcoltd.com>
To: Nancy duMont <nancyjdumont@gmail.com>

Tue, May 14, 2024 at 4:30 PM

Hi Nancy,

I never heard anything back in response to this email--- have you heard anything further?

Jeremy

HOFF & COMPANY LTD ATTORNEYS

Jeremy D. Hoff, Esq.

26 Bridge Street

P.O. Box 900

Richmond, VT 05477

c.802.318.0487

t.802.434.3796

f.802.434.3776

jeremy@hoffcoltd.com

From: Nancy duMont <nancyjdumont@gmail.com>**Sent:** Wednesday, May 8, 2024 1:18 PM**To:** Jeremy Hoff <Jeremy@hoffcoltd.com>**Subject:** Re: Contract Cancellation Packet

Thanks Jeremy!

On May 8, 2024, at 1:03 PM, Jeremy Hoff <Jeremy@hoffcoltd.com> wrote:

Hi Kerri,

I am Nancy Dumont's attorney here in VT and she got in touch recently about her options with respect to her Construction Agreement with YBH. I did receive a copy of the Settlement Proposal from your attorney as well, but I have two fairly basic questions not relating to that Settlement Proposal that seemed better suited for you than your attorney--- but if you would like me to communicate through Scott Flegal, please let me know and I am happy to honor that request.

My questions are:

1. Nancy's plan changed/were delayed due to her daughter needing to change schools unexpectedly, but she has not completely written off the idea of completing the build. Is there any reason the designs, plans, and deposit could not be applied to completing the build two years from now, for example?
2. Nancy indicates she has not received any itemized invoice or other billing from YBH that breaks down the roughly \$100,000 of expenses claimed to have been incurred. Can you please send a breakdown of those costs for us to review?

Thank you in advance for your time and responses,

Jeremy

HOFF & COMPANY LTD ATTORNEYS

Jeremy D. Hoff, Esq.

26 Bridge Street

P.O. Box 900

Richmond, VT 05477

c.802.318.0487

t.802.434.3796

f.802.434.3776

jeremy@hoffcoltd.com

From: Nancy duMont <nancyjdumont@gmail.com>

Sent: Tuesday, May 7, 2024 10:35 AM

To: Jeremy Hoff <jeremy@hoffcoltd.com>

Subject: Fwd: Contract Cancellation Packet

Begin forwarded message:

From: Kerri Post <kpost@yankeebarnhomes.com>
Date: April 25, 2024 at 11:21:20 AM EDT
To: nancyjdumont@gmail.com
Subject: Contract Cancellation Packet

Nancy,

You will soon be receiving via mail, at 1241 Taber Hill Road in Stowe, a packet regarding the cancellation of your contract. While the contract clearly advises that the deposits are nonrefundable, we are offering a \$35,000.00 refund. This is more than the actual amount left of your deposit after the time and materials spent on your project.

The bulk of your deposit, nearly \$100k, was spent on your windows and doors, the materials and storage used to protect them since 2022. The remainder of the funds were spent on design, construction plans, engineering, project management, meetings, etc. As part of the cancellation the windows and doors are yours and will need to be removed from our property by 5/31/24. After receiving your signed copy of the settlement we will reach out to arrange that pick up.

I understand that this may not be the amount you expected, but again the contract was non refundable and our team has spent hundreds of hours on your project. I hope that you will sign and accept the terms offered. Should you have questions or issues with the settlement offer, you will find our attorney's contact info in the settlement packet.

Sincerely,

<image001.png>

Kerri Post
Chief Operating Officer

YANKEE BARN HOMES
603.750.6700yankeebarnhomes.com



Nancy duMont <nancyjdumont@gmail.com>

RE: Contract Cancellation Packet

1 message

Jeremy Hoff <Jeremy@hoffcoltd.com>
To: Nancy duMont <nancyjdumont@gmail.com>

Fri, May 31, 2024 at 9:52 AM

Hi Nancy,

I got a call just now from YBH's attorney and they are putting together some paperwork that would allow the contract to be extended.

I will pass it along once received, he seemed nice/trying to be helpful on the phone (which was a surprise given the prior communications!).

Jeremy

HOFF & COMPANY LTD ATTORNEYS

Jeremy D. Hoff, Esq.

26 Bridge Street

P.O. Box 900

Richmond, VT 05477

c.802.318.0487

t.802.434.3796

f.802.434.3776

jeremy@hoffcoltd.com

From: Nancy duMont <nancyjdumont@gmail.com>
Sent: Thursday, May 16, 2024 10:57 AM
To: Jeremy Hoff <Jeremy@hoffcoltd.com>
Subject: Re: Contract Cancellation Packet

Thanks. Strange she would say that because Matt that I work with there told me that people have put them

on hold for long periods of time & even referenced one guy who went several years. Anyway, thanks for letting me know she answered the email!

On May 16, 2024, at 10:50 AM, Jeremy Hoff <Jeremy@hoffcoltd.com> wrote:

FYI

Get Outlook for iOS

From: Kerri Post <kpost@yankeebarnhomes.com>
Sent: Thursday, May 16, 2024 10:28:12 AM
To: Jeremy Hoff <Jeremy@hoffcoltd.com>
Subject: RE: Contract Cancellation Packet

Hi Jeremy,

I apologize for the delay of my response as I have been discussing next steps with our attorney, Scott Flegal. This is a unique situation that Yankee Barn Homes has ever experienced. Because of this, I am working through him to determine options for next steps. He will be in touch once we have worked through this.

Best,

<image001.png>

Kerri Post
Chief Operating Officer

YANKEE BARN HOMES
603.750.6700yankeebarnhomes.com

From: Jeremy Hoff <Jeremy@hoffcoltd.com>
Sent: Wednesday, May 8, 2024 1:03 PM
To: Kerri Post <kpost@yankeebarnhomes.com>
Subject: RE: Contract Cancellation Packet

Hi Kerri,

I am Nancy Dumont's attorney here in VT and she got in touch recently about her options with respect to her Construction Agreement with YBH. I did receive a copy of the Settlement Proposal from your attorney as well, but I have two fairly basic questions not relating to that Settlement Proposal that seemed better suited

for you than your attorney--- but if you would like me to communicate through Scott Flegal, please let me know and I am happy to honor that request.

My questions are:

1. Nancy's plan changed/were delayed due to her daughter needing to change schools unexpectedly, but she has not completely written off the idea of completing the build. Is there any reason the designs, plans, and deposit could not be applied to completing the build two years from now, for example?
2. Nancy indicates she has not received any itemized invoice or other billing from YBH that breaks down the roughly \$100,000 of expenses claimed to have been incurred. Can you please send a breakdown of those costs for us to review?

Thank you in advance for your time and responses,

Jeremy

HOFF & COMPANY LTD ATTORNEYS

Jeremy D. Hoff, Esq.

26 Bridge Street

P.O. Box 900

Richmond, VT 05477

c.802.318.0487

t.802.434.3796

f.802.434.3776

jeremy@hoffcoltd.com

From: Nancy duMont <nancyjdumont@gmail.com>

Sent: Tuesday, May 7, 2024 10:35 AM

To: Jeremy Hoff <Jeremy@hoffcoltd.com>

Subject: Fwd: Contract Cancellation Packet

Begin forwarded message:

From: Kerri Post <kpost@yankeebarnhomes.com>

Date: April 25, 2024 at 11:21:20 AM EDT

To: nancyjdumont@gmail.com
Subject: Contract Cancellation Packet

Nancy,

You will soon be receiving via mail, at 1241 Taber Hill Road in Stowe, a packet regarding the cancellation of your contract. While the contract clearly advises that the deposits are nonrefundable, we are offering a \$35,000.00 refund. This is more than the actual amount left of your deposit after the time and materials spent on your project.

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Sincerely,

<image001.png>

Kerri Post

Chief Operating Officer

YANKEE BARN HOMES

603.750.6700yankeebarnhomes.com



Nancy duMont <nancyjdumont@gmail.com>

RE: duMont windows

1 message

Brian Post <bpost@yankeebarnhomes.com>
To: Nancy duMont <nancyjdumont@gmail.com>
Cc: Jeremy Hoff <jeremy@hoffcoltd.com>

Tue, Nov 19, 2024 at 12:40 PM

Nancy,

Trucking

Field and Son 603-863-2220

Jewell Transportation 603-542-5622

Storage

Page Street Leasing 603-622-1673

These trucking companies do not supply their own forklifts.

The storage company can deliver shipping containers to your site.

Thank you,



Brian Post
Production Manager

YANKEE BARN HOMES
603.306.2684 yankeebarnhomes.com

From: Nancy duMont <nancyjdumont@gmail.com>
Sent: Tuesday, November 19, 2024 12:26 PM
To: Brian Post <bpost@yankeebarnhomes.com>
Cc: Jeremy Hoff <jeremy@hoffcoltd.com>
Subject: Re: duMont windows

Thank you. Do you have a list of trucking/storage companies that you have worked with in the past?

Nancy

On Nov 19, 2024, at 12:20 PM, Brian Post <bpost@yankeebarnhomes.com> wrote:

Hello Nancy,

Your window and door package is currently boxed in two large wooden crates ready for shipping and has been stored in one of our sheds. Trucking will be required to move the two crates.

Crate #1 14'-2" L x 8'-2" W x 8'6" H

Crate #2 8'-3" L x 4'-3" W x 2'6" H

Estimated weight 7000 lbs.

These crates contain all the doors, windows, and hardware in their original protective packaging, and have considerable weight to them. These crates will be loaded by forklift onto the trailer of your shipping company, or freight hauler. They will require an adequate forklift or lull with 8' forks to be unloaded at your site. Once unloaded, you may decide what you would like to do for long-term storage.

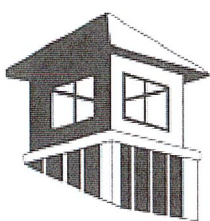
You may have your freight company contact us for pickup during regular business hours.

Shipping and receiving hours are:

M-Th 6:30 a.m.-3:00p.m.

Closed Fridays and 11/27-12/1 for Thanksgiving

Thank you,



Brian Post
Production Manager

YANKEE BARN HOMES
603.306.2684 yankeebarnhomes.com

From: nancyjdumont <nancyjdumont@gmail.com>

Sent: Tuesday, November 19, 2024 10:45 AM

To: Brian Post <bpost@yankeebarnhomes.com>
Cc: Jeremy Hoff <jeremy@hoffcoltd.com>
Subject: duMont windows

Hello,

I have been provided with your email to arrange for pick up of windows and doors for my property at 1241 Taber Hill Rd. Please outline all steps related to the window/door pick up/delivery that I am being asked to complete in 2 days. At this time I have not been made aware of any dimensions/load/information on transport/storage etc. No information has been provided at all despite multiple requests through Scott Flegal. I will need to know what size cargo/shipping container to supply. Please outline the process and provide all relevant information so that I can begin to look into transport and storage options. Please also provide the invoice from the time of purchase as well as the description of each window/door. Please also include pictures/inventory of the product prior to moving the product so that I can be assured that it is not damaged or defective. I appreciate your time.

Thank you,

Nancy duMont

--

|



Nancy duMont <nancyjdumont@gmail.com>

Re: Final Settlement Reminder

1 message

Nancy duMont <nancyjdumont@gmail.com>

Thu, Nov 21, 2024 at 12:33 PM

To: Scott Flegal <scottflegal@flegal.com>

Cc: Jeremy Hoff <jeremy@hoffcoltd.com>

Hello,

I wanted to let you know that I have been researching options related to the windows and door storage after being provided with information just yesterday. The request to relocate the windows has not come up until just recently. It is not feasible to have them moved as quickly as tomorrow. I am also still waiting for an inventory and sales receipt dated from the time of order so that I can accurately account for what is being transferred to me. I don't feel it's appropriate to take possession of two crates without knowing exactly what each contains, including the complete and total description and inventory. Please provide me with that information at your earliest convenience.

Regarding the additional funds that were deposited with Yankee Barn Homes:

On 12/2/2021 I paid Yankee Barn Homes an initial \$5,000 deposit. On 4/8/2022 I paid Yankee Barn Homes \$152,810. This totals \$157,810. It is my life savings. This is a horrible situation that will have a lifelong impact on myself and my young daughter. I ask that you show some compassion when trying to work out a fair resolution.

I had every intention of completing the project but as you know, the covid pandemic greatly impacted and changed everything. Historic interest rate hikes, supply issues and the skyrocketing costs that followed were all out of my control. The final blow to our family, causing a delay on the project was receiving multiple diagnoses related to my daughter's health. I was very clear with Yankee Barn Homes about these unexpected challenges. I was told that efforts would be made to transfer the windows and doors to another "Hill House" project. I don't believe anyone ever acted on this. How many other Hill House construction projects were windows ordered for during this time? I attempted to delay the project until Spring of 2026. I was informed by Yankee Barn Homes that other projects have been put on hold for years and that this was possible, which was a false promise and ultimately very damaging to me.

I strongly believe that I have a convincing argument that I should be refunded all of my money due to misleading information from Yankee Barn Homes and a negligent lack of transparent accounting of my funds on deposit as well as misleading representations that things would be worked out fairly and that I could delay the project. I have sufficient proof to support my claims.

I have consulted with the dispute resolution and litigation team at Devine Millimet in NH. I am prepared to move forward on this front and I am confident that I will be successful. As an alternative to litigation, I would like to offer a final proposal. I am asking that in addition to the transfer of windows to me that you release

\$50,000 from the \$157,810 that I have deposited with Yankee Barn Homes. Please let me know if this proposal is satisfactory so I know how to proceed.

Thank you for your time,

Nancy

On Nov 19, 2024, at 10:03AM, Scott Flegal <scottflegal@flegal.com> wrote:

Good morning, Ms. Dumont.

I am reaching out to you as a reminder of your obligations and timeline surrounding the most recent settlement letter sent to you by my office on behalf of Yankee Barn Homes. My client has spent the last 2 years trying to address this matter with you and has provided multiple opportunities for you to follow through and reach out to coordinate pick up or delivery of your windows.

As it stands now, Yankee Barn Homes' only request is that you call Brian Post at 603-863-2400 or contact him by email at bpost@yankeebarnhomes.com to arrange for your window pickup no later than 11/21/24. At that time, Brian will be happy to answer your questions. If pickup of your windows has not been arranged for the 11/21/24 date you have been made aware of on several occasions, Yankee Barn Homes will retain your deposit.

We appreciate your attention to this matter.

Best,

H. Scott Flegal, Esq.

H. Scott Flegal

Flegal Law Office, P.A.

159 Main Street

Nashua, NH 03060

Phone: 603.882.7032 (direct)

Main Number: 603.882.2434



Nancy duMont <nancyjdumont@gmail.com>

Window List

1 message

Brian Post <bpost@yankeebarnhomes.com>
To: nancyjdumont <nancyjdumont@gmail.com>

Mon, Nov 25, 2024 at 11:51 AM

Hello Nancy,

Attached you will find the list of Doors and windows, including the sizes of the units.

Thank you,



Brian Post
Production Manager

YANKEE BARN HOMES
603.306.2684 yankeebarnhomes.com



YBH Dumont sign off 4 - 8 - 22.pdf
1706K



Nancy duMont <nancyjdumont@gmail.com>

Re: Update

1 message

Nancy duMont <nancyjdumont@gmail.com>
To: Brian Post <bpost@yankeebarnhomes.com>

Thu, Feb 6, 2025 at 12:06 PM

Ok. Thank you.

On Feb 6, 2025, at 12:00 PM, Brian Post <bpost@yankeebarnhomes.com> wrote:

Hi Nancy,

Yes, someone will be here on Monday to load them.

Thank you,

<image001.png>

Brian Post
Production Manager

YANKEE BARN HOMES
603.306.2684 yankeebarnhomes.com

From: Nancy duMont <nancyjdumont@gmail.com>
Sent: Thursday, February 6, 2025 11:25 AM
To: Brian Post <bpost@yankeebarnhomes.com>
Subject: Re: Update

Hi Brian,

Can you meet Reggie so he can load the windows on Monday?

Thank you,

Nancy

On Feb 5, 2025, at 2:06 PM, Brian Post <bpost@yankeebarnhomes.com> wrote:

Nancy,

The crates are wrapped now and sitting outside. You can always cover them with some all-weather tarps too. You will need to make arrangements to unload the truck.

Thank you,

<image001.png>

Brian Post
Production Manager

YANKEE BARN HOMES
603.306.2684 yankeebarnhomes.com

From: Nancy duMont <nancyjdumont@gmail.com>
Sent: Wednesday, February 5, 2025 12:07 PM
To: Brian Post <bpost@yankeebarnhomes.com>
Subject: Update

Hi Brian,

I wanted to let you know that Reggie from Field and Son Trucking is going to be giving you a call to discuss the move. It has been difficult trying to find storage in my area and I wanted to have an address to provide Reggie with. At this point the only storage I can find for the size etc is an open air storage unit commonly used for boat/vehicle storage with an overhang. This area is 40' X 12' X 14' long. I gave Reggie's office manager the address for this facility but I wanted to ask your opinion if the crates could be wrapped and protected and be ok in this situation or if you think this is too risky? I am waiting to hear back from a couple of other industrial storage companies where it would be stored indoors. Thank you for your help.
Nancy

--



Nancy duMont

📞 O (802) 760-3116 / C (802) 793-1430

✉ nancy.dumont@pallspera.com

📍 62 Main Street/PO Box 539, Stowe

🌐 pallspera.com



Nancy duMont <nancyjdumont@gmail.com>

Yankee Barn

1 message

fieldandsons@comcast.net <fieldandsons@comcast.net>
To: nancyjdumont@gmail.com

Thu, Feb 6, 2025 at 2:06 PM

Hi Nancy,

I have attached the invoice to transport the packages to Williston, VT. I will send you a link separately for the deposit. Just let me know if the destination changes.

Thank you.

Mary

Field & Sons Transportation, Inc.

PO Box 1169

Grantham, NH 03753

(603) 863-2220

fieldandsons@comcast.net

**Nancy Dumont Invoice.pdf**
33K



Nancy duMont <nancyjdumont@gmail.com>

Re: Update

1 message

Brian Post <bpost@yankeebarnhomes.com>
To: Nancy duMont <nancyjdumont@gmail.com>
Cc: Derek Schnee <derekschnee@gmail.com>

Sun, Feb 9, 2025 at 2:11 PM

Nancy,
You or Derek can come inspect them prior to loading. The crates can be re-opened by one of my colleagues and re-wrapped if necessary. They will NOT be unpacked.
You or Derek will sign that you received them and they will be loaded.

Get Outlook for Android

From: Nancy duMont <nancyjdumont@gmail.com>
Sent: Sunday, February 9, 2025 1:04:54 PM
To: Brian Post <bpost@yankeebarnhomes.com>
Cc: Derek Schnee <derekschnee@gmail.com>
Subject: Re: Update

Hi Brian,
Can you please provide some additional information because the photos are a bit confusing. You said in the previous email that the picture with the snow is where they are currently sitting, showing how they are wrapped but I only see one crate in the exterior photo. Can you please confirm the other crate is wrapped like this but the smaller sized crate? The interior 3 photos are to show what is inside these crates correct? It doesn't seem that Derek will be able to inspect the windows before they are moved. What do you suggest if when they are open they are damaged? It presents an issue for me receiving windows and doors that I can't inspect. Please advise how/if you have dealt with this in the past and how you can confirm they are not damaged before I take possession. Thank you, Nancy

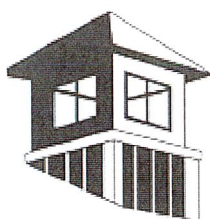
On Feb 7, 2025, at 10:00AM, Brian Post <bpost@yankeebarnhomes.com> wrote:

Hi Nancy,

I spoke with Reggie Field this morning, and he is planning to pick up the crates on Monday. I attached pictures so you can see what you are dealing with. I had sent them to Derek and never heard back.

The picture with the snow is where they are currently sitting, showing how they are wrapped.

Thank you,



Brian Post
Production Manager

YANKEE BARN HOMES
603.306.2684 yankeebarnhomes.com

From: Nancy duMont <nancyjdumont@gmail.com>
Sent: Thursday, February 6, 2025 12:07 PM
To: Brian Post <bpost@yankeebarnhomes.com>
Subject: Re: Update

Ok. Thank you.

On Feb 6, 2025, at 12:00 PM, Brian Post <bpost@yankeebarnhomes.com> wrote:

Hi Nancy,

Yes, someone will be here on Monday to load them.

Thank you,

<image001.png>

Brian Post
Production Manager

YANKEE BARN HOMES
603.306.2684 yankeebarnhomes.com

From: Nancy duMont <nancyjdumont@gmail.com>
Sent: Thursday, February 6, 2025 11:25 AM
To: Brian Post <bpost@yankeebarnhomes.com>
Subject: Re: Update

Hi Brian,

Can you meet Reggie so he can load the windows on Monday?

Thank you,

Nancy

On Feb 5, 2025, at 2:06 PM, Brian Post <bpost@yankeebarnhomes.com> wrote:

Nancy,

The crates are wrapped now and sitting outside. You can always cover them with some all-weather tarps too. You will need to make arrangements to unload the truck.

Thank you,

<image001.png>

Brian Post
Production Manager

YANKEE BARN HOMES
603.306.2684 yankeebarnhomes.com

From: Nancy duMont <nancyjdumont@gmail.com>
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Hi Brian,

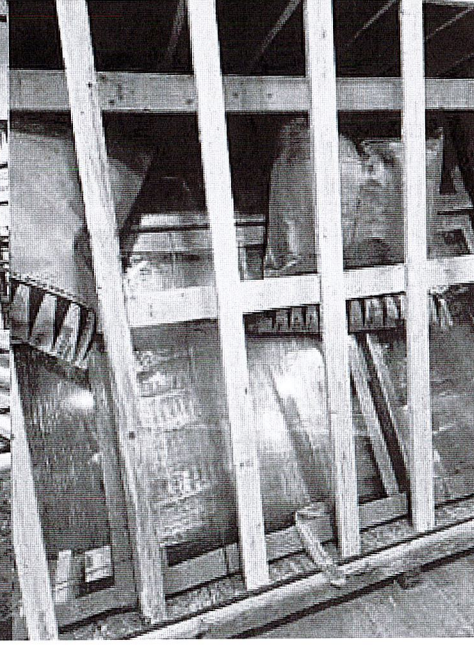
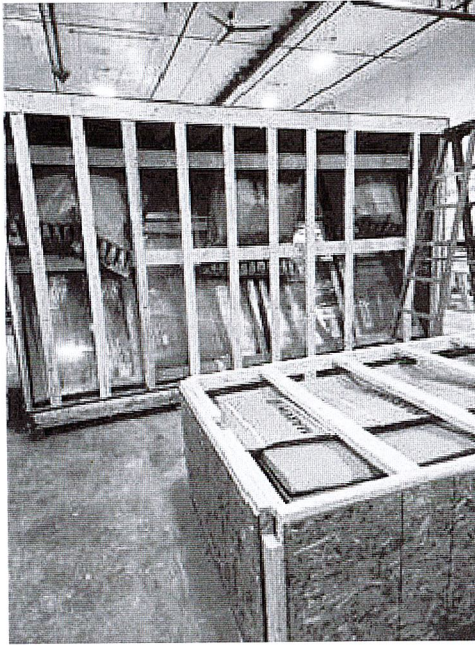
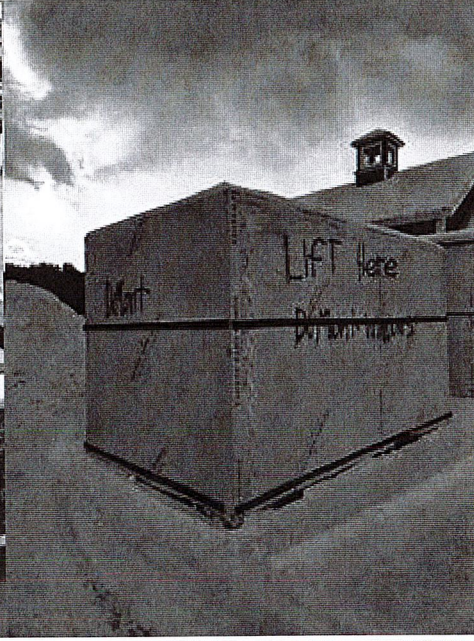
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Nancy duMont

☎ O (802) 760-3116 / C (802) 793-1430
✉ nancy.dumont@pallspira.com
📍 62 Main Street/PO Box 539, Stowe
🌐 pallspira.com





Nancy duMont <nancyjdumont@gmail.com>

Re: Yankee Barn

1 message

Nancy duMont <nancyjdumont@gmail.com>
To: fieldandsons@comcast.net

Mon, Feb 10, 2025 at 8:00 AM

Hi Mary,

I sent the deposit but Yankee Barn Homes is not allowing me to fully inspect the windows prior to signing for them & I have concerns with that. Also, on the receiving end... the Uhaul facility feels the forklift could have issues operating on the surepack due to the snow we've received so I need to work on some logistics there as well. Can we plan to connect on this when I have a plan to proceed? Thank you, Nancy

On Feb 6, 2025, at 2:06 PM, fieldandsons@comcast.net wrote:

Hi Nancy,

I have attached the invoice to transport the packages to Williston, VT. I will send you a link separately for the deposit. Just let me know if the destination changes.

Thank you.

Mary

Field & Sons Transportation, Inc.

PO Box 1169

Grantham, NH 03753

(603) 863-2220

fieldandsons@comcast.net

<Nancy Dumont Invoice.pdf>



Nancy duMont <nancyjdumont@gmail.com>

Re: Update

1 message

Nancy duMont <nancyjdumont@gmail.com>
To: Brian Post <bpost@yankeebarnhomes.com>
Cc: Derek Schnee <derekschnee@gmail.com>

Mon, Feb 10, 2025 at 8:00 AM

Hello,

If they will NOT be unpacked how would they be inspected? At this time if they are unavailable for a full inspection & I can't confirm that they are damage free then I can't take possession.

How long have the crates been outside without protection from the elements? There are many concerning factors with this situation and I won't be pressured to take the crates without an opportunity to confirm that the contents are free from damage.

Nancy

On Feb 9, 2025, at 2:11 PM, Brian Post <bpost@yankeebarnhomes.com> wrote:

Nancy,

You or Derek can come inspect them prior to loading. The crates can be re-opened by one of my colleagues and re-wrapped if necessary. They will NOT be unpacked.

You or Derek will sign that you received them and they will be loaded.

Get Outlook for Android

From: Nancy duMont <nancyjdumont@gmail.com>
Sent: Sunday, February 9, 2025 1:04:54 PM
To: Brian Post <bpost@yankeebarnhomes.com>
Cc: Derek Schnee <derekschnee@gmail.com>
Subject: Re: Update

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Thank you,

<image001.png>

Brian Post
Production Manager

YANKEE BARN HOMES
603.306.2684 yankeebarnhomes.com

From: Nancy duMont <nancyjdumont@gmail.com>
Sent: Thursday, February 6, 2025 12:07 PM
To: Brian Post <bpost@yankeebarnhomes.com>
Subject: Re: Update

Ok. Thank you.

On Feb 6, 2025, at 12:00 PM, Brian Post <bpost@yankeebarnhomes.com> wrote:

Hi Nancy,

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<image001.png>

Brian Post
Production Manager

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603.306.2684 yankeebarnhomes.com

From: Nancy duMont <nancyjdumont@gmail.com>
Sent: Thursday, February 6, 2025 11:25 AM
To: Brian Post <bpost@yankeebarnhomes.com>
Subject: Re: Update

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Thank you,

Nancy

On Feb 5, 2025, at 2:06 PM, Brian Post
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Nancy,

The crates are wrapped now and sitting outside. You can always cover them with some all-weather tarps too. You will need to make arrangements to unload the truck.

Thank you,

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Nancy duMont <nancyjdumont@gmail.com>

Re: Yankee Barn

1 message

Field & Sons Transportation, Inc. <fieldandsons@comcast.net>
To: Nancy duMont <nancyjdumont@gmail.com>

Mon, Feb 10, 2025 at 8:17 AM

Good morning,
Thank you for the update and sending the deposit. I will wait to hear from you when you are ready.
Keep us posted.
Thank you.
Mary

On 02/10/2025 8:00 AM EST Nancy duMont <nancyjdumont@gmail.com> wrote:

Hi Mary,
I sent the deposit but Yankee Barn Homes is not allowing me to fully inspect the windows prior to signing for them & I have concerns with that. Also, on the receiving end...the Uhaul facility feels the forklift could have issues operating on the surepack due to the snow we've received so I need to work on some logistics there as well. Can we plan to connect on this when I have a plan to proceed? Thank you, Nancy

On Feb 6, 2025, at 2:06 PM, fieldandsons@comcast.net wrote:

Hi Nancy,

I have attached the invoice to transport the packages to Williston, VT. I will send you a link separately for the deposit. Just let me know if the destination changes.

Thank you.

Mary

Field & Sons Transportation, Inc.

PO Box 1169

Grantham, NH 03753

(603) 863-2220

fieldandsons@comcast.net

<Nancy Dumont Invoice.pdf>



Nancy duMont <nancyjdumont@gmail.com>

Re: Update

1 message

Mon, Feb 10, 2025 at 8:00 AM

Nancy duMont <nancyjdumont@gmail.com>
To: Brian Post <bpost@yankeebarnhomes.com>
Cc: Derek Schnee <derekschnee@gmail.com>

Hello,
If they will NOT be unpacked how would they be inspected? At this time if they are unavailable for a full inspection & I can't confirm that they are damage free then I can't take possession.
How long have the crates been outside without protection from the elements? There are many concerning factors with this situation and I won't be pressured to take the crates without an opportunity to confirm that the contents are free from damage.
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On Feb 9, 2025, at 2:11 PM, Brian Post <bpost@yankeebarnhomes.com> wrote:

Nancy,
You or Derek can come inspect them prior to loading. The crates can be re-opened by one of my colleagues and re-wrapped if necessary. They will NOT be unpacked.
You or Derek will sign that you received them and they will be loaded.

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Cc: Derek Schnee <derekschnee@gmail.com>
Subject: Re: Update

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<image001.png>

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Production Manager

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603.306.2684 yankeebarnhomes.com

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Nancy duMont <nancyjdumont@gmail.com>

Re: Yankee Barn

1 message

Field & Sons Transportation, Inc. <fieldandsons@comcast.net>
 To: Nancy duMont <nancyjdumont@gmail.com>

Tue, Feb 11, 2025 at 12:51 PM

Hi Nancy,

y

I'm sorry to hear this.y Yes, I will return the deposit to you.y Let us know if you need help in the future.

y

Mary

Field & Sons Transportation, Inc.

DDRT, LLC

PO Box 1169

Grantham, NH 03753

(603) 863-2220

(603) 863-7262 fax

fieldandsons@comcast.net

Like us on Facebook

On 02/11/2025 10:40 AM EST Nancy duMont <nancyjdumont@gmail.com> wrote:

Hi Mary,

They have stopped communicating with me so I have reached out to an attorney. Could you please return my deposit as I don't think the move will be happening at this point. My Venmo & PayPal are

@NancyduMont and my address is 97 South St Burlington VT 05401.

If there comes a time I need your services I will be sure to reach back out. If you want to discuss anything my cell # is 802-793-1430

Thank you, Nancy

On Feb 10, 2025, at 8:17AM, Field & Sons Transportation, Inc. <fieldandsons@comcast.net> wrote:

Good morning,y

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Keep us posted.y

Thank you.y

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Gmail - Re: Yankee Barn

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Nancy duMont <nancyjdumont@gmail.com>

RE: Window Inspection

1 message

Brian Post <bpost@yankeebarnhomes.com>
To: Nancy duMont <nancyjdumont@gmail.com>

Tue, Apr 22, 2025 at 7:25 AM

Nancy,

I have spent 6 months trying to help you. We can proceed with a window inspection when you call me to schedule it.

Thank you,

Brian

603-306-2684

Brian Post
Production Manager

YANKEE BARN HOMES
603.306.2684 yankeebarnhomes.com

From: Nancy duMont <nancyjdumont@gmail.com>
Sent: Monday, April 21, 2025 3:00 PM
To: Brian Post <bpost@yankeebarnhomes.com>
Subject: Re: Update

Hi Brian,

Thank you for your email. As I explained, I would like to inspect the windows prior to taking possession of them to be sure that they aren't damaged. Is that possible now that we have more favorable weather? I feel that this is a reasonable request. Please let me know how we can proceed.

Thank you,

Nancy

On Mon, Apr 14, 2025 at 12:01 PM Brian Post <bpost@yankeebarnhomes.com> wrote:

Nancy,

We are past the Three-year mark of holding the windows for the Taber Hill Road job. The area where they are currently located is being leased to a different company. I encourage you to reach out to me directly by phone this week to resolve this matter.

603-306-2684

I sincerely hope to hear from you,



Brian Post
Production Manager

YANKEE BARN HOMES
603.306.2684 yankeebarnhomes.com

From: Nancy duMont <nancyjdumont@gmail.com>
Sent: Monday, February 10, 2025 8:00 AM
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6/1/25, 9:26 AM

Gmail - RE: Window Inspection

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