



PREPARED BY

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Master Pools by Gress inc.

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PREPARED FOR

Jeff

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655 Flintlock Ln, Fuquay-Varina, NC 27526, USA

PROPOSAL FOR SWIMMING POOL CONSTRUCTION DETAILS

655 Flintlock Ln, Fuquay-Varina, NC 27526, USA

Gress Inc. is proud to submit this proposal for a custom in ground pool at Flintlock Ln. Fuquay Varina NC. This proposal shall serve as a binding contract, once agreed upon, by and between Gress' Inc. and Jeff Zimmer, for the construction of a concrete swimming pool at the price and on the terms as set forth in this agreement.

Pool Size:

19'1" x 35' with 3'6" to 6' depth

Pool Location:

- Per plans unless modifications required upon kickoff/ site visit.

Finish Deck Elevation:

- As shown in plans.

Pool Construction:

Excavated Material:

- Excavated material to be used on site as available. Any hauling, if required, will be coordinated by Gress Inc. at owner's expense (\$0 - \$5000 typically)

Plumbing:

- All pool plumbing to be schedule 40 PVC, with a minimum of 2" plumbing throughout system. All plumbing to be sized as required for maximum hydraulic efficiency, adhering to commercial standards and meeting VGB Act requirements.
- Dual sump main drain will be installed in deep end of pool. Flow rates to comply with the VGB Pool and Spa safety Act.
- 3" main drain line to meet proper VGB specs for a variable speed pump.

Concrete:

- Pneumatically applied, monolithic concrete shell shot by a certified nozzleman with 3/8" & 1/2" rebar in 12"x12" grid (dual rows in deep end) per ASTM standards (12" bond beam and minimum 8" thickness in walls and floors).

Equipment Pad:

- Equipment pad must be within 40' of pool location. Concrete equipment slab will be poured by Master Pools by Gress, Inc. and equipment housing will be at Owner's expense if desired, however, all equipment is outdoor rated. Equipment piping will be painted with plastic fusion paint if equipment pad is visible from the pool area.

High Efficiency Pump and Filtration Package Included:

- Pentair – TR-100c sand filter filled with Zeo-Brite or equivalent complete with valves and piping.
- Pentair – Intelliflo variable speed smart pump for the pool. Pump to be plumbed with high temperature resistant, threaded unions for leak prevention.

Hardscapes:

- All exposed pool walls, retaining walls, and other masonry structures will be treated with waterproofing material on both sides prior to installation of stone to prevent efflorescence penetrating through the surface and protect against differential curing.

Interior Finish:

- 3/8" – 1/2" thick Pebble Tec/ Pebble Sheen exposed aggregate plaster finish with a 15-year manufacturer's warranty.
- Hydrostatic relief line installed in main drain.
- A minimum of 6" washed stone will be supplied and installed in the pool bottom for proper drainage and support.
- 6" x 6" waterline tile. Tile to be set on waterproofed bond beam and grouted with modifier additive in grout mix to ensure watertight seal and longevity.

Completion:

- Grading around pool is included.
- Cleanup of construction debris at completion of project.

Pool Deck (If Applicable):

- As shown in plans.
- All voids underneath deck will be filled with #57 stone for instant compaction.
- All plumbing trenches for pool that are underneath deck areas will be filled with 6-10" of screenings around pipes and backfilled with #57 stone for instant compaction and to assure no settling in deck.
- All prep work for stone pavers will be constructed the same as asphalt preparation.
- All bonding will be properly installed around entire pool 4' out with required bonding wire per code. (Bonding to be inspected by municipal inspections dept.)

Start-up Maintenance Equipment:

- One standard concrete vacuum head with 35-50' vacuum hose.
- One heavy duty telescopic pole with wall brush and deep leaf net.
- Deluxe full range Taylor's test kit.
- Initial chemical balancing of water.
- Indoctrination and operating lesson for pool equipment and computer controls.

DESCRIPTION	QTY	UNIT PRICE	TOTAL
New Pool 2024			\$151,179.88
Pool Size			\$46,530.00
800 - 1000 sq. ft. Pool	900 Square Feet	\$51.70	\$46,530.00
Pool Features			\$19,921.00
Pool Interior Finish			\$11,632.50
Pebble Tec and Pebble Sheen Choice of: Pebble Tec Series: Caribbean Blue, Blue Wave, Tahoe Blue, Sandy Beach, White Pearl, Blue Lagoon, Crème de Menthe, Moonlight Grey, and Soft White. Pebble Sheen Series: Aqua Blue, Blue Granite, Blue Surf, Arctic White, Bordeaux, French Grey, Irish Mist, Desert Gold, and White Diamonds. https://pebbletec.com/products/all-finishes/	900 Square Feet	\$10.73	\$9,652.50
Pebble Tec/ Sheen Install and Travel	1 Each	\$1,980.00	\$1,980.00
Thermal Ledge Includes flush mounted umbrella sleeve. Must be on virgin soil			\$1,320.00
Thermal Ledge on Virgin Soil	1 Each	\$1,320.00	\$1,320.00
Benches			\$1,881.00
<4' Bench	0 Linear Feet	\$269.50	\$0.00
4-6' Bench entire perimeter of benches	6 Linear Feet	\$313.50	\$1,881.00
Pool Steps			\$5,087.50
Pool Steps Extra Over 24'	37 Linear Feet	\$137.50	\$5,087.50
Automation Systems			\$6,050.00

Intellicenter			\$6,050.00
Pentair Intellicenter computer control panel with freeze mode and wireless remote.			
Intellicenter i5ps	1 Each	\$6,050.00	\$6,050.00
Lights and Water Features			\$3,547.50
LED Lights	4 Each	\$687.50	\$2,750.00
Thermal Ledge Bubbler	1 Each	\$797.50	\$797.50
Deck, Coping, and Steps			\$13,168.38
Decking			\$5,248.38
Brushed Concrete Decking Saw cuts in 4'x4' grid	347 Square Feet	\$15.13	\$5,248.38
Coping and Steps			\$7,920.00
Coping			\$7,920.00
Coping Pool, Field/Flagstone/Travertine & Wall Cap	120 Linear Feet	\$66.00	\$7,920.00
24" Long Travertine Coping Cut with radius on site	0 Linear Feet	\$77.00	\$0.00
Spa			\$23,683.00
One LED Light controlled with pool lighting. Ten Waterway adjustable hydro therapy jets (2 sets of 3 jet groups and 4 single seats with 1 jet for a total of 6 jets) with 3" water line plumbing and 1-1/2" airline. Pentair MasterTemp 400k BTU natural gas heater plumbed at system. Spa construction techniques and finishes to match those of pool.			
Raised Spillover			\$23,683.00
Raised 18" higher than pool grade with stone exterior.			
Raised Spillover Spa	1 Each	\$18,480.00	\$18,480.00
Spa Stone	86 Linear Feet	\$60.50	\$5,203.00
Equipment			\$10,340.00
Polaris Cleaner Polaris 360/tr36p automatic pool cleaner wired with computer controls and driven by pool pump.	1 Each	\$1,705.00	\$1,705.00
Superior Aqua Ionizer and Ozone For chlorine free, safe pool water.	1 Each	\$1,815.00	\$1,815.00
Pool Miser Automatic Filler Automatic pool fill with built in overflow.	1 Each	\$1,815.00	\$1,815.00
Venturi Skimmers Venturi surface skimmers fully boxed in 2' x 2' bond beam.	2 Each	\$687.50	\$1,375.00
Intelliflow Pump	2 Each	\$1,815.00	\$3,630.00
Walls, Firepit, and Outdoor Kitchen			\$4,840.00
Retaining Walls			\$4,840.00

Exposed Pool Wall no Stone (Backfilled)	80 Square Feet	\$60.50	\$4,840.00
Pool Accessories			\$11,495.00
Natural Rocks	11 Tons	\$1,045.00	\$11,495.00
Permitting Costs and Demo			\$3,025.00
Permit Cost	1 Each	\$1,375.00	\$1,375.00
Grading and Clean Up	1 Each	\$1,650.00	\$1,650.00
Utilities			\$8,580.00
Electric, Gas, and Water Utility Allowances			
Electric and Gas Allowance	1 Each	\$7,150.00	\$7,150.00
Port-a-Jon	1 Each	\$495.00	\$495.00
Water Delivery	2 Each	\$467.50	\$935.00
		SUBTOTAL	\$151,179.88
		TAX	\$0.00
		TOTAL	\$151,179.88

Terms and Conditions:

PLACING IN OPERATION:

This contractor shall fill the pool and put the equipment in working operation. The pool water shall be chemically treated and the pool vacuumed one time. At this time the pool is completed. Assumption of use by owner, shall be deemed as occupancy and acceptance of the pool by owner as being completed, and upon such acceptance any amount of the contract price or other charges not paid will be due and payable at that time. This contractor shall obtain all permits that are necessary, shall pay all Federal and State levies for its mean, and shall carry public liability and property damage insurance. Until the contract is paid in full, all equipment shall continue to be property of the contractor, regardless of being affixed to real estate and tied thereto and shall not pass to the owner until the contractor has been paid in full. If this agreement is terminated or breached by the owner for any reason before the completion of the work herein specified; the owner shall pay the contractor in full all labor and materials used to that time at contract price plus a sum equal to ten percent of the contract price.

LIMITED WARRANTY:

This contractor warrants that all work will be done in a competent and workmanlike manner; that this contractor will complete all work stated above; that if any substantial defect occurs in the workmanship it will be remedied by replacement and/or repaid without cost to the owner. If written notice thereof is given to Gress Inc. Within one year after performance of such work and the principle amount of this contract has been paid to this contractor in full, provided pool and equipment have been maintained and well documented in accordance to the manufacturer's guidelines. This contractor cannot be responsible for the improper operation or for lack of care of equipment or damage to any part of the pool or mechanical systems caused by neglect, or improper winterizing; or for discoloration's to the pool due to improper or inadequate use of chemicals or neglect; or for the act of god resulting in damage to the pool or equipment. Assemblies of units (such as heaters, pumps, and motors, etc.) and standard fittings, materials, or accessories purchased by the contractor for use in the installation are subject to the manufacturer's guarantee (most manufacturers provide optional extended warranties on all equipment at no charge to customers of Master Pools Guild builders) but accepts no responsibility for owner's property. The contractor will provide a lifetime warranty on the structural integrity of the primary pool structure against structural cracks which result in leakage of pool water (aesthetic cracks which do not leak are not covered). There are no warranties of representations made by or on behalf of the contractor other than those specifically set forth herein.

MULTIMEDIA:

Gress Inc. reserves the rights to the media created before, during, and shortly after completion of the project (two weeks after final inspection) for the use of, but not limited to, marketing, advertisements, social networking, educational purposes, etc. The term multimedia includes but is not limited to photos and videos taken of the project(s) and project location(s). This also serves as written permission to access project site for taking of multimedia including, but not limited to, photography and drone footage during normal

business hours. The customer reserves the right to deny the taking or usage of any multimedia at time of signature of this contract or anytime after with written notification to Gress Inc.

OWNER'S RESPONSIBILITY:

The owner warrants that he has legal title to the property on which the pool is to be located. The owner shall be responsible for the pool location being within his property lines and clear of setbacks; shall furnish the contractor adequate water and electricity for building and filling pool; and shall provide access to the pool site for all personnel and construction equipment and sufficient work space for storage of equipment and mixing of materials adjacent to the pool. The contractor reserves the right to adjust the contract price should any unusual subsurface conditions occur such as rock, water, water seepage, filled ground, utilities or other major underground field pipes, shrubs and other obstructions. Should it become necessary for the contractor to enforce payment under this contract through this contract owner agrees to pay all costs thereof including attorney's fees. The contractor shall have the right to stop all work in the event that payments on this contract as above set out are not immediately paid when due and will discontinue work until entire bill is paid. Owner agrees that any balance of money due to contractor under the terms of this contract remaining unpaid from the date it is due, as set in the payable schedule, shall bear interest of 8% per annum from said due date until such balance shall have been paid in full. If pool is partially or completely emptied by anyone other than this contractor after completion, this contractor shall not be held liable for any damage. This agreement shall be binding upon the parties hereto, their respective heirs, executors, administrator, successors, and assigns, and shall be void unless accepted by an officer of the company. All pricing set out in this Agreement is based upon the work within (6) months from the start date of the Contractor's original quotation, unless otherwise agreed in writing and noted either in the quotation or in this Agreement. If there is any delay on start date (other than a delay caused solely by the Contractor), the Contractor shall be entitled to increase any pricing set out in this Agreement or in the quotation to cover any additional costs the Contractor incurs as a result.

PAYMENT SCHEDULE:

- 10% Deposit upon acceptance of contract.
- 10% Upon permits, HOA approval and starting of construction of swimming pool.
- 10% Upon completion of excavation and steel.
- 30% Upon completion of concrete shell.
- 15% Upon equipment set.
- 15% Upon completion of hardscape.
- 5% Upon plaster completion.
- 5% Upon turnover of job, but before final inspection.

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



JEFF

June 28, 2023 at 8:18 PM EDT

DATE