

The Stiles' Screened in Patio

Proposal & Contract Date: 09/05/2024

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DEEPTK CONSTRUCTION
104 TROPHY RIDGE
FUQUAY VARINA, NC 27526

Overview

I'd like to take a moment to thank you for considering Deeptek Construction to be a part of your outdoor transformation journey. It's truly a pleasure to connect with someone who places such high value on their home's appearance and functionality. Together, we can turn your vision into a reality.

Goal

The primary goal is to build a welcoming and functional screened in patio on the existing concrete pad that seamlessly blends with the builder's architecture. We will utilize materials that match those used in the construction of the home and we aim to create a cohesive and inviting outdoor space where your family and friends can gather comfortably throughout the year.

Planning

We will begin by carefully designing the enclosed patio to ensure it aligns perfectly with both the builder's concept and our neighbor's patio. Detailed planning will include selecting matching materials, finalizing the layout, and obtaining any necessary permits to guarantee a smooth construction process.

I. Homeowners Association

We will assist you throughout the process of obtaining HOA approval. Although you will be required to submit the application, we will aid in filling out the necessary paperwork and help answer any questions the HOA may have to ensure a smooth approval process.

II. Permits:

We will assist you throughout the process of obtaining a county permit. Although you will be required to submit the application, we will aid in filling out the necessary paperwork and help answer any questions the county may have to ensure a smooth approval process. We will also take responsibility for ensuring the project passes inspection, providing peace of mind that

everything will be built to the highest standards and in full compliance with regulations

III. Materials Purchase:

The Client agrees to pay an initial deposit, which will cover the cost of all materials required for the construction of the deck. This deposit is to be made a minimum of 2 weeks to the commencement of any work.

Building the Screened in Patio

I. Site Preparation

We'll start by assessing the existing concrete pad to ensure it is in good condition and capable of supporting the new enclosed patio structure. This step includes cleaning the area and making any necessary repairs to the existing pad.

II. Design Finalization

Collaborate to finalize the design details, including the layout, materials, and aesthetic features. This step ensures that the enclosed patio will seamlessly match both the house's architecture and the neighbor's patio.

III. Support and Roof Build

Install the enclosure support and roof, ensuring proper insulation and weatherproofing to create a comfortable year-round space. We will utilize materials that not only match the home but also provide durability and energy efficiency.

IV. Screened

We will carefully install high-quality screens that offer protection against insects and debris while allowing for the free flow of air. We will ensure that the screens are tightly secured and fit perfectly within the framed sections.

V. Finishing Touches

Add final touches such as painting, flooring, and any decorative elements to bring your vision to life. We will conduct a thorough inspection to ensure every detail meets our high standards of quality and aesthetics.

VI. Finishing Touches and Detailing

Schedule and coordinate a final inspection to ensure the project meets all local building codes and standards. We will be responsible for addressing any feedback and making the necessary adjustments to ensure your screened in patio is perfect and compliant.

VII. Site Cleanup and Landscaping

Once construction is complete, we will thoroughly clean the site, removing all debris and construction materials. If necessary, we will also make minor landscaping adjustments to blend the new deck seamlessly with the existing yard.

Warranty Offering:

Provide a one-year warranty on all construction work to ensure quality and customer satisfaction. Your satisfaction and peace of mind are our top priorities. Should you have any concerns within the warranty period, rest assured that we are here to ensure your project's continued excellence.

I. Structural Integrity:

Warranty covers the structural integrity of the deck, ensuring it remains sturdy and free from significant defects.

II. Material:

We are committed to using only the highest quality materials to ensure your enclosed patio is both durable and aesthetically pleasing. The warranty covers all materials used in the construction, such as composite decking,

railings, and fasteners, guaranteeing they are free from defects and perform as expected.

We specifically choose #1 grade lumber that is dry, which is crucial in preventing warping and other visually displeasing appearances over time. By selecting the best quality lumber, we aim to provide a strong foundation that will maintain its integrity and look beautiful for years to come.

Additionally, all other materials, including those for the screened enclosure and any additional features, are carefully selected to match the existing house and ensure long-lasting durability. Our meticulous attention to material quality not only enhances the patio's functionality but also ensures it seamlessly integrates with the overall aesthetic of your home.

III. Repairs:

Any necessary repairs or adjustments due to defects in workmanship or materials will be promptly addressed at no additional cost to you, ensuring your screened in porch remains in excellent condition.

IV. Exclusions:

Natural Disasters: Damage caused by natural disasters like floods, earthquakes, or other acts of nature is not covered.

Alterations: Any alterations or modifications made by parties other than Deeptek Construction void the warranty.

Normal Wear and Tear: Regular wear and tear, or issues arising from misuse or neglect, are not covered under this warranty.

Estimate

The estimated cost is a carefully calculated projection based on current market prices of materials and anticipated labor hours. However, please be aware that this estimate can fluctuate due to varying market prices of materials and potential unknown costs that may arise during the construction process. We are committed to communicating any changes

promptly and transparently to ensure you are always informed and can make decisions confidently throughout the project's progression.

Estimated Project Cost: \$9,469

Payment Terms:

Payments will be tied to specific milestones of work completion. It is acknowledged that factors such as weather conditions and city approvals may cause delays in the completion of work. These milestones, along with their respective payment amounts, are outlined as follows:

I. Initial Payment

The Client agrees to pay an initial deposit, which will cover the cost of all materials required for the construction of the deck. This deposit is to be made prior to the commencement of any work.

- Estimated material cost is \$4,850 - \$5,557

II. Final Payment:

The remainder of the total project cost shall be due on the Friday of the week the project is completed.

III. Extended Project Duration:

In the event that the project requires a duration of two weeks for completion, the remainder of the cost will be divided evenly over the two weeks.

Payments will then be scheduled for the end of each week (Friday).

- Week 1 Payment: 50% of the remainder
- Week 2 Payment: Final 50% of the remainder

IV. Change Orders:

Any alterations to the original project specifications must be documented in a change order and approved by both parties. Additional costs or time extensions resulting from these changes will be agreed upon in writing.

Your dream yard is within our grasp, and every step we take is one closer to achieving it. At Deeptek Construction, we believe in not just meeting your expectations, but exceeding them. Together, we can turn these plans into a reality that you will enjoy and take pride in for years to come.

If you'd like to move forward, please sign below to begin your outdoor project. Please feel free to reach out with any questions or thoughts you might have. We're here to support you every step of the way.

Agreement:

Payments will be tied to specific milestones of work completion. It is acknowledged that factors such as weather conditions and city approvals may cause delays in the completion of work. These milestones, along with their respective payment amounts, are outlined as follows:

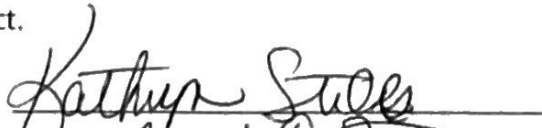
I. Governing Law

This contract shall be governed by and construed in accordance with the laws of the state of North Carolina.

II. Acceptance and Agreement

By signing below, both parties acknowledge and agree to all terms and conditions specified in this contract.

Kathy Stiles (Homeowner)



Sean DeMatteo (Owner/Operator)

