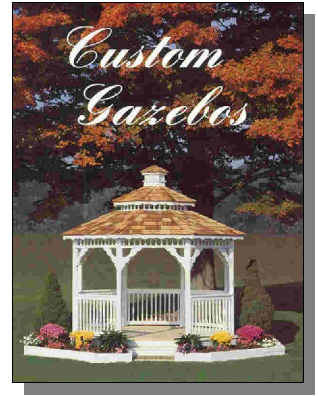




Great Decks & Porches

John Smith/owner
7 Main Street
Fairfax, VA 22302

JohnSmith@cox.net
703 555-5555 (cell)
703 555-5556 (office)



Buyers: Frank & Shawn Haynes

Designer: Mike French

Date: 1/15/07

SPECS--PRICES--TERMS

SPECS: We propose to provide **Building Plans and all labor to build** the project as shown on the attached plan page(s). All design, Building Plans and workmanship will meet or exceed code requirements. Builder warranties all labor for two years from completion. It is understood that this is a services-only contract and that any express or implied material warranties are not provided by Builder but are by material manufacturer or material supplier and Builder is not responsible for the materials in any way. Builder will place the material order on Client's behalf and also pass along available Contractor Discounts. Client will purchase all materials and obtain a "Homeowner Building Permit". Client agrees to allow Builder to use photos and this design for sale of plans with no monetary remuneration. Please see page 3 (Project Specification Sheet) for additional details.

PRICES:

TOTAL* = \$20,123 labor only

*See Price Itemization Sheet on page 2

**See #s 6) - 9) on "Project Specification Sheet" for possible additional expenses.

TERMS: It is understood that **Virginia Decking & Remodeling** will receive a non-refundable **\$7549** initial payment for marketing, consulting, initial design and Building Plans (\$500 Design Fee Retainer has been credited). **Builder** receives **\$6037** immediately upon framing (floor joists) and **\$6037** immediately upon completion. Please sign all pages (including plan page) and fax them to 540 786-3324. Please mail the initial check (\$7549) and all original pages of this contract (including the plan page) to Virginia Decking & Remodeling at P.O. Box 41157, Fredericksburg, VA 22404. Upon receipt of mailed hard copies and check, we will prepare your Building Permit Packet and schedule the work. Thank you!

Please print clearly:

 1/15/07
John Smith/Owner date

~~Customer signature date~~

Street address

City State Zip

Home phone Work phone

Cell phone Fax

Price Itemization Sheet

Demo/haul existing deck:	270 SF	x \$ 3.89/SF	=	\$1050 labor only
Deck:	716 SF	x \$11.11/SF	=	\$7955 labor only
Stairs:	48 SF	x \$14.44/SF	=	\$ 693 labor only
Bench:	27 SF	x \$10.22/SF	=	\$ 276 labor only
Flower boxes (3):	20 SF	x \$20.22/SF	=	\$ 404 labor only
2 level changes and 1 extra beam @ \$333 ea			=	\$ 999 labor only
Spa support:			=	\$ 389 labor only
6x6 vinyl post sleeves:	18	x \$33.33 ea	=	\$ 600 labor only
Footings thru concrete:	19	x \$75 ea	=	\$1425 labor only
White vinyl wrap for beams:				
	225 LF	x \$4.44	=	\$ 999 labor only
Fairway Composite Railing:	150 LF	x \$20.00/LF	=	\$3000 labor only
Install Lighting (33):	33	x \$55.56/ea	=	\$1833 labor only
<u>Gazebo substructure (gravel & 6x6s) & installation:</u>			=	<u>\$ 500 labor only</u>
TOTAL			=	\$20,123 labor only

Project Specification Sheet

Instructions: Please carefully read each of the following specifications and initial beside each one.

- _____ 1) Deck floors, level changes and stair risers will have fascia per attached plan. Decking boards (flooring), trim boards and stair treads per attached plan. It is understood by buyer that all substructure wood (ex- floor joists, beams, main support posts) is #2 grade pressure treated lumber unless otherwise specified. If GeoDeck decking, Client to choose color.
- _____ 2) It is understood by buyers that all pressure treated wood comes wet and greenish in color and will turn gray, dry, shrink (leaving gaps between the boards), crack, warp, twist, cup and even peel in some cases all due to weathering as the wood is exposed to the elements. This is a natural process and is not covered by warranty. Buyers understand that they should seal pressure treated wood to minimize such natural weathering.
- _____ 3) Please study the attached plan page(s). The project will be built per plan. Any accessories such gates, benches, flower boxes, side trellis (above railings), overhead pergola or skirting around or under the deck or porch must be shown on the Preliminary Plan.
- _____ 4) All wood comes with stamps on it due to legal requirements. Buyers understand that Builder will not remove these stamps but will always seek to install the best side facing out or up.
- _____ 5) All railing and stair support posts are 4x4s. Main support posts to ground are to be **6x6s**. Decking is attached with stainless steel spiral or ridge shank nails unless otherwise stipulated on the plan.
- _____ 6) It is understood that this is a Labor Only contract. Homeowner agrees to pay all expenses over and above the labor to build this project such as (but not limited to) Dump Fee or Dumpster Rental (to pay for normal removal of waste, for example, in the event an existing deck needs to be removed), and “uncommon equipment rental” (such as jack hammer or backhoe necessary to cut, dig or break through concrete, rock or extremely hard ground). Such “uncommon equipment rental” will be authorized by homeowner in writing prior to its rental by Builder.
- _____ 7) Additional expenses (such as, but not limited to, installation of additional beams at the labor rate of \$333 each) necessary to satisfy local building inspectors to be billed separately from this contract.
- _____ 8) **Footing Related Extra Charges:** A) Fill Dirt: Builder will dig footings down to the local frost line (the depth required by building code) in search of solid, undisturbed soil. Additional manual excavating of footings necessary to satisfy local building inspectors to be billed separately at the rate of \$2 per inch for each footing that must exceed the local frost line in depth. Necessary soil engineer services or equipment rental to be billed separately. Reason: Occasionally a house is built on fill dirt or footings are located in foundation wall over dig. B) Rock Blocking Footing: Should rock block a footing hole such that it prevents Builder from achieving the size or depth of footing required by code, additional labor at the rate of \$25/hr to excavate the rock and/or equipment rental (such as jack hammer) expenses will be charged. C) Footing Surcharge: In addition there is a \$20 per footing surcharge for all footings in excess of three (3) to be paid directly to the Builder. Reason: A deck can be complicated and “cut up” and require much additional work due to complexity. The number of footings is an accurate measure of complexity and helps the Builder defray his extra expense when building a complex project.
- _____ 9) All client initiated changes to the Contract carry a \$300 administrative charge and are to be accompanied by Change Order. All Change Orders are to be signed and dated by homeowner and paid for in advance.
- _____ 10) It is the sole responsibility of the homeowner to insure that the project location does not infringe into any set back requirements including, but not limited to, any easements, Civic Association and county zoning restrictions.

