

MCM HOME RENOVATIONS, LLC

Mavrik Mann

Owner/Operator

5491 Crystal Creek Dr

Roanoke, VA 24018

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To whom it may concern

This is a proposal to demo existing deck and construct a new deck at 2525 Timberview Rd, Roanoke VA 24018

This estimate is valid for 90 days from May 12, 2025

The attached terms and conditions will become a part of this contract / estimate issued as a result of your request

Sincerely,

MCM Home Renovations, LLC

Mavrik Mann

Owner Operator

Work Plan

- De-construct existing deck
 - All material will be removed from property by contractor and disposed of accordingly.
- Construct new, approximately 400 square foot, wooden deck.
 - New deck will be constructed in similar manner as existing deck.
 - New deck to be built according to residential building code
 - Deck will be constructed out of pressure treated lumber and all fasteners will be rated accordingly
- Install 4"x4" guard rail posts prior to installing decking.
- Install deck boards.
 - Decking will be broken into 3 equal sections utilizing a decking splice.
 - ◆ This will eliminate decking joint staggers and reduce numerous weak connection points and increase the overall longevity of new deck.
 - 5/4" deck boards will be utilized for all decking and handrail caps.
- Upon completion of deck, handrails and stairs will be installed accordingly.
 - Handrails will be installed at a height of 36"
- Stairs will be constructed and installed at location of current stairs.
 - A graspable handrail will be installed on one side of stairs according to building code.
 - ◆ Graspable handrail will be constructed from treated lumber.

PROJECT COST:

The service charge for the above listed project covers all planning, materials, labor, and disposal costs of above specified work plan.

Any change requests prior to beginning of work will be discussed between customer and contractor and a new estimate will be provided at that time to reflect changes in work plan and project cost.

Any changes to work plan once work has begun will be agreed upon by customer and contractor and will result in a minimum change order fee of \$300 plus material costs.

Total Cost= \$18,920

Payment Terms and Fees

The Client shall agree to pay MCM Home Renovations, LLC a forty percent (40%) deposit of this agreement price before any work is to be performed by MCM Home Renovations, LLC. Said work will be performed in a timely manner upon the required percentage payment or deposit. **40% deposit is non-refundable.** The remaining balance of this contract will be due at time of completion of specified work and approval of work performed by MCM Home Renovations and by the client under this agreement.

In the event that any outstanding balance remains due to contractor after (30) thirty days upon completion of the service rendered under this agreement, the client agrees to pay a finance charge of (10%) ten percent on a monthly rate as well as a fee of (\$10.00) ten dollars and zero cents per (30) thirty day billing cycle. The client shall also be responsible for (\$35) thirty-five dollar fee plus bank charges to contractor for any checks returned by a bank for in-sufficient funds or any other reason. In addition, the client agrees to pay for all collection costs, including the cost of reasonable attorney's fees, on any outstanding balance due under this agreement.

sGeneral Provisions

1. All change orders and/or additional work authroizations shall be in writing and signed by both Client and Contractor
2. In the event Client shall fail to pay any periodic or installment payment due hereunder Contactor may cease work without breach pending payment or resolution of any dispute. Failure to make payment within 5 days from the due date of payment shall be deemed a material breach of this contract.
3. Contractor shall not be liable for any delay due to circumstances beyond its control including casualty or unforeseen circumstances.
4. Any excess materials purchased by customer are owned by customer and will be left on site.
5. Any excess materials purchased by contractor are owned by contractor and and will be removed from site by contrator upon completion of project.

The names and signatures below are those of an employee/manager that is authorized to sign such agreement by MCM Home Reovations, LLC and said property owner. By signing this agreement the client guarantees payment to MCM Home Renovtions, LLC as the owner of the stated property and has read and fully understands the content of this agreement.

Signature: _____ Title: _____
Name: _____ Date: _____
MCM Signature: _____ Title: Owner/Operator
MCM Name: Mavrik Mann Date: 3/16/25