

ARNONE Building & Remodeling Inc.

3-28-12

44 Virginia Rail Drive, Bethany, Ct 06524

Established 1973, 39th Anniversary

Home Improvement # HIC 550463

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Mr. & Mrs. Humpty Dumpty

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Construct Deck (rear of house, 12' 0" x 20 '0", pressure treated) Includes following.....

- Building Permit (includes drawings, applying & cost of permit).
- Zoning Permit (includes plot plan drawing, applying & cost of permit). Additional cost if a variance or A-2 survey is requested.
- Dumpster Rental (haul away all debris).
- Taxes, delivery, clean up, material & labor as outlined below, tools & equipment.
- Insured & Licensed (these 2 documents readily displayed on web site)
- Starting & Completion date (see page 3)
- 3 day cancellation notice (see page 3)
- Payment Schedule (see page 3)

Preparation work

1. Homeowner responsible to remove all furniture & belongings on present deck before job is started.
2. Homeowner responsible to remove all items presently stored under deck before job is started.
3. Homeowner responsible to remove any shrubbery they want to save before job is started.
4. Contractor to place dumpster on driveway as per homeowner's instructions of preferred location. Contractor to place boards under dumpster as to not damage driveway.
5. Contractor will completely remove present deck structure and any remaining shrubbery.

Ground Work

1. Excavate a total of 6 footings (4 for deck & 2 for stairs). Depth of 3' 6".
2. Diameter of footings will be 12" and 20" flared on bottom.
3. Pour ready mix concrete for footings , top of footings flush with grade.
4. Jack hammer top of old deck footings 4" below grade.

Contractor initial _____

Homeowner initial _____

Floor Structure

1. Ledger board (2" x 8") lag screwed to house .Includes galvanized joist hangers & galvanized flashing. Remove portions of house siding so ledger board can butt sheathing / framing of house.
2. Floor joist (2" x 8" , 16" on center).
3. Girder (triple 2" x 8" , using 20' 0" length boards , no seams)
4. Box (double 2" x 8").
5. Support post (6" x 6"). Anchored to concrete footings with 6" x 6" galvanized pedestal. Total of 4.
6. Galvanized strapping (strap top of support post to floor structure).
7. All nails will be galvanized.

Decking

1. Use premium number 1 decking.
2. All decking boards will be 20' long, no seams.
3. Size of decking, 5/4" thick x 6" wide.
4. Fasten will galvanized screws.
5. All cut ends of deck boards will have a bull-nose edge done by a router.

Railing (deck)

1. Post (4" x 4").
2. Top shelf (5/4" x 6" , same as decking)
3. Spindles (2" x 2" vertical, no more than 4" space between them).
4. Railing (two single 2" x 4", both horizontal. Top one under top shelves; bottom one 4" above decking.
5. Height of railing will be 36".

Stairs (location to be centered on driveway side)

1. Treads (2" x 12"). All exposed edges of treads (front & 2 sides) will have a bull-nose edge .
2. Riser board (1" x 8")
3. Stringer (2" x 12")
4. Railing both sides, similar to deck railing.
5. Bottom post (4" x 4")
6. Hand railing on 1 side (graspable banister). Includes using galvanized support brackets.

Odds & Ends

1. Once new deck installed contractor to bore hole in deck and re-route aluminum down spout of gutter through deck.
2. All material is pressure treated.
3. Doesn't include any staining or applying any preservatives .
4. Deck to be installed rear of house starting at rear corner of house on driveway side.

Total cost

1. \$ 4,800.00 (four thousand eight hundred dollars)

Contractor Initial _____

Homeowner initial _____

Payment Schedule

1. 10 % upon signing contract	\$ 480.00
2. 10 % when permit is issued (to be paid upon receipt of homeowner receiving permit)	\$ 480.00
3. Completion of dismantling old deck and pouring of concrete footings.	\$ 500.00
4. Completion of floor structure & decking.	\$ 1140.00
5. Completion of railing & stairs	\$ 1,200.00
6. Completion of project , removal of dumpster & final approval by Building Inspector (C.O)	\$ 1,000.00

Terms

1. You may cancel this contract within 3 business days of signing with full refund of deposit. Notify contractor by e-mail or send certified letter. Contractor e-mail & home address on page 1. . Contractor will refund within 7 days.
2. Starting date will be within 2 weeks of signing contract and completed with 6 business days from starting (excluding Saturdays , Sundays , Holidays or in climate weather).
3. Completion date can be extended if homeowner request additional work or it takes more than 2 business days once contractor request Building Inspector to inspect footings . (This has to be done & approved before pouring concrete)

I have carefully read and agree to all terms & specifications as outlined above.

Homeowner X Date

Homeowner X Date

Contractor X Date

