

The document(s) that follow are for:

Vendor ID	000267
Vendor Name	Ideal Landscaping & Irrigation Inc
Invoice Number	10679
Invoice Date	04/02/2025
Invoice Amount	10,000.00



Proposal #10679

Date: 3/19/2025

PO #

Sales Rep: Joel Deuterman

P:

E: joel@ideallandscapingnc.com

Customer:

Tom Robertson
100 Willow Brook Court
Mebane , NC 27302

Property:

Spring Forest at Deerfield Apartments
100 Willow Brook Court
Mebane , NC 27302

Pool Enhancement **Revised*** 2025**

Contracted Services

Pool Enhancement

- Remove existing plant material (Including 3 Cherry Trees)
- Limb Up Cryptomeria trees and remove debris from the fenced area to the right of the shower
- Deliver Install the following plants per design:
 - 'Shades of Pink' Viburnum
 - 'Emerald Heights' Distylium
 - Crimson Barberry
 - Windmill Palm
 - Soft Caress Mahonia
 - 'Heavy Metal' Switchgrass
 - 'Little Zebra' Miscanthus
 - 'Duke Gardens' Yew
 - 'Florida Sunshine' Illicium
 - 'Curly Leaf' Ligustrum
- Refresh mulch in planting area with dyed brown hardwood mulch
- Create river rock planting area along the back of the pool house (bed with palms) using 6 yards of river rock
- Create river rock planting area in bed behind pool chairs where shower is located

Pool Enhancement: \$17,223.73

Drip Irrigation

- Diagnosis existing drip irrigation surrounding the pool area
- Make any necessary repairs (drip tubing, emitters, elbows, etc)
- Install drip irrigation around all new plant material and set irrigation to run for appropriate times

If significant repairs need to be made (mainline damage, valve replacement, involved diagnostics etc), we may request change orders to complete the work. Additional cost will apply

Drip Irrigation: \$2,776.27

PROJECT TOTAL: \$20,000.00

Payment Schedule

Schedule	Price	Sales Tax	Total Price
Deposit	\$10,000.00	\$0.00	\$10,000.00
Final	\$10,000.00	\$0.00	\$10,000.00
	\$20,000.00	\$0.00	\$20,000.00

Terms & Conditions

Payment Terms

For previously described materials and services supplied by CONTRACTOR, HOMEOWNER agrees to pay the exact sum described. Total shall be paid in two (2) installments of 50% due upon execution of contract and 50% due upon home owner approved completion. In the event of projects with longer construction time lines (longer than 2 weeks) additional draws against final payment will be required. All parties acknowledge that cancellations made after three days (3) require a \$250 administrative fee and any applicable specialty order products / re-stock fees will be deducted prior to refund of deposit, due to the nature of the work to be performed and the necessary pre-order deadlines associated. Cancellations after three days will be subject to review and approval of Ideal Landscaping & Irrigation Management Team prior to being refunded and will still have the fore-mentioned fees applied. All major credit cards are accepted for payment, however a 3% convenience fee will be added to all transactions.

Any and all materials installed by Ideal Landscaping & Irrigation are the property of Ideal Landscaping & Irrigation until the project is paid in full.

Concealed Contingencies:

This proposal is subject to extra charge for concealed contingencies such as rock, debris, poor drainage, ect., not readily apparent in estimating the materials and work specified. The site shall be received by us at a finished grade, properly drained, and in a clean, workable condition unless otherwise stated in the contract.

Revisions & Price Adjustments:

This proposal is subject to revision if not accepted in 7 DAYS, as the availability of many materials is not constant. This proposal is based on the current prices of labor and materials and can be adjusted after a 7 DAY period for any unanticipated increase in same.

Nature of Design Build:

Due to the nature of design build projects, Ideal Landscaping & Irrigation reserves the right to make adjustments to the project that does not materially affect the final outcome of the project. These adjustments will be made based on existing site conditions that may or may not have been apparent during the design process. The 3D Images that were provided by the landscape designer are to be used as reference points only and are only a representation of the final installed and constructed project. The design or images do not represent everything included in this proposal.

Maintenance:

Owner shall begin maintenance of plants and/or turf immediately after the installation is completed and approved by the client. It is the owner's responsibility to water, weed, to prevent insect and disease, fertilization, mulching, and pruning as necessary for the continuous vigor of the plant or turf. Ideal Landscaping only provides ways to reduce but not eliminate weeds. Failure to provide adequate maintenance by owner shall void guarantee and replacements.

Changes:

Alterations, additions, or deviations shall be charged to the owner at the contractor's normal selling price. If contracted materials have been purchased prior to the change in work, owner must pay incurred to dispose of materials in the change. No changes will be taken place until the owner has signed a change order.

Property Lines & HOA Restrictions:

Owner shall be responsible for the location of all property lines and corners. Owner shall also be responsible for gaining approval from HOA as required by HOA rules.

Damage:

Owner shall locate and Ideal Landscaping will not assume responsibility for damage done to any type of

private object including gas and water lines, sewer lines, septic fields, electrical, or telephone wires or conduit or to sidewalk or drives or other objects unless designated prior to the beginning of work. Ideal Landscaping will contact 811 to mark public utilities such as main gas lines, main telephone line, and main electric line. Any other lines are determined by the owner. Ideal Landscaping is not responsible for damage done to walks or drives. Drainage lines, irrigation lines, dog fences, well water & electrical lines, sewer lines, septic lines & tanks and all other private lines that are damaged during the process of our installation are not the responsibility of Ideal Landscaping. Any and all repairs are to be made at an additional cost. Once the utilities are located depending on the location of the work and its proximity to the Fiber Optic Cables, it may be necessary to have the utility company install a new line. These costs are not included in the contract. This may be necessary due to the shallow depth that the fiber line is installed.

Ideal Landscaping will make all reasonable attempts to prevent damages to lawn areas, driveways, sidewalks and other surfaces that are required for access to our work areas. Ideal Landscaping will seed and straw all damaged lawn area unless agreed upon otherwise in scope. Ideal Landscaping will not be responsible to sod damaged lawn areas unless agreed upon in scope. Reasonable efforts including pressure washing will be made to clean up and restore areas that were used during our construction process. In the event our pressure washing to clean our construction area makes the drive to be cleaner than the rest of the drive, we can continue the pressure washing at an additional cost. It is reasonable to assume that a certain level of mud will be created during our construction process and will be cleaned to the best of our abilities, but may require mother nature and time to be completely cleaned. Also, when developing hardscapes, rock and other aggregates are required, and with the use of equipment may cause minor scratches and blemishes to concrete, we are not responsible for the repair of these blemishes. Again, all reasonable care and caution will be utilized. The tires and tracks from our equipment may leave black marks on drives, these marks will wash away with time.

Plant Theft:

Theft of plants and materials after they are placed on the site will be owner's responsibility.

Warranty:

Every precaution is taken in growing and handling of nursery stock so as to supply only the highest quality to the owner. In event that any tree, shrub, or perennial fails to survive during the first year, it will be resupplied once at no additional charge, subject to availability, with the exception of annuals, plants installed in containers, and plants under an overhang with no irrigation. Plants without an operational irrigation system will NOT be covered under warranty. Plants will NOT be replaced due to lack of, or excess of water. Replacement plants provided under these terms carry no further warranty. TRANSPLANTED MATERIAL CARRIES NO WARRANTY. If Ideal Landscaping & Irrigation maintains the property during warranty period, all newly installed plant material will be covered under warranty for 1 year. This maintenance warranty covers replacement including lack of or excess watering and improper planting. For this warranty to be effective, maintenance procedures must be followed according to our guidance, the account paid in full, and plant failure reported within the one year period. NO WARRANTY WILL BE FULFILLED UNTIL BALANCE IS PAID IN FULL. At no time shall Ideal Landscaping be liable for a sum greater than the purchased price paid. Ideal Landscaping can not guarantee the same replacement of product on special specimen plant material.

Lawn grass installation work is only guaranteed as to the proper installation practices and as not to final result. Seeded turf areas are guaranteed to germinate and cover a minimum of 90% of area seeded during the months of September and October for Tall fescue that has proper irrigation.

Sod is only guaranteed to be alive and in healthy order at installation and carries no warranties or replacement guarantees.

Erosion or washouts are not Ideal Landscaping's responsibility and are not covered under warranty.

Additional cost will occur to the owner for Ideal Landscaping to repair.

Ideal Landscaping is not responsible for acts of Mother Nature.

Irrigation systems include a 12 month parts and labor warranty due to improper installation or material failure. Warranty does not apply to parts that are damaged by others. Additional warranties are parts only as per the manufacturers specifications and can be found here:

https://www.hunterindustries.com/resource_guide/warranty

or <http://www.rainbird.com/au/documents/WarrantySchedule.pdf>

Irrigation systems with water source from a well are developed based on the GPM that is tagged on the well by others. Variations and fluctuation in the GPM are natural and will have an impact on the system. We are not responsible for these variations and fluctuations.

Outdoor lighting systems carry a 1 year parts and labor warranty. Beyond 1 year materials will continue to be covered per manufacturer warranty with normal labor service charge rates

Sealing of hardscapes is not included in the contract unless otherwise noted. Paver pattern is to be determined by the contractor unless specified otherwise. Due to the variability of home construction, directional bondlines against structures are not guaranteed unless otherwise specified.

Project Resources

Warranties and guarantees are only supported on supplies, materials and services that are provided, led, managed and directed by Ideal Landscaping & Irrigation. In the rare case that customer is to provide supplies or materials for a project, we require these to be on site for pre-construction meetings to verify all supplies necessary are ready for our production teams. Projects will only begin once all customer supplied materials are on site. Ideal Landscaping & Irrigation reserves the right to decline installation of products supplied by customer. In addition, customers will be subject to a \$250 per day fee for all other trades (electricians, plumbers, carpenters and other trade suppliers) that are coordinated by the customer and cause project delays in Ideal's production plans.

Permission to use photography

Ideal Landscaping & Irrigation, its representatives and employees have the right to take photographs of my property in connection with this project. This authorizes, assigns and transfers to copyright, use and publish the same in print and/or electronically. Ideal Landscaping & Irrigation may use such photographs for any lawful purpose, including for example such purposes as publicity, illustration, advertising, and Web content. Reasonable measures to create anonymity will be used to protect privacy.

By _____



Joel Deuterman

Date _____

3/19/2025

Ideal Landscaping & Irrigation

By _____

Spring Forest at Deerfield
Apartments

Date _____

The document(s) that follow are for:

Vendor ID	000267
Vendor Name	Ideal Landscaping & Irrigation Inc
Invoice Number	13056
Invoice Date	03/13/2025
Invoice Amount	2,000.00



NCLC #CL0759, NCIC #C-638
PO Box 568
Oak Ridge, NC 27310

Invoice 13056

Date	PO#
02/27/25	
Sales Rep	Terms
Joel Deuterman	Due on Receipt

Bill To
James Weigand 575 E. Swedesford Road, Suite 101 Wayne, PA 19087

Property Address
Spring Forest at Deerfield Apartments 100 Willow Brook Court Mebane , NC 27302

Item	Qty / UOM	Rate	Ext. Price	Amount
#9715 - Community Mulch 2025 Deposit				\$2,000.00
		Subtotal		\$2,000.00
		Sales Tax		\$0.00
		Total		\$2,000.00
		Credits/Payments		(\$0.00)
		Balance Due		\$2,000.00

The document(s) that follow are for:

Vendor ID	000267
Vendor Name	Ideal Landscaping & Irrigation Inc
Invoice Number	14180
Invoice Date	04/04/2025
Invoice Amount	2,000.00



NCLC #CL0759, NCIC #C-638
PO Box 568
Oak Ridge, NC 27310

Invoice 14180

Date	PO#
04/03/25	
Sales Rep	Terms
Joel Deuterman	Net 30

Bill To
James Weigand 575 E. Swedesford Road, Suite 101 Wayne, PA 19087

Property Address
Spring Forest at Deerfield Apartments 100 Willow Brook Court Mebane , NC 27302

Item	Qty / UOM	Rate	Ext. Price	Amount
#9715 - Community Mulch 2025 Final				\$2,000.00
		Subtotal		\$2,000.00
		Sales Tax		\$0.00
		Total		\$2,000.00
		Credits/Payments		(\$0.00)
		Balance Due		\$2,000.00

The document(s) that follow are for:

Vendor ID	000267
Vendor Name	Ideal Landscaping & Irrigation Inc
Invoice Number	15576
Invoice Date	06/10/2025
Invoice Amount	1,500.00



NCLC #CL0759, NCIC #C-638
PO Box 568
Oak Ridge, NC 27310

Invoice 15576

Date	PO#
06/04/25	
Sales Rep	Terms
Joel Deuterman	Due on Receipt

Bill To
James Weigand 575 E. Swedesford Road, Suite 101 Wayne, PA 19087

Property Address
Spring Forest at Deerfield Apartments 100 Willow Brook Court Mebane , NC 27302

Item	Qty / UOM	Rate	Ext. Price	Amount
#11652 - Playground Mulch 2025 Deposit				\$1,500.00
		Subtotal		\$1,500.00
		Sales Tax		\$0.00
		Total		\$1,500.00
		Credits/Payments		(\$0.00)
		Balance Due		\$1,500.00