



## Project Proposal 2199-2

Issue Date December 6, 2024

Expires January 5, 2025

### PREPARED BY

**Nikita Petrov**

Outdoor Influence Design & Build

(704) 491-8242

Nikita@oidesignbuild.com

Marvin, NC 28173, USA

### PREPARED FOR

**Crystal & Scott Fedyshyn**

Fedyshyn

(704) 434-9566

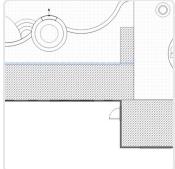
Crystal@carolinacpas.com

659 McDade Rd, Forest City, NC 28043, USA

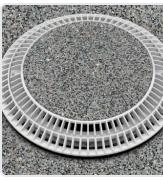
### PROJECT PROPOSAL DETAILS

**659 McDade Rd, Forest City, NC 28043, USA**

Thank you for the opportunity to submit the following quotation. Listed below is a complete breakdown of the scope of work.

DESCRIPTION	QTY	UNIT PRICE	TOTAL
<b>1. Pre-Construction</b>			\$28,150.13
<b>1.1 Architectural Plans</b>			\$5,000.00
<p>Architectural Plans Outdoor Influence shall be responsible for the procurement of architectural plans for the pool house shown in the attached files. Upon completion and full payment, all rights, title, and interest in the architectural plans shall be transferred to the client. The pricing for the construction of the pool house shall be determined based on the finalized architectural plans provided by the 3rd party architect.</p>			
<b>1.2 Permitting</b>			\$1,489.29
Rutherford County Residential Building Permit	1		
Forest City Residential Zoning Permit	1		
<b>1.3 Demolition &amp; Haul</b>			\$4,657.14
Demolition Demo of existing concrete pads (marked in hatch pattern in 2D)	652 Square Feet		
			
Haul All concrete & debris caused by demolition will be collected and hauled off the property	8 Cubic Yards		

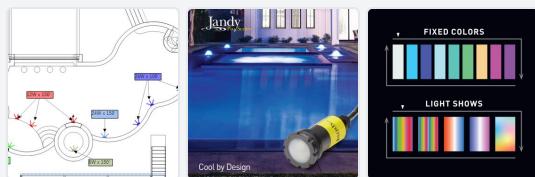
<b>1.4 Construction Access Road (OPTIONAL)</b>	\$12,470.37
Ensures no damage to concrete driveway from heavy equipment or material deliveries.	
	
Recycled Concrete 12 cuyds/load over 527lnft	8 Load
13' x 115 Driveway Fabric	6
Demolition & Haul	
Material Sales Tax 7.25%	
<b>1.5 Site Logistical &amp; Amenities</b>	\$4,533.33
20 Yard Dumpster Present on site at all times for collection of debris to keep site clean and ensure disposal of all debris associated with project.	
Porter John Provision of a clean, fully serviced portable restroom to ensure convenience and hygiene for on-site personnel. Includes regular maintenance and servicing for the duration of the project.	
<b>2. Pool</b>	\$169,403.15
<b>2.1 Specialty Trades</b>	\$8,857.14
Sub-Trade Electrical Electrical connection to pool equipment	
Sub-Trade Mechanical Propane gas line from inground tank to pool heater	
<b>2.2 Excavation</b>	\$12,388.56
Safety Fencing	2
Silt Fencing	230 Linear Feet
Excavation Dirt will not be hauled off, will be spread out in pre-discussed location on property. If dirt haul is requested, a c/o totalling \$3,500.00 will be required.	1
Dirt Staging	
Tanning Ledge	
Recycled Concrete For pool floor	2 Load
<b>2.3 Rebar</b>	\$17,128.58
Floors No. 4 rebar	

Walls No. 4 rebar	101 Linear Feet
Double Curtain Walls No. 4 rebar	52 Linear Feet
Exposed Bond Beam(s) No. 4 rebar	51 Linear Feet
Tanning Ledge	
Barstools	4
Rebar - Benches	10 Linear Feet
Bonding Wire & Clamps	
<b>2.4 Plumbing/Fittings</b>	<b>\$6,479.91</b>
AquaStar Main Drain Cover - Pebble Top 10" Pool Drain cover Clear Plastic Center filled with plaster to hide from upper view	2
 	
CMP 2" FIP x 2" Socket Insider Wall Return Fitting	6
Hayward 1 1/2" FPT Auto-Skim Metal Wall Skimmer	2
Hide 12" Skimmer Lid - 1" - 1.24" 316L Stainless Steel 10 year manufacturer warranty	2
	
2" PVC 20' Schedule 40 White	2
2 1/2" 20' Schedule 40 Bell-End PVC	31
Plumbing Labor	

## 2.5 Electrical

Lights within proposed scope accommodate light colored plaster. If a dark plaster is selected, the 3 - 12W x 150' will need to be upgraded to 24W x 150' which would be a Change Order totalling \$395.57

\$8,531.63



### Jandy Pro Series WaterColors Nichelless LED w/

HydroCool (6W - 100')

Compared to traditional incandescent lights, Jandy LED lights reduce energy consumption by 87% without comparison on performance.

Tripe-material, unibody construction eliminates common leakage failure points.

Traditional white lighting + 8 colors + 5 color shows

1

### Jandy Pro Series WaterColors Nichelless LED w/

HydroCool (12W - 150')

Compared to traditional incandescent lights, Jandy LED lights reduce energy consumption by 87% without comparison on performance.

Tripe-material, unibody construction eliminates common leakage failure points.

Traditional white lighting + 8 colors + 5 color shows

3

### Jandy Pro Series WaterColors Nichelless LED w/

HydroCool (24W - 100')

Compared to traditional incandescent lights, Jandy LED lights reduce energy consumption by 87% without comparison on performance.

Tripe-material, unibody construction eliminates common leakage failure points.

Traditional white lighting + 8 colors + 5 color shows

3

### Jandy Pro Series WaterColors Nichelless LED w/

HydroCool (24W - 150')

Compared to traditional incandescent lights, Jandy LED lights reduce energy consumption by 87% without comparison on performance.

Tripe-material, unibody construction eliminates common leakage failure points.

Traditional white lighting + 8 colors + 5 color shows

1

### Intermatic 4 Light Connection Pool & Spa Junction

Box

2

### Electrical Conduit

1/2" x 10' non-metallic schedule 40 PVC

75

### Electrical Labor

## 2.6 Shotcrete

\$44,435.15

4000 PSI Shotcrete	80 Cubic Yards
Shotcrete Installation	80 Cubic Yards
Hot/Chilled Water	8 Truck
1% Non-Chloride Accelerator	80 Cubic Yards

Shotcrete Fuel Surcharge 10 yds/truck	8 Truck	
Shotcrete Environmental Fee	8 Truck	
Material Sales Tax 7.25%		
<b>2.7 Grading &amp; Form Stripping</b>		\$2,142.86
Rough Grade		
Form Stripping		
<b>2.8 Tile</b>		\$4,323.62
Tier 1 Tile	88 Square Feet	
SGM Polymer Grout	4 Bag (s)	
White Thinset 50lbs	10 Bag (s)	
Tile Labor		
<b>2.9 Coping</b>		\$7,085.13
Tier 1 Travertine 12" x 12" Bullnose Coping	194 Linear Feet	
Type S Mortar	25 Bag (s)	
White Mortar Sand	2 Cubic Yards	
SGM Polymer Grout	4 Bag (s)	
Coping Labor		
<b>2.10 Veneer</b>		\$11,181.14
Texas Limestone Flats	323 Square Feet	
		
Argos Colored Mortar	19 Bag (s)	
		
Type S Mortar	26	
White Mortar Sand	1 Cubic Yards	
Veneer Labor		
<b>2.11 Full Automation Equipment</b>		\$23,083.78
Equipment Pad		

Jandy ePump Variable Speed Pump 2.7HP 115/230V w/o Controller	2
Jandy CV Series 580 Quad Cartridge Filter	1
Jandy AquaLink RS P6 Pool/Spa Kit w/ PureLink SubPanel, PLC1400, 2/4 Actuators	1
Jandy Pro Series Electric Valve Actuator	2
Jandy iAqualink 3.0 Web Connection Device Antenna	1
Jandy JXiQ Propane Gas Heater Versaflo 400K BTU	1
Jandy Spa Air Blower 2HP 240V	1
Intermatic Steel Enclosure PX Pool & Spa Safety Transformer 300W 120V	2
Jandy Pro Series NeverLube 2" - 2.5" 3-Port Valve	10
Jandy Pro Series 2" - 2.5" Swing Check Valve	4
PBS Freight Fee	
PBS Sales Tax 7.25%	
<b>2.12 Plaster</b>	\$16,194.22
Tier 1 QuartzScapes Regular Series Additional colors available in Quartzscapes as an upgrade. StoneScapes available as an upgrade.	1,771 Internal Square Footage
	
Prep - Pressure wash - Acid Wash - Hydraulic	1,771 Internal Square Footage
Steps & Benches First 20' linear feet Included. 61'6" linear feet total.	41.5 Linear Feet
Plaster Fuel Charges	
<b>2.13 Pool School</b>	\$3,571.43
Mandatory Pool School/Plaster Maintenance Package Initial 30 days maintenance after date of plaster/water install Includes equipment education meeting, automation setup, visitation 3 days/week for 4 weeks & all start up chemicals.,	
<b>2.14 Water Fill</b>	\$4,000.00
Water App. 35,000 Gallons	35,000 Gallons

<b>3. Spa</b>	\$15,980.77
<b>3.1 Excavation</b>	\$750.00
Raised Spa over 40 sqft	
Bench	
<b>3.2 Rebar</b>	\$1,211.43
Raised Spa over 40 sqft	
Raised Spa Floor over 40 sqft	
Spa Benches up to 10'	10 Linear Feet
Spa Benches over 10'	6 Linear Feet
<b>3.3 Plumbing/Fittings</b>	\$1,134.42
AquaStar Main Drain Cover - Pebble Top 10"	2 Each
Drain cover	
Clear Plastic	
Center filled with plaster to hide from upper view	
	
CMP Aussie Insider 1.5" Spa Jets	8
CMP 2" FIP x 2" Socket Insider Wall Return Fitting	2
2" PVC 20' Schedule 40 White	20
2 1/2" 20' Schedule 40 Bell-End PVC	5
Plumbing Labor	
<b>3.4 Electrical</b>	\$1,005.21
	
Jandy Pro Series WaterColors Nicheless LED w/ HydroCool (6W - 150')	1
Compared to traditional incandescent lights, Jandy LED lights reduce energy consumption by 87% without compromise on performance.	
Triplex-material, unibody construction eliminates common leakage failure points.	
Traditional white lighting + 8 colors + 5 color shows	



Intermatic 2 Light Connection Pool & Spa Junction Box 1

Electrical Conduit 11  
1/2" x 10' non-metallic schedule 40 PVC

Electrical Labor

### **3.5 Shotcrete \$4,500.86**

4000 PSI Shotcrete	8 Cubic Yards
Shotcrete Installation	8 Cubic Yards
Hot/Chilled Water	1 Truck
1% Non-Chloride Accelerator	8 Cubic Yards
Shotcrete Fuel Surcharge 10 yds/truck	1 Truck
Shotcrete Environmental Fee	1 Truck
Material Sales Tax 7.25%	

### **3.6 Tile \$739.94**

Tier 1 Tile	14 Square Feet
SGM Polymer Grout	1 Bag (s)
White Thinset 50lbs	2 Bag (s)
Tile Labor	

### **3.7 Coping \$1,794.66**

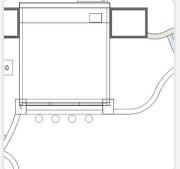
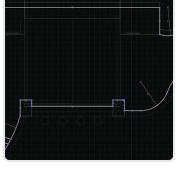
Tier 1 Travertine 12" x 12" Bullnose Coping	57 Linear Feet
SGM Polymer Grout	2 Bag (s)
Type S Mortar	6 Bag (s)
Coping Labor	

### **3.8 Exterior Tile \$2,401.40**

Chroma Series 2" x 18" Glossy Porcelain Tile 59 Square Feet	8 Box (s)
--	-----------



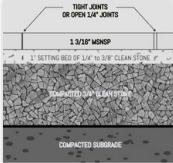
SGM Polymer Grout	3 Bag (s)
-------------------	-----------

White Thinset 50lbs	5 Bag (s)	
Labor		
<b>3.9 Plaster</b>		\$2,442.85
Spa - Tier 1 QuartzScapes Regular Series Additional colors available in Quartzscapes as an upgrade. StoneScapes available as an upgrade.		
Spa Prep - Pressure Wash- Acid Wash - Hydraulic	1	
Steps & Benches First 20' linear feet Included. 78'6" linear feet total.	25 Linear Feet	
<b>4. Retaining Walls/Stairs</b>		\$18,879.89
		
<b>4.1 Drainage</b>		\$2,030.00
4" x 100' PSI Corrugated Perforated Pipe	1	
#57 Stone	1 Load	
Waterproofing Skim Coat Walls waterproofed to ensure no water penetration occurs overtime.		
<b>4.2 Excavation</b>		\$2,857.14
Excavation	1	
		
<b>4.3 Rebar</b>		\$2,400.00
Walls No. 4 rebar	42 Linear Feet	
<b>4.4 Shotcrete</b>		\$3,493.00
4000 PSI Shotcrete	6 Cubic Yards	
Shotcrete Installation	6 Cubic Yards	
Hot/Chilled Water	1 Truck	
1% Non-Chloride Accelerator	6 Cubic Yards	
Shotcrete Fuel Surcharge 10 yds/truck	1 Truck	
Shotcrete Environmental Fee	1 Truck	

Material Sales Tax 7.25%

<b>4.5 Stairs Framework</b>		\$2,008.42
8" x 8" x 16" L Cored CMU Block	99	
Type S Mortar	10	
White Mortar Sand	1 Cubic Yards	
Sakrete High-Strength Concrete Mix - 80lbs	22 Bag (s)	
Labor		
<b>4.6 Veneer</b>		\$3,690.26
Texas Limestone Flats	105 Square Feet	
		
Argos Colored Mortar	5 Bag (s)	
		
Type S Mortar	9 Bag (s)	
Veneer Labor		
<b>4.7 Coping</b>		\$2,401.07
Tier 1 Travertine 12" x 12" Bullnose Coping	88 Linear Feet	
Type S Mortar	10 Bag (s)	
White Mortar Sand	1 Cubic Yards	
SGM Polymer Grout	2 Bag (s)	
Coping Labor		
<b>5. Jumping Rock</b>		\$3,543.12
TN Fieldstone Boulders May be subject to c/o based on boulder selection/availability as item is sold by the weight.	3 Tons	
		
Lehigh Portland Limestone Cement	10 Bag (s)	

## Labor

<b>6. Travertine Pavers</b>	\$71,062.24
<b>6.1 Open-Graded Base</b>	\$10,001.81
	
#89 Stone	1 Load
#57 Stone	4 Load
Alliance Gator GF5 Stabilization Fabric Woven 6.25' x 100'	6
Sakrete High-Strength Concrete Mix - 80lbs	8 Bag (s)
Stegmeier Frontier Deck Drain Tan	1
1.25" x 10' 26 PVC	2
Hide Drain Cover 316L Stainless Steel 10 year manufacturer warranty	2
	
SDR 35 4" x 10' Sewer Main Pipe	6
	
4" PVC DWV 90-Degree Elbow Fitting	3
4" PVC Sewer & Drain Tee	1
Drainage Labor	
<b>6.2 Downspout Cleanouts</b>	\$1,783.17
4" PVC DWV Cleanout Plug Fitting	1
	
4" PVC DWV Hub Wye Fitting	1

	NDS 4" PVC Sewer & Drain Adapter	1
	SDR 35 4" x 10' Sewer Main Pipe	9
	4" PVC DWV 90-Degree Elbow Fitting	3
NDS Pop-Up Drainage Emitter		1
Downspout Cleanout Paint Painted to match color of gutters. Pricing based on total of installed Downspout Cleanouts		1
Oatey Medium 8 floz Clear PVC Cement		1
Labor		
Tier 1 Travertine French Pattern	17 Pallet(s)	\$1,634.29
		\$27,782.86
Techniseal Next Gel Polysand	15 Bag (s)	\$59.44
Labor		\$30,602.76
<b>7. Firepit</b>		\$8,361.06
<b>7.1 Specialty Trade</b>		\$2,142.86
Sub-Trade Mechanical Propane line		
<b>7.2 Framework</b>		\$241.25
8" x 8" x 16" L Cored CMU Block	24	
Type S Mortar	3	
White Mortar Sand	1 Cubic Yards	

Material Sales Tax 7.25%

### 7.3 Burner

\$1,603.94

Warming Trends CFB120LP  
120K BTU Brass Burner with WATERSTOP

1



Warming Trends Single Flex Line Kit (Under 249K  
BTU)  
3/4" Flex Line  
3/4" Key Valve  
4" Dante Key  
12" Dante Key  
1/2" x 2" nipple to connector for 1/2" plate coupling threaded  
inside 2/3" flex line

1



Dante Key Valve Extension - 12"

1

Warming Trends Vent Kit  
2 - 5.75" x 11.5" Vents

1



Custom Fabricated Pan

1

Empire Distributors Freight Fee

Materials Sales Tax 7.25%

### 7.4 Veneer/Coping

\$664.77

Texas Limestone  
Flats

24 Square Feet



Tier 1 Travertine 12" x 12" Bullnose Coping

15 Linear Feet

Type S Mortar

2

Argos Colored Mortar

2 Bag (s)

SGM Polymer Grout

1 Bag (s)

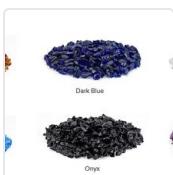
Material Sales Tax 7.25%

## 7.5 Media/Accessories

\$851.10

Warming Trends 3/4" Classic Glass 25lbs

5 Bag (s)



Custom PVC Vinyl Cover

1

Required to be used during inclement weather to avoid voiding warranty of firepit burner

Material Sales Tax 7.25%

Labor

\$2,857.14

## 8. Fencing

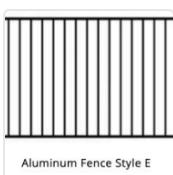
\$11,667.84

### 8.1 Panels

\$4,397.14

Style E Flush Bottom Standard Picket Black Aluminum Panel - 48" H x 72" W

57



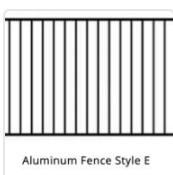
Aluminum Fence Style E

### 8.2 Gates

\$892.21

Style E Flush Bottom Standard Picket Black Aluminum Gate - 48" H x 60" W

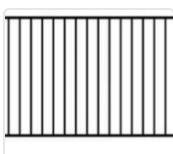
2



Aluminum Fence Style E

Style E Flush Bottom Standard Picket Black Aluminum Gate - 48" H x 72" W

1



Aluminum Fence Style E

### 8.3 Post & Accessories

\$2,461.35

Black Aluminum Line Post - 70" L x .062" T

46

Black Aluminum End Post - 70" L x .062" T

2

Black Aluminum Corner Post - 70" L x .062" T

6

Black Aluminum Gate Post - 70" L x .125" T

6

2" Black Aluminum Flat Post Caps	60
D&D Magna Latch - 10.25"	3
	
SafeTech 3 1/2" Self-Closing Hinges (Pair)	3
Sakrete High-Strength Concrete Mix - 80lbs	31 Bag (s)
Labor	\$3,917.14
<b>9. Landscaping</b>	\$19,953.82
<b>9.1 Rear Yard Plants</b>	\$4,144.42
	
Emperor Japanese Maple 30G 6-7' Tall at time of planting Mature Size: 10-15' H/W	2
  	
Blue Cascade Distylium - 7G 15" x 15" at time of planting. Mature Size: 3-4' H/W	12
Mini Man Viburnum 3G Mature Size: 4-6' H/W	6
 	
Early Amethyst Beautyberry 3G Mature Size: 3-4' H x 4-5' W	4
  	
Grey Owl Juniper 3G 14" x 18" at time of planting	10



White Cloud Muhly Grass 3G  
20-24" x 12" at time of planting  
Mature Size: 3-4' H x 2-3' W

22

Blue Zinger Sedge - 1G  
Mature Size: 1-1.5' H/W

5



Georgia Peach Pie Dianthus 1G  
Mature Size: 10-12" H/W

28



Rheinland False Spirea (Bare Root)  
Mature Size: 18-24" H/W

6



M/L Shrub Removal

3

Mohave Flagstone

2 Tons



## 9.2 Side/Front Yard Plantings

\$1,419.44



Carissa Holly 7G  
18 x 20" at time of planting  
Mature Size: 3-4' H x 4-6' W

4



Chionoides Rhododendron 3G  
15-18" x 15-18" at time of planting  
Mature Size: 4' H x 4-6' W

2



Pugster Amethyst Butterfly Bush 3G  
14-16" x 15" at time of planting  
Mature Size: 2' H x W

9



Mr. Bowling Ball Arborvitae 3G  
15-18" x 15" at time of planting  
Mature Size: 24-36" H x W

9



Gold Mound Spirea 3G  
12" x 14" at time of planting  
Mature Size: 2-3' H x 3-4' W

3



Purity Candytuft 1P  
Mature Size: 6-12" H x 12-24" W

20



M/L Shrub Removal

7

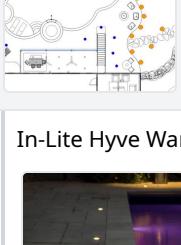
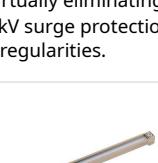
### 9.3 Bedding Materials

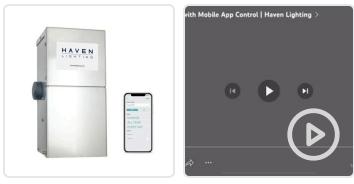
\$1,894.48

Mini Pine Bark Nuggets

48 Cubic Yards



Blended Compost Garden Soil	2 Cubic Yards	
<b>9.4 Irrigation</b>		\$5,714.28
Drip Zones	2 Zone(s)	
Spray Zones	2 Zone(s)	
Labor		\$6,781.20
<b>10. Lighting</b>		\$9,388.78
<b>10.1 Fixtures</b>		\$4,625.48
		
In-Lite Hyve Warm - 2 3/8" Recessed Light	13	
 		
Kichler Undercap Light - 12"	8	
2700K Sand		
The 12V LED Hardscape light is an integrated, fully sealed LED fixture with a 270° pivot rotation from a mounting bracket which allows you to place the light precisely where it's needed. Custom optics ensure smooth, uniform light distribution virtually eliminating any hotspots or glare. Integrated with a 4kV surge protection to defend against power surges and irregularities.		
 		
Kichler Dome Path Light	11	
Textured Black Finish 3000K		
		

<b>10.2 Lighting Connections</b>		\$1,027.14
12/2 Low Voltage Wire - 500'	1	
Stratus Transformer w/ App Control - 300W	1	
		
Labor		\$3,736.16
<b>11. Kitchen/Bar Center</b>		\$40,813.66
<b>11.1 Specialty Trades</b>		\$9,285.71
Sub-Trade Electrical Installation of two exterior outlets on kitchen facing Installation of two internal outlets Hardwiring of vent hood		
Sub-Trade Plumbing Connection to sewer line Connection to hot/cold water for bar center		
Sub-Trade Mechanical Connection of propane gas line to grill		
<b>11.2 Framework</b>		\$4,024.28
8" x 8" x 16" L Cored CMU Block	170	
Type S Mortar	18	
White Mortar Sand	1 Cubic Yards	
Angle Iron 1.5" x 1.5" x 6'	3 Each	
Labor		
<b>11.3 Appliances</b>		\$13,154.05
Blaze Premium LTE 40" Grill Natural Gas (comes with NG-LP conversion kit for in-ground tank connections) 5 Stainless Steel Burners 70,000 BTU LED Illuminated Control System - knobs shine red in the evening Removable warming rack	1	
      		
Blaze 40" Grill Cover	1	

**Blaze 48" Wall Mount Vent Hood**  
2 1000-CFM 4-speed blowers  
4 LED lights  
Commercial-grade/dishwasher safe baffles  
Direct vent out back of structure

1



**Blaze 40" Double Access Door w/ Paper Towel Holder**  
Commercial grade 304 stainless steel  
Soft close hinges preventing doors from slamming shut

1



**Blaze 30" Beverage Center w/ Sink & Ice Bin Cooler**  
Includes soap dispenser, removable cutting board, towel rack, bottle opener, and removable 3-part condiment tray

1



**Blaze 28" Single Access Door**

1



**Blaze 24" 5.5 Cu. Ft. Outdoor Rated Compact Refrigerator**  
White LED-lit cabinet  
Digital thermostat dials  
304-grade stainless steel  
Can hold up to 152 cans  
1-year manufacturer warranty

1



**Blaze 30" Triple Access Drawer**  
Commercial grade 304 stainless steel  
Battery operated LED lights inside drawers

1



Blaze 20" Roll-Out Trash/Recycling Bin  
Commercial grade 304 stainless steel  
Includes two 42 quart removable trash bins

1



Blaze 14" x 6" Island Vent Panel

2

Labor

#### 11.4 Veneer

Includes "TV/Vent Hood wall Veneer"

\$3,804.61

Texas Limestone  
Flats

166 Square Feet



Argos Colored Mortar

9 Bag (s)



Labor

#### 11.5 Countertop

\$10,545.01

Tier 1 Countertop  
Kitchen

55 Square Feet



Tier 1 Countertop  
Bar

46 Square Feet



Cut-Outs Kitchen	2
Labor	
<b>12. Foundation Wall(s) Refresh</b>	\$2,907.06
Valspur Storm Coat Satin Neutral Latex Exterior 5G Color: Almost Charcoal	1
Labor	
<b>13. Front Door Step Replacement</b>	\$1,934.82
Includes demo & haul of existing step	
Solstice Step Castle Buff Sandstone 6" x 16" x 48" Joint line down the middle filled with mortar.	2
	
Argos Colored Mortar	1 Bag (s)
	
Labor	
<b>14. Structure</b>	\$86,799.42
<b>14.1 Specialty Trades</b>	\$26,023.08
Sub-Trade Electrical Installation of recessed light(s) as marked on plans & vanity light in bathroom. Installation of 3 electrical outlets as marked on plan Includes trenching of conduit from main panel in garage to subpanel Mounting of TV	
Ceiling Fan Allowance (\$500.00)	1
Lotus 4" Round Regressed Gimbal LED Downlight 2700K (Warm White) White Finish (Within T&G)	4
	
Lotus 4" Round Regressed LED Downlight 2700K (Warm White) White Finish Soffit lighting	2



#### Sub-Trade Plumbing

Connection to sewer for outdoor shower, sink, and toilet  
Connection to hot/cold water for sink & outdoor shower  
Install of exterior shower, toilet, vanity sink. hose bib  
Installation of 120V instant hot water heater under sink  
Installation of sewer pump  
Installation of underground 2" sewer & 3/4" water line  
Core drilling penetration through concrete/wall

#### Sub-Trade Mechanical

HVAC connection of exhaust fan for bathroom

### 14.2 Footer/Foundation

\$8,078.40

Concrete 6" thick	253 Square Feet
8" x 8" x 16" L Cored CMU Block	215
#4 Rebar	10
Type S Mortar	20 Bag (s)
Sakrete High-Strength Concrete Mix - 80lbs	100 Bag (s)
Red Mortar Sand	1 Cubic Yards
Labor	

### 14.3 Framing

\$15,774.82

EST. Framing Material Costs PENDING SCOPE OF ARCHITECTURAL PLANS	
Water Resistant Home Wrap 9' x 150'	
3/8" x 3/8" 21G Wrap Caps	1 Box (s)
Labor	

### 14.4 Roofing

\$5,726.73

1.25 Coil Roof Nails 7.2M	1 Box (s)
GAF Pro Timberline H&R Slate	2 Bundle(s)
	
GAF Timberline HD Slate	20 Bundle(s)



Pro-Start Strip	1	
Profelt PLS	4	
19/32 x 4 x 8 SE OSB	25	
SIM PSCL 5/8" Plywood Clip	1 Box (s)	
Labor		
<b>14.5 Carpentry</b>		\$15,529.64
<b>14.5.1 Hardie Board/Post Wrap</b>		\$6,783.28
.25" x 12" x 144" Hardie Soffit Non-Vented Smooth Primed for paint	14	
.75" x 11.25" x 144" Hardie Trim Smooth Primed for paint	18	
.75" x 7.25" x 144" Hardie Trim Smooth Primed for paint	14	
.75" x 5.5" x 144" Hardie Trim Smooth Primed for paint	14	
.75" x 3.5" x 144" Hardie Trim Smooth Primed for paint	12	
.75" x 2.5" x 144" Hardie Trim Rustic Grain Batten Boards Primed for paint	90	
.312" x 48" x 120" Hardie Smooth Boards Primed for paint	18	
1" x 10" x 8' Clear S4S Radiata Pine Board Used to wrap posts to cover any checks and to accept wood stain	8	
3' x 5' Permabase Cement Board	8	
<b>14.5.2 Tongue &amp; Groove</b>		\$1,849.60
1" x 6" x 16' #2 Pine V-Joint T&G Vaulted Ceiling	85	

		
Labor		\$6,896.76
<b>14.6 Painting/Staining</b>		\$4,552.58
Cabot Semi-Transparent Exterior Wood Stain Used for T&G	2 Gallons	
Valspar Storm Coat Satin Neutral Latex Exterior 5G Color: Almost Charcoal Used for foundation & Hardie Boards	1	
SW Duration Exterior Acrylic Latex Satin Finish (aids in moisture protection) For interior walls/ceiling (matching color) Color TBD	2 Gallons	
Labor		
<b>14.7 Gutters</b>		\$2,058.49
K-Style Black Aluminum Gutter	93 Linear Feet	
Black Aluminum Downspouts	5	
Flashing		
4" PVC DWV 90-Degree Elbow Fitting	2	
4" PVC Sewer & Drain Tee	2	
SDR 35 4" x 10' Sewer Main Pipe	3	
		
Labor		
<b>14.8 Storage Room</b> Option: Shelving system		\$1,644.45
<b>14.8.1 Drywall/Trim</b>		\$1,644.45
R-38 Batt Fiberglass Insulation 24" x 48" Ceiling	1	
1/2" x 4' x 8' Drywall Panel Ceiling	2	
R-13 Fiberglass Roll Insulation 15" x 32' Walls	6	
1/2" x 4' x 10' Drywall Panel Walls	8	

.5" x 3.5" x 12' Squared Edge Primed MDF  
Baseboard Moulding

3



3/4" x 8' Vinyl Cove Moulding

3



Labor

#### 14.9 Bathroom

\$4,322.58



##### 14.9.1 Drywall/Trim

\$1,644.45

R-38 Batt Fiberglass Insulation 24" x 48"  
Ceiling

1

1/2" x 4' x 8' Drywall Panel  
Ceiling

2

R-13 Fiberglass Roll Insulation 15" x 32'  
Walls

6

1/2" x 4' x 10' Drywall Panel  
Walls

8

.5" x 3.5" x 12' Squared Edge Primed MDF  
Baseboard Moulding

3



3/4" x 8' Vinyl Cove Moulding

3



Labor

#### 14.9.2 Tile Flooring

\$864.21

Laura Ashley Wicker Sea Spray Matte Porcelain  
Floor Tile 13" x 13" (\$533.10)

5 Box (s)



SGM Polymer Grout  
Recommended Color: White

1 Bag (s)

White Thinset 50lbs

6 Bag (s)

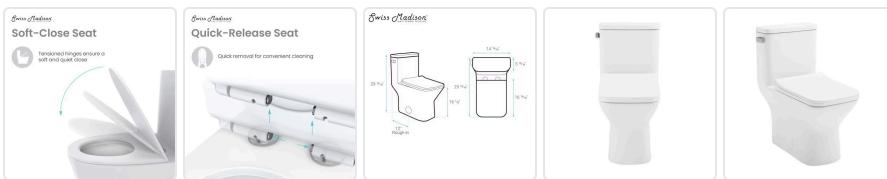
Labor

#### 14.9.3 Hardware/Accessories/Fixtures

\$1,813.92

Swiss Madison Charme Glossy White Square  
Standard Height Smart Soft Close Toilet 12" Rough-  
In 1.28GPF (\$287.26)

1



OVE Decors Vegas 36" Single Bath Vanity (\$643.48)  
Base: White Oak  
Engineered Marble Countertop: Bombay White

1



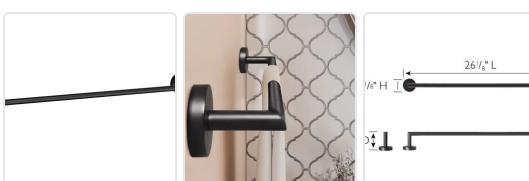
Kingston Brass Concord FSC8921DL Widespread  
Bathroom Faucet w/ Pop-Up Drain (\$202.41)  
Polished Chrome

1



Design House Graz Park 24" Towel Bar (\$25.27)  
Matte Black

1

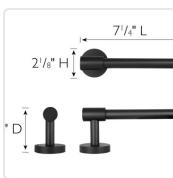
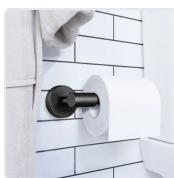


Design House Graz Park Euro Toilet Paper Holder

(\$19.26)

Matte Black

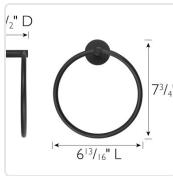
1



Design House Graz Park Towel Ring (\$17.28)

Matte Black

1



Capital Lighting Lexi 3 Light 23" W Vanity Light

(\$191.12)

Polished Nickel

1



**14.10 Doors**

\$2,301.31

Masonite Lincoln Park 1 Panel

2'10" x 6'8"

Fiberglass

Smooth Finish

Color: Black

2



Schlage Latitude Keyed Entry Lever Set w/ Collins Trim

Trim

Matte Black

2



Schlage Keyed Entry Grade 1 Deadbolt w/ Collins Trim

Matte Black

2



Waterproofing/flashing		
Sealant Caulk		
Labor		
<b>14.11 Exterior Shower</b>		\$787.34
AquaStyle Luinetta Single Function Outdoor Shower Matte Black	1	
		
Oatey 4" Stainless Steel Square Drain with Tile-In Cover Center filled with concrete for discrete look	1	
Material Sales Tax 7.25%		

**TOTAL** **\$488,845.76**

PAYMENTS STARTING FROM **\$1,025**/month for a \$100,000 loan on  [Learn More →](#)

THIS AGREEMENT made by and between OUTDOOR INFLUENCE LANDSCAPING INC, (hereinafter the "Contractor"), and

CRYSTAL & SCOTT FEDYSHYN

659 McDade Road, Forest City, NC 28043

(hereinafter the "Owner").

WITNESSETH:

WHEREAS, the Owner is the fee Owner of the real estate listed above or is under contract to purchase the same; and

WHEREAS, the Contractor is in the business of designing, creating, building, maintaining, and managing landscapes, hardscapes, and exterior structures and desires to utilize its skill and services on real property owned by the Owner; and

WHEREAS, the Owner desires that the Contractor utilize its skill and services on the real property;

NOW, THEREFORE, the Contractor agrees to provide the Services as more fully described herein upon the terms and conditions set forth below which are mutually agreed to by the parties as follows:

Services. The Contractor shall provide all labor, equipment, and materials to perform the following services for the Owner at the property designated above, or as otherwise designated below (hereinafter the "Services"). This description of Services, as designated in the Proposal/Estimate ID # 2199, may be supplemented by Drawings, Specifications, or additional documents which are all attached hereto. The Contractor shall retain the services of subcontractors or independent contractors at its discretion.

Unless otherwise agreed to by the parties in writing, all building materials provided by Contractor shall be new. Owner and other third parties are strictly prohibited from performing Services hereto.

Location of Services. If different than the address provided above, the Services shall be provided at the following address (hereinafter the "Location of Services"):

Payment. The Owner shall pay the Contractor for the performance of the Services the total sum of \$-----, according to the following schedule:

- a. A Deposit in the amount 10% payable, with contract signature
- b. A Progress Payment of 10% payable, once excavation is complete
- c. A Progress Payment of 10% payable, once shotcrete is complete
- d. A Progress Payment of 10% payable, once equipment is set
- e. A Progress Payment of 10% payable, once roofing is complete
- f. A Progress Payment of 10% payable, once tile & coping is complete
- g. A Progress Payment of 10% payable, once travertine pavers are complete
- h. A Progress Payment of 10% payable, once carpentry is complete
- i. A Progress Payment of 10% payable, once plaster is complete
- j. A Progress Payment of 5% payable, once Final Inspection is completed

A Final Payment of \$----- payable when both parties mutually agree that any outstanding punch list items have been satisfactorily addressed and completed in accordance with terms of the contract and the Contractor has provided a Final Invoice advising that the Services are complete (hereinafter the "Final Invoice").

If any payment is not paid when due by the Owner, interest shall be added to the remaining amount due at a rate of 24% per annum, or at the maximum permitted by law, whichever is less. Owner shall pay for all costs and expenses of collection of unpaid payments, including attorney's fees, court costs, and/or collection agency fees.

**Site Access.** The Owner is advised that heavy materials and machinery may be brought onto the Owner's real property, which, depending on the condition of the driveway, may experience cracking or other minor damage. The Contractor disclaims responsibility to repair such cracks or damage under all circumstances. The Owner is also advised that heavy materials and machinery may be brought on to the lawn of the real estate that may cause damage to the real estate. Notwithstanding the forgoing, the Owner grants the Contractor access to travel across the driveway and lawn with its machinery and materials and assumes the risk of damage to the driveway and lawn, unless access is denied as indicated below:

Owner does NOT permit Contractor to use driveway for provision of the Services. (indicate by initialing)

Owner does NOT permit Contractor to use lawn for provision of the Services. (indicate by initialing)

In the event that the Owner denies access to the driveway or lawn as indicated above, the Owner agrees to pay the Contractor for any additional costs for labor, time, and equipment necessary to access the site without the use of the lawn and/or driveway.

**Begin Date.** The Contractor and the Owner shall agree to a tentative start date. However, Contractor reserves the right to change this date due to circumstances beyond its control, including, but not limited to, the weather and the actions or inactions of any governmental authority. The Contractor shall submit to the Owner a schedule for the performance of the Services. If the Contractor is delayed due to the actions or omissions of the Owner, or by circumstances beyond the control of the Contractor, the schedule shall be extended to accommodate for the delay.

**Provision of Water and Electricity.** The Owner agrees to permit (and pay for the cost of the use of the same) the Contractor to access water and electricity for use in operating Contractor's equipment.

**Underground and Property Lines.** Prior to commencement of the Services, the Contractor will order utility locator services (811) to provide for location of subsurface public utility service lines.

Prior to commencement of the Services, the Owner must inform the Contractor of any and all private lines, including but not limited to, septic lines and tanks, sub-panel electrical lines, after the meter gas-lines, after the meter water-lines, irrigation pipe-lines, conduit, electric dog fence lines, security system lines, drain lines, landscape lighting lines, liquid propane lines, and the like. In the event that private utility lines are installed prior to or during the project, the Owner must disclose any and all knowledge of said lines. The Owner acknowledges that utility locator services do not mark these types of personal lines.

The Owner agrees that the Contractor is not responsible for any damage to the utility or private lines that are unmarked and/or mismarked. The Contractor may rely on the accuracy and completeness of all such information and shall not be liable in contract, tort, or other cause of action for damages or costs resulting from any failure of the utility locator service or private line marking service (including the Contractor's service) to properly mark for lines.

**Permits and Legal Compliance.** Unless otherwise obtained by the Owner and presented to the Contractor, the Contractor shall obtain all permits necessary and required to complete the Services, in compliance with all applicable law. The Contractor shall comply with all

laws, rules, regulations and codes relating to the Services under this agreement.

Copyright. The Owner acknowledges that the Drawings and Specifications provided to the Owner represent the original and creative work of the Contractor and, as such, are the property of the Contractor. The Contractor provides the Owner with copies of the Drawings and Specifications for contractual, information, and reference purposes only. The Owner shall not use the Drawings and Specifications for any other purpose, unless written consent has been obtained from the Contractor.

Advertising and Promotion. The Contractor may erect a sign at the Location of Services identifying the Contractor in accordance with the community/HOA guidelines. The Owner grants the right to the Contractor to access the Location of Services for the purpose of taking photographs or videos (with a drone, camera, or time lapse camera) in relation to the Services, prior to, during and after completion of the Services. Contractor shall retain all copyright in said works which may be used by the Contractor, at its sole discretion, in reference and promotional materials, such as, but not limited to, Facebook and Instagram posts, portfolios and/or publications. Contractor shall not disclose the location of the Location of Services.

Efflorescence. The Contractor is not responsible for naturally occurring efflorescence, which is the formation of a powdery deposit on the surface of brickwork, rock, or other material as a result of loss of moisture upon exposure to the air.

Subterranean Conditions. Due to the inherently unpredictable nature of digging and subterranean conditions, the Contractor and Owner agree that should an issue or circumstance arise upon commencement of digging which reveals a condition or issue, that in the Contractor's sole opinion, will cause the Services to be altered, delayed, degraded, or otherwise made more expensive or dangerous than previously expected, the Contractor reserves the right to make reasonable changes to the total sum paid for the Services.

Contractor Responsibility, Owner Notice, and Right to Cure. All work of the Contractor shall be completed in a professional, workman-like manner consistent with industry standards. In the unlikely event that the Contractor would fail to complete the work in a professional, workman-like manner to a substantial degree, the Owner shall notify the Contractor in writing of any deficiency and afford the Contractor ten (10) business days in which to respond. Thereafter, the Contractor shall remedy the deficiency within a reasonable period, but in no circumstance, longer than sixty (60) days from the date notice was received. The parties agree that disputes of this nature are best handled by open and honest communication. Therefore, the Owner waives any right to legal action, or other complaints of any nature to a third party, prior to satisfaction of the notice and waiting periods outlined under this paragraph.

Contractor's Insurance. The Contractor maintains Comprehensive General Liability Insurance and Workman's Compensation Insurance, as required under North Carolina law, which shall not be canceled, reduced, or limited during the term of this agreement without notice to the Owner. Certificates of insurance shall be furnished to Owner upon request.

Hardscape Warranty. All hardscape installations are guaranteed to the original Owner against poor craftsmanship under a Five-Year Limited Warranty. This warranty does not apply if the Owner has repudiated, breached or defaulted under any term of this agreement. Residential Belgard products carry a manufacturer's transferable lifetime warranty on the structural integrity of its paving stones, slabs, retaining wall units, and natural stone. The Contractor retains the right to void any Contractor provided hardscape warranty under the following circumstances or the following materials:

The Owner installs a sprinkler system after installation of the hardscape, or the Owner does not disclose to the Contractor the existence of a sprinkler system installed during or prior to installation of the hardscape.

Vandalism, settling from previous construction, or settling caused by excavation, trenching, burrowing animals, construction or change of grade above a wall, and acts of God.

Change in color or cracking of wall stones, unless otherwise covered by the manufacturer.

Movement of brick edging.

Concrete or plastic edge restraints.

Polymeric joint stabilizing sand.

**WAIVER OF LIABILITY AND HOLD HARMLESS AGREEMENT:** THE OWNER AGREES TO REMAIN CLEAR OF THE AREA, AND KEEP ALL PROPERTY (INCLUDING PETS) CLEAR OF THE AREA, WHERE THE SERVICES ARE BEING PERFORMED OR WHERE SUPPLIES AND EQUIPMENT THERETO ARE STORED (THE "PREMISES") FOR THE DURATION OF THE AGREEMENT. THE OWNER FURTHER AGREES TO KEEP THIRD PARTIES AND THEIR PROPERTY (INCLUDING PETS) FROM ENTERING THE PREMISES FOR THE DURATION OF THE AGREEMENT. IN CONSIDERATION FOR ENTERING UPON THE PREMISES FOR INSPECTION, OR OTHERWISE, WITH OR WITHOUT THE PERMISSION OF THE CONTRACTOR, THE OWNER, THE OWNER'S FAMILY, TENANTS, THIRD PARTIES, IT'S MEMBERS, OFFICERS, EMPLOYEES, CONTRACTORS, AND ASSIGNS (HEREINAFTER THE "OWNER PARTIES"), HEREBY RELEASE, WAIVE, DISCHARGE AND COVENANT NOT TO SUE NIKITA PETROV, INDIVIDUALLY, OUTDOOR INFLUENCE LANDSCAPING INC. AND/OR THEIR OFFICERS, SERVANTS, AGENTS AND EMPLOYEES (THE "RELEASEES") FROM ANY AND ALL LIABILITY, CLAIMS, DEMANDS, ACTIONS AND CAUSES OF ACTION WHATSOEVER ARISING OUT OF OR RELATING TO ANY LOSS, DAMAGE OR INJURY, INCLUDING DEATH, THAT MAY BE SUSTAINED BY OWNER PARTIES, OR OTHERS OWNER BRINGS ONTO OR MEETS AT THE PREMISES, WITH OR WITHOUT PERMISSION OF THE OWNER, WHETHER CAUSED BY THE NEGLIGENCE

OF THE RELEASEES, OR OTHERWISE, OR WHILE IN, ON OR UPON THE PREMISES WHERE THE SERVICES ARE BEING CONDUCTED.

OWNER PARTIES ARE AWARE THAT THERE ARE SUBSTANTIAL AND/OR GRAVE RISKS AND HAZARDS CONNECTED WITH BEING ON THE PREMISES, AND ARE FULLY AWARE THAT THERE MAY BE RISKS AND HAZARDS UNKNOWN TO OWNER PARTIES CONNECTED WITH BEING ON THE PREMISES, AND OWNER PARTIES HEREBY ELECT VOLUNTARILY TO ENTER UPON THE PREMISES WHERE THE SERVICES ARE BEING CONDUCTED KNOWING THAT CONDITIONS MAY BE HAZARDOUS, OR MAY BECOME HAZARDOUS OR DANGEROUS TO OWNER PARTIES AND OWNER PARTIES' PROPERTY. OWNER PARTIES VOLUNTARILY ASSUMES FULL RESPONSIBILITY FOR ANY RISKS OF LOSS, PROPERTY DAMAGE, OR PERSONAL INJURY, INCLUDING DEATH, THAT MAY BE SUSTAINED BY OWNER, OR ANY LOSS OR DAMAGE TO PROPERTY OWNED BY OWNER, AS A RESULT OF ENTERING THE PREMISES, WHETHER CAUSED BY THE NEGLIGENCE OF RELEASEES OR OTHERWISE.

OWNER FURTHER HEREBY AGREES TO INDEMNIFY AND SAVE AND HOLD HARMLESS THE RELEASEES AND EACH OF THEM, FROM ANY LOSS, LIABILITY, DAMAGE OR COSTS THEY MAY INCUR DUE TO OWNER PARTIES', OR THE OWNER PARTIES' PROPERTY (SUCH AS PETS), ENTRANCE ONTO THE PREMISES, WHETHER CAUSED BY THE NEGLIGENCE OF ANY OR ALL OF THE RELEASEES, OR OTHERWISE.

IT IS OWNER'S EXPRESS INTENT THAT THIS SECTION SHALL BIND THE OWNER, IF ALIVE, AND THE OWNER'S HEIRS, ASSIGNS AND PERSONAL REPRESENTATIVE, IF DECEASED, AND SHALL BE DEEMED AS A RELEASE, WAIVER, DISCHARGE AND COVENANT NOT TO SUE THE ABOVE NAMED RELEASEES.

Independent Contractor. The parties agree that the Contractor is not an employee of the Owner and that the Contractor is acting as an independent contractor of the Owner during the duration of this agreement. The Owner shall not direct, encourage, discourage, influence, and/or attempt to control the activities of the employees of the Contractor. All communications about the work of the Contractor and the employees shall be directed to NIKITA PETROV, or his designated supervisor at the address, phone number, or email address first written above.

Indemnification: Owner agrees to indemnify and hold harmless Contractor, its owners, employees, agents and independent contractors, from and against any and all claims, actions, liabilities, and damages, however caused, for loss of or damage to any property or for bodily or personal injuries sustained by any person(s), to the extent that such damage or injuries result from or arise out of the Owner's actions and/or omissions.

Governing Law: This agreement shall be governed by and construed in accordance with the laws of the State of North Carolina. In any litigation relating hereto, Contractor shall be entitled to recover its reasonable costs, attorney's fees and expenses incurred from all controversies, disputes or claims which arise from or relate to this agreement.

Modification or Waiver: Modification or waiver of any of the provisions of this agreement shall be effective only if made in writing and executed by both parties. The consent, waiver, or excuse by either party of a breach of any provision of these documents by the other party shall not operate or be construed as a waiver of any subsequent breach by such other party.

Severability: In the event that any provision hereof is found invalid or unenforceable pursuant to judicial decree or decision, or otherwise, the remainder of the agreement shall remain valid and enforceable.

Assignment: No Assignment by Owner of the agreement or the rights or obligations hereunder shall be valid without the prior written consent of the Contractor.

Cancellation. Either party may cancel this contract in writing with thirty (30) days' notice to the other party here to. However, the Owner shall be liable to the Contractor for all expenses incurred prior to the notice of cancellation being received by the Contractor which may include time spent in estimating and planning the project, and communication with the homeowner. If the project has been started, the contractor has the right to terminate the contract, the owner does not have the right to terminate the contract once the project is started.

Opinions of Contractor. The Contractor and its officers, employees, contractors and assigns are highly experienced in landscaping. However, they are not engineers, architects, attorneys, or certified arborists. Any statements or recommendations provided by the Contractor shall not be taken as legal advice or as professional advice of an engineer, architect, or certified arborist, and should be verified by the Owner by the proper professional.

Third Party Plans and Materials. The Contractor shall install all third-party materials as provided in their respective plans, specifications and directions given to it by the Owner or the third-party on the condition that they are not so obviously dangerous that no reasonable contractor would follow them. UNDER SUCH CIRCUMSTANCES, THE OWNER WAIVES ANY CLAIMS IN CONTRACT, TORT, OR OTHERWISE THE OWNER MAY HAVE AGAINST THE CONTRACTOR AND AGREES TO INDEMNIFY CONTRACTOR FROM THE CLAIMS OF ANY THIRD PARTY.

Entire Agreement: This agreement contains the entire understanding of the parties, and there are no representations, warranties, covenants or understandings other than those expressly set forth in these documents. This agreement may be executed in any number of counterparts, each of which shall constitute an original. The parties agree that executed copies of this agreement sent via first class mail, electronic mail, facsimile, or by digital signature, are binding.

IN WITNESS WHEREOF, the parties hereto have executed this instrument the day last written below.