



DBR Construction, LLC
NC Licensed General Contractors #79327
1040 White Fir Drive. Wake Forest, NC 27587
Office: (919) 291-9268
Email: InsideOutConstructionNC@gmail.com
www.INSIDEOUTNC.com

Screened Porch Proposal

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Proposal for Ben and Lee Fish. Property located at 4720 Swordfish Drive. Raleigh, NC 27603
DBR Construction, LLC (DBR) dba InsideOut Construction, proposes to do the following:

Demo entire existing 18x14 deck and 4x10 walkway.
Build a new screened porch approximately 26' wide x 14' deep and incorporate 4x10 walkway into roofline.
Screened porch floor will be #1 grade kiln dried decking.
Screened porch walls will be constructed with #1 grade pressure treated 6x6 posts.
Roof will be shed style roof with cathedral style ceiling.
Install shingles to match existing residence as close as possible.
Install a 24" tall wood handrail around perimeter of screened porch.
Wire for and install one ceiling fan with light kit. (C-fan and light kit provided by client)
Interior ceiling will be finished with 1x4 beaded tongue and groove pine. (NOT beadboard plywood)
Paint trim of screened porch to match existing residence trim as close as possible.
Stain tongue and groove ceiling. (Does NOT include staining deck floor **)
Install seamless gutters on new porch.
Install one (1) Andersen glass/screen storm door with brass hardware on screened porch.
Install new stairway up to 6' wide from screened porch to grade level.
Clean up construction area and haul away scrap material upon completion.

Total Price: \$57,983. (Includes building permit and inspection services.)

Available Options:

Install EZ Breeze Screen Porch Window System in screened openings: \$15,975. (*Includes upgrade to laminated pressure treated 6x6 wall support posts to reduce the possibility of any slight warping or twisting, and plate glass panels in gable openings.*)
Install 36" gas fireplace with stone fascia in one corner of screened porch: \$13,750. (*Price includes cultured stone veneer wall up to 6' wide and does NOT include mantle. Exterior walls of fireplace to be finished with Hardi-Plank Siding to match residence. If fireplace is located on a flat wall, the price would increase to \$14,750. If cultured stone veneer is installed on all four walls, the price would increase to \$18,975*)
Install porcelain tile floor in screened porch area \$9,795.
Install Velux 2x4 Skylights @ \$1,095 each installed.
Install Velux 4x4 Skylights @ \$1,295 each installed.
Upgrade Andersen door to include nickel or oil-rubbed bronze hardware. \$95.
Wire for and install additional ceiling fans @ \$325. each.
Recessed LED can lighting in ceiling. \$225. each installed.
Dimmer switch for recessed can lights. \$45
Install crown molding with recessed rope lighting in screened porch area \$1,495.
Install weatherproof GFCI outlets \$185. each.
LED Flood lights \$225 each installed (Motion sensor flood lights are no longer available)
Install framed lattice panels beneath floor @ \$145. per panel up to 4' tall \$195. per panel above 4' (Includes access door)
** Staining deck floor is available seasonally with separate quote from our painting contractor.

Thank you for the opportunity to earn your business. If you have any questions, comments, or requests that if implemented, would award us your project, please do not hesitate to contact me at (919) 291-9268 or you can e-mail me at: InsideOutConstructionNC@gmail.com. I look forward to hearing from you soon.

Dennis Roberts President; DBR Construction, LLC