

# Sun Homes Construction, LLC

NC General Contractor License no. 99370  
Cary, NC  
910-538-5689

## Invoice

**Client:**

Mr. Kyung Kim  
816 Timber Mist Ct  
Cary, NC 27519

**Payable to**

Sun Homes Construction

**Project**

**Estimate**

985

**Estimate date**

**New Pressure treated wood covered deck and porch enclosure:** \$25,750.00

Keep the exiting deck and build a new deck frame surrounding it.  
Remove and dispose of existing handrails, stairs treads, and risers.

**Structural Framing**

Build new piers and footing for new covered structure, surrounding the existing deck.  
Install new pressure-treated joists using proper spacing and hangers  
Ensure all framing is level, square, and code-compliant  
Install new deck boards with proper spacing and fasteners. Confirm surface is even and securely fastened

Construct new treads, and risers per code. Secure stair assembly to the deck and ground supports  
Install code-compliant wood handrails, guardrails on all open sides and stairs.  
Build gable roof from the side of house with walls enclose on two sides  
install new shingled roof and and new gutters to connect to existing roof/gutters  
Finish exterior with sheathing, house wrap, Hardie siding to match existing house  
Install staircase to the back of the porch  
Stain the wooden deck and paint the hardie siding

**Finishes and cleanup**

New ceiling fan and outlet for exterior space (All lights and hardware to be provided by homeowner)  
Sand or smooth and rough edges on wood surfaces

Apply protective stain and sealant  
Remove all construction debris and leave the site clean and safe

Structural engineer \$1,450.00  
Permit \$780.00

**Finish unfinished closet space** \$4,400.00

Finish drywall in unfinished closet space  
Install baseboard and all door and window trim  
Sand, primer, and paint all interior surfaces  
Install insulation for all outside wall areas  
Install new flooring to match existing floors. (Try to find original floor from builder)  
Install quarter round and clean finished area

**Plumbing** \$680.00

Change out 3 shower faucets to Kohler detachable shower heads

**Mud Room** \$1,450.00

Build three openings for shelving in mud room  
Trim and paint the selving  
Repair an interior paint and trim paint  
Additional bench and back paneling added

\$965.00

Notes:

\*All of the totals for each line item will include labor and materials (unless otherwise noted), but not including taxes yet.

\*Any work not listed above or added on by homeowner will incur additional charges. Estimate will be given before any work is performed.

Subtotal \$35,475.00

Tax \$1,465.76

Total \$36,940.76

received 8/21/25 \$9,045.00

received 10/23/25 \$9,000.00

Balance Due \$18,895.76

Received 1/10/26 PAID IN FULL

\*Any change orders requested by the homeowner after contract signing will result in a change order fee of \$250 per change, plus cost of any changes.

Payment schedule: 25% due at contract signing; 25% due after all rough-in inspections have passed; 50% due at the completion of the project

Estimates are valid for cash/check/wire/ACH transfer purchases - any credit card transaction will incur an additional 3% processing fee.

Estimates are valid for 30 days from time of issuance.