BRIGHT RIDGE
CONSTRUCTION

919-410-7776
brightridgeconstruction@gmail.com

Current Owner

October 13, 2026

2053 Stillwood Dr · Youngsville, NC 27596

PROJECT OVERVIEW

This proposal outlines the scope of work, pricing, and terms for replacing the existing backyard deck at the address listed above with the same basic design, including removal of the overhead roof structure. All work will be completed in accordance with applicable North Carolina Residential Code (NCRC) requirements.

SCOPE OF WORK

10x20 Wood Deck Replacement

TOTAL PRICE
$9,300

— Demo and haul away existing 10x20 deck and overhead roof structure (dumpster included)
— Build new 10x20 pressure-treated wood deck, same basic design as existing
— 2x10 joist framing with hangers, 4 concrete footings with 6x6 posts
— New ledger attached to house with flashing and through bolts or structural screws
— New premium pressure-treated deck boards
— Cap existing wire and push back through the siding trim
— Permitting and inspections included

** Stairs and handrail are not required at this height, so they are intentionally left out to save cost*
** Deck skirting not included*
** The roof structure doesn't appear to be affecting the siding, and we don't expect any noticeable marks once it's removed. Repair of any existing paint marks, scratches, or fastener holes on the siding is not included.*
** Electrical work beyond capping the existing wire not included*

PAYMENT SCHEDULE

40% deposit due upon acceptance — $3,720

60% due at completion of work — $5,580

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TERMS & CONDITIONS

Exclusions
Handrail, steps, deck skirting, staining or sealing, engineering, repair of existing siding conditions (paint marks, scratches, or fastener holes), and electrical work beyond capping the existing wire are excluded. Any work not expressly listed in the scope of work, unforeseen or concealed conditions discovered during construction, and any additional requests not included in this proposal are subject to a separate written change order.

Proposal Validity
This proposal is valid for thirty (30) days from the date listed above.

Concealed Conditions
Repairs to concealed or unforeseen conditions not visible prior to commencement of work are not included and may require additional cost.

Change Orders
Any changes requested by the client that alter the scope, materials, or design may affect cost and must be approved in writing prior to execution.

Workmanship Warranty
Bright Ridge Construction warrants workmanship for one (1) year from the date of completion.

Insurance
Bright Ridge Construction maintains appropriate insurance coverage for all work performed.

ACCEPTANCE

Client

_____

Current Owner

Date: _____

Bright Ridge Construction

_____

Authorized Representative

Date: _____

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