



ESTIMATE

Tidewater Home Improvement LLC

Class B Contractor #2705172863

414 Worster Ave

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United States

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tidehomepro.com

BILL TO

Shannon Sanders

Shannon Sanders

435 England Avenue

Hampton, VA 23669

United States

shannon.sanders@outlook.com

Estimate Number: 1410

Estimate Date: September 19, 2026

Valid Until: September 26, 2026

Grand Total (USD): \$14,100.50

10100 General Conditions	1	\$342.50
Jobsite protection, oversight and daily clean-up for the deck and porch work, including the post-demolition inspection of the exposed framing and connections. 1 ea		
10101 Trashout / Demolition	240	\$1,440.00
Remove the existing deck boards, railings and handrails, both stairways and the visibly deteriorated components; load, haul and dispose of the construction debris. 240 square ft of deck		
10125 Decking & Patio	240	\$5,760.00
Deck rebuild: new pressure-treated substructure and 1 x 6 x 10 pressure-treated deck boards with exterior-rated fasteners. 240 square ft		
10125 Decking & Patio	44	\$1,408.00
New pressure-treated guardrail and handrail on the three exposed sides, with posts, rails and balusters. 44 linear ft before the stair openings		
10125 Decking & Patio	2	\$1,300.00
Two new pressure-treated stairways with stringers, treads, posts, guards and handrails - one 55 in wide and one 41 in wide, three steps each. 2 ea		
10105 Framing	24	\$1,500.00
New pressure-treated ledger board at the house with approved structural fasteners, flashing and weather-resistant detailing. 24 linear ft on the house wall		
10125 Decking & Patio	20	\$1,800.00
Porch screen enclosure: pressure-treated framing for all three sides including the door opening, screen mesh, fastening system and finish trim. 20 linear ft (approx 160 square ft of screen wall at an assumed 8 ft height - height field-verified before fabrication)		
10125 Decking & Patio	1	\$550.00
36 x 80 in screen door with hinges, handle, latch and closer, installed. 1 ea		



Grand Total (USD):	\$14,100.50
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Notes / Terms

SCOPE OF WORK

- 10100 General Conditions: jobsite protection, oversight, daily clean-up and the post-demolition inspection of the exposed framing and connections.
- 10101 Trashout / Demolition: remove the existing deck boards, railings and handrails, both stairways and the visibly deteriorated components; haul-off and disposal of the debris.
- 10105 Framing: new pressure-treated ledger board at the house with approved structural fasteners, flashing and weather-resistant detailing.
- 10125 Decking & Patio: deck rebuild - pressure-treated substructure and 1 x 6 x 10 pressure-treated deck boards, 240 square ft.
- 10125 Decking & Patio: new pressure-treated guardrail and handrail on the three exposed sides, 44 linear ft before the stair openings.
- 10125 Decking & Patio: two new pressure-treated stairways, one 55 in and one 41 in wide, three steps each, with stringers, treads, posts, guards and handrails.
- 10125 Decking & Patio: porch screen enclosure - pressure-treated framing on all three sides including the door opening, screen mesh, fastening system and finish trim, 20 linear ft.
- 10125 Decking & Patio: 36 x 80 in screen door with hinges, handle, latch and closer.

JOB DESCRIPTION

The rear deck is at the end of its service life: the existing decking, railings and both stairways are removed and replaced, and a new ledger board is installed at the house with proper flashing and structural fasteners. The porch is enclosed on its three open sides with new pressure-treated framing and fresh screen mesh, including a new 36 x 80 in screen door.

NOT INCLUDED: painting, staining or sealing of the new deck; painting of the porch framing; replacement of porch columns or railings; electrical work; concealed or hidden damage found after demolition (rotten or structurally deficient joists, beams, posts, footings, house framing, rim joists or foundations), which is quoted by written change order.

Notes:

- **Jobsite will be left clean once completed.
- **Contractor is not responsible for damage caused inside the home while repairing the foundation.
- **New pressure-treated lumber may need drying time before any finish is applied.

Warranty:

- **12 months workmanship.

Payment Terms:

- Total Project Cost: \$14,100.50
- Deposit to Schedule: \$7,050.25
- Final Payment: \$7,050.25
- Check is a preferred method.

- **You can pay by credit card using the link below.

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<https://request.plastiq.com/pay-tidewater-home-improvement-llc>

Cards not eligible for payment:

- Virtual Affirm credit card

Validity: valid until September 26, 2026.



Deck rebuild + porch screen enclosure - 435 England Avenue, Hampton, VA 23669