

TERMS & CONDITIONS

The following Terms & Conditions outline the agreement between the parties as it relates to ScreenIT® Awesome LLC [Contractor] and client responsibilities, payment terms and warranty information.

Who We Are

ScreenIT® Awesome LLC is the Florida State Licensed General Contractor serving the entire state of Florida. Real crews & real people - we are the builder for your project.

Our Record

Since our inception in 2009, ScreenIT® has had:

- Zero client project contract disputes
- Zero workers' compensation claims
- Zero general liability claims
- Zero Cage Failures with 2K plus jobs successfully completed

This record exists because we are the actual builder, we follow code, and we resolve issues directly.

Our Commitment

We are committed to 100% client satisfaction.

If you are not satisfied, Deborah (owner) is not satisfied either — and we take responsibility for addressing concerns promptly and professionally.

Florida State Certified General Contractor License #: CGC1535179

We design, permit, build, and warranty the work with in-house factory certified crews.

Your project is not referred, resold, or assigned to another company.

Preferred method of communication is via text at [239-301-0180](tel:239-301-0180). This is a team text system. A file link will be provided to you for all documents to be submitted to our team.

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Contractor Responsibilities:

1.1 White Glove Treatment Permit Team Responsibilities & HOA Approval Coordination

- Weekly Updates via text
- The permit team manages all permit-related communication from deposit through final inspection, including:
 - Surveys
 - Drawings
 - Sizes and dimensions
 - Status updates
 - Permit questions
- Client-requested build date changes: up to 2 changes can be made without an extra charge.
- Client-requested build date changes: Must to be made at least 2 weeks in advance of build date scheduled
- Certificates of Insurance (COI), including:
 - Insurance
 - Liability: \$2 Million
 - Worker's Compensation: \$1 Million
- Client named as additional insured

- HOA named as additional insured (if applicable) are ordered and provided by the permit team
- If the HOA requires drawings:
 - The permit team will provide required drawings or The Client may use the approved 3D Design
- Permit team contact information will be provided within two (2) business days of payment of the initial deposit
- 3D Design
- Engineering
- Permitting Filing & Expediting
- Build Date Questions

1.2 Owner Handles Custom Build, Punchlist & Warranty of Project

- Demo of existing enclosure; if applicable
- Build Supervision
- Substantial Completion Quality Control Audit
- Final inspection
- Punchlist & Warranty

2. Client Responsibilities:

2.1 Client-Provided Documents

- Notarized Notice of Commencement; provided via contractor
- Signed Notice to Building Official (NTBO); provided via contractor
- Current boundary survey showing property setbacks
- HOA documentation if applicable

2.2 Client Approvals & Timelines

- Client will receive 3D design, engineering & final build dates for approval

- Written approval (email or text acceptable) is required:
 - HOA Approval; if applicable
 - Permit filing questions
 - Build begin date

2.3 Progress Payments:

- Initial Deposit: \$2,000, refundable until permit is filed and credited toward the project total
- Permit Filed: 45% project progress payment due
- Substantial Completion: 45% project progress payment due
- Final Inspection Pass: Remaining balance due

Note: For security purposes, we cannot accept checks. Progress Payments are sent via secure payment link; credit card payments other than the initial deposit may be assessed a 3% processing fee.

2.4 Right of Refusal - Requirement by Florida State Law:

We are required by State law to provide this information for any contracts or terms & conditions:

YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO

MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION.

See attached notice of cancellation for an explanation of this right.
Customer

confirms receipt of two [2] copies of notice of cancellation.

2.5 Cancellation & Request for Deposit Refund

- From the 4th day until we file the permit application, usually about a week to 10 days, you are able to cancel the project and request a full refund. You can do so by texting [239-301-0180](tel:239-301-0180). With your first last, date of transaction, amount and the words "CANCEL/REFUND"
- Your refund will be processed and payment will be sent using the payment method used for the deposit. It will be processed within 5 working days.

2.6 Communication & Escalation

- Primary communication is handled by the permit and Client Success Team
- To escalate an urgent issue, Client may text and ask to schedule a time with Deborah and our Client Success Team will text her or put you on her calendar:
- Real people. Real accountability. Success Team Text number: [239-301-0180](tel:239-301-0180)
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- Deborah's Calendar <https://calendly.com/queenofawesome/advisory-call-clone?back=1>

3. Other Responsibilities & Conditions

3.1 Safety

- During construction or demolition, only ScreenIT® employees are allowed within 15 feet of the construction area to avoid injury - this is an active jobsite. If you have any concerns, please text us immediately at [239-301-0180](tel:239-301-0180). Please do not distract the crew for safety reasons.

3.2 Materials and or Labor Increases:

- Material Price Increase: ScreenIT® shall be entitled to additional compensation from Client when the price of any materials increases by five percent (5%) or more.
- Material & Labor Price Increase: if the scope of work increases by five percent (5%) or more between the time the contract is signed and materials for the project are purchased.
- The contractor is required to demonstrate this price increase through the use of quotes, supplier list prices, invoice or receipts, when requested.
- All price changes will be documented with a written change order. Work may not proceed until the client has approved it in writing.

3.3 Delays Beyond Contractor Control

- Weather; rain, high winds, hurricanes, floods or similar that could cause crew danger
- Acts of God
- Material shortages
- Government orders
- Pandemics

3.4 Site Work, Footers, Deck Expansion & Municipal Requirements

If the project requires site work and it is determined by municipal permit departments any of the following are required:

- New or modified footer or relocation of utilities
- Changes impacting setbacks, drainage, or impervious area
- The cost of any new or updated survey and or additional engineered drainage plans or civil drawings required by the municipality (MUNI) [cost typically \$500 each if necessary]

3.5 Access, Site Conditions & Cooperation

- Reasonable access to job site, work area, electricity, and utilities
- Space for delivery and removal of materials and debris
- Confirmation that existing surfaces are suitable
- Contractor not responsible for pre-existing conditions

3.6 Warranty

- Materials: 10 Year factory direct warranty from the manufacturer on all materials
- Labor: 5 Year ScreenIT warranty
- Extended: Additional 5 Year labor warranty to a full 10 years labor & material if subscribed to the Care Plan without lapse in coverage.
- Care Plan details <https://screenitinc.com/care-plans>
- Warranty Claims or Punchlist Items may be submitted online at <https://screenitinc.com/book-repair/> . There is a small diagnostic fee charged for the inspection of the issue only. If it is found to be damaged, you will be alerted to any additional fee not covered by warranty in advance of service.

3.7 Scheduling & Delays

- Project timelines may be affected by factors outside Contactor control, including:
 - Late submission of client required documents for permit
 - Weather
 - HOA review timelines; permitting can proceed with your approval while waiting for HOA approval. These are only an issue during new build or expansion projects.
 - Municipal permit processing; while 20 days by law, during a natural disaster, they can overrule and say they need more time. Our permit team will keep you posted weekly.
- Material availability

- Acts of God
- If delays occur, schedules adjust accordingly and you will be updated weekly.

3.8 Substantial Completion & Punch List

- Substantial completion occurs when the project is usable for its intended purpose
- Minor punch-list items with a value less than the final progress payment do not delay substantial completion payment
- Punch-list items will be completed promptly
- Final payment due after: Punch-list completion & Successful municipal inspection

3.9 Arbitration & Governing Law

- If a dispute shall arise between CONTRACTOR and Client with respect to any matters or questions arising out of or relating to this Agreement or the breach thereof, such dispute, other than collection matters, shall be decided by arbitration administered by and in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association.
- Maximum contractor liability is 10% of the contract/bundle price.
- Final structural details are determined by engineering, not estimates, pricing tools, visuals, or 3D renderings.
- Required approvals must be completed before work begins.
- Governing Law; These Terms & Conditions are governed by the laws of the State of Florida.

Florida Certified General Contractor # CGC1535179
<https://screenitinc.com/certifications/>. Insurance & License

Thank you for the opportunity and trust in ScreenIT®

– Deborah Frye, Owner/Queen of Awesome & The ScreenIT® Client Success Team

Client has read and understands this proposal, the terms and conditions, and all documents referenced therein and agrees to be bound by its terms. The above prices, specifications and conditions are hereby accepted. CONTRACTOR is authorized to do the work as specified in the bundle. By signing and or initialing below, Client acknowledges that Client is the owner, or is in privity with the owner of the property.