



Quote

QT-015427

21745 Clarkrange Hwy
931-839-6771
Monterey Tennessee 38574

Bill To
Blount County Sheriff Office -- scardwell@bcso.com
8652735837

Ship To
940 E Lamar Alexander Parkway
Maryville, TN
37804

Estimate Date : January 28, 2026

Expiration Date : February 27, 2026

Salesperson : Mike DeYoung

Job Number : 24445

Item & Description	Price
40x140x16 Partially Enclosed Building	
-Partially Enclosed Building	49,895.00
1 - Eave Side Open	
1 - Eave Side Enclosed	
2 - Gabe Ends Enclosed	
Building Specifications:	
- Trusses: 4/12 pitch Heavy Duty steel trusses - 14' on center with 18" open overhangs (eaves only - no soffit),	
- 29 Gauge painted metal (Sherwin-Williams paint) w/ 40 year manufacturer warranty; roof and walls	
Framing:	
-Posts: 6x6 pressure-treated posts, (CCA .06)	
*Posts set in-ground with 160 pounds of sakrete concrete per post (4,000 PSI)	
- 2x8 roof purlins	
- 2x6 wall girts	
- 2x6 pressure-treated band board	
Warranty	
- Industry Leading 5-Year Limited Craftsmanship Warranty	
What's Included:	
- All materials, professional labor, delivery to site, and applicable taxes (No concrete or ground work included)	
Color Selections	
-Roof:	
-Walls:	
-Trim:	
***IMPORTANT NOTES: PLEASE READ	
-Deposit requirement of 30% of total cost on quote due at time of signing. Once deposit is received, we will add you to our delivery calendar. Deposit can be paid through bank draft, check, or credit card (3% additional fee on all credit card transactions)	

Item & Description

Price

Deposit Amount: \$14,975.00

-Customer must obtain all required building permits. Failure to do so may result in construction delays

Total \$49,895.00

Terms & Conditions for Quote and Contract

1. Buyer will be responsible for providing a level, (within 2-3 inches of grade) structurally sound surface free of rock and other objects which may impede construction of the building package. Buyer acknowledges that site preparation is the responsibility of Buyer. Buyer agrees to hold Seller, its owners, executives, and employees, harmless as to any costs or repairs, liabilities, or other damages associated with incomplete or improperly prepared building sites.

2. Seller is not responsible for Buyer site geography or site preparation which does not properly align the building package with existing driveways, sidewalks, roof lines or buildings. Buyer must communicate any alignment concerns to Seller before the execution of this Quote and Contract to allow for adjustment of materials and labor to accommodate the misalignment. Buyer holds Seller, its owners, executives, and employees harmless, for any misalignments associated with building package to any existing structures, driveways, or sidewalks.

A. Permits & Inspections: All approvals, fees, building permits, and any other state, county, city or municipal building requirements are the responsibility of Buyer. Buyer is responsible for all costs incurred as a result of building code requirements including, but not limited to, blueprints, engineered plans, or any changes to prints or plan, additional material and labor required to meet the standards set forth in the approved drawings or prints. Failure of Buyer to obtain the required permits, HOA or zoning approval, or any other authorizing agency, association, or organization, regardless of circumstance, does not negate the financial commitment of Buyer pursuant to this Quote and Contract. Building inspection(s) may be required throughout the building process and it is the Buyer or permit holder's responsibility to contact the local code enforcement office to schedule any inspections required to maintain the progress of the construction.

B. Utilities: All underground utilities will be properly marked by Buyer prior to the construction of the building package. The site must be free from all overhead utilities in the path of the building. The site must be free from all obstructions that may impede construction of the building package.

C. Site Access: Buyer holds Seller, its owners, executives, and employees, and Independent Builder, harmless for any damage to the grounds, lawn, sidewalks, easements, and driveways from equipment and shipping trucks going to and from the worksite. Buyer's failure to provide reasonable access to the work site will result in delays in construction and may cause additional charges to Buyer such as, but not limited to, increased costs for building package materials being deliverable by small loads via a skid steer.

D. Building Use: Buyer acknowledges that the building package is a Post Frame Building, also known as a Pole Barn, Shop or Garage, intended for farm, agricultural and storage use only. Seller hereby warns Buyer to consult local governing code or property requirements. Seller strictly and unequivocally discourages Buyer from deviating from the building package's original intended use and attempting to use it as a residential dwelling or living space. Buyer accepts full responsibility for all costs, damages, delays or any other liability associated with making a Post Frame Building into a residential dwelling or living space, and hereby holds Seller, its owners, executives, and employees harmless for any and all liability for damage to person or property.

3. At times, the Independent Builder may be unable to dig deep enough into the soil to set the posts to the proper specifications, which will require additional labor and costs. The cost to operate the specialized equipment to break the rock and reach the proper specifications is \$200 per hour with 2.5-hour minimum PLUS equipment rental fees. Another option is to install anchor plates to solid rock at a cost of \$100 per hole. If the soil is so hard and rocky that extra time is needed to drill through the obstruction additional fees of \$200 per hour will be required. All additional fees and expenses are to be paid by Buyer. If it is determined the Buyer's building site is unable to accommodate the post framed building without extensive added time, cost, and labor due to rock impediment, Buyer has the option to change to a monolithic slab build and incur the additional costs for the Change Order or continue with placing the posts into the ground and incur those associated costs.

4. There are some counties (for example Roane Co.) in TN that will require a post hole inspection prior to the building going up, this often results in delays to the building process and could incur a \$1000 additional labor fee.

5. Buyer understands Seller is not acting as general contractor or builder to perform the construction of the package building. Upon request, Seller will connect Buyer with Independent Builder options who will be responsible for the construction of the building package on owner/Buyer's designated premises. Seller will provide clerical support to Buyer for the purpose of facilitating delivery timing and Buyer communications with Independent Builder and Buyer will provide payment directly to Independent Builder, based upon building package estimate. Independent Builders are self-insured and are not subcontractors or employees of Seller. (If you are unsure if the labor cost is included in this quote, please refer to "what's included" section in the estimate body)

6. All package building material not used in construction of the building, according to the specifications outlined in this Quote and Contract, remains the property of Seller. Buyer agrees to avoid using or damaging any extra package building materials and must surrender all such materials back to Seller.

Payment terms.

1. Payment terms: Seller requires, BEGINNING 1/1/2026 THERE WILL BE A 30% NON-REFUNDABLE DEPOSIT REQUIRED IN ORDER TO BE PLACED ON THE SCHEDULE, the balance of materials, handling and applicable taxes to be paid upon scheduled delivery. Seller accepts cash, ACH, checks and most major credit/debit cards. Seller bases selling price on a cash/check basis. Payment by debit/credit is subject to additional current processing fees (available upon request). Buyer is prohibited from reversing or cancelling payment and shall pay all costs and expenses associated with charge backs or NSF.

2. Cancellations and Refunds: Should Buyer decide to cancel the order for any reason after the Quote and Contract has been signed, and the 30% non-refundable deposit made, Buyer will also be subject to a 20% cancellation fee at the sole discretion of Seller. Additionally, Buyer agrees to fully reimburse Seller for any custom items or custom fabricated material such as, but not limited to, garage doors, windows, trusses, metal and lumber at full retail cost.

3. Changes to Order: Change Orders after signing the Quote and Contract may result in fees up to 4% of the material package price. Change Orders are not permitted within 2 weeks of delivery date of materials and may result in delays in shipment and construction of the building. Change Order fees applied solely at the discretion of Seller.

4. Legal:

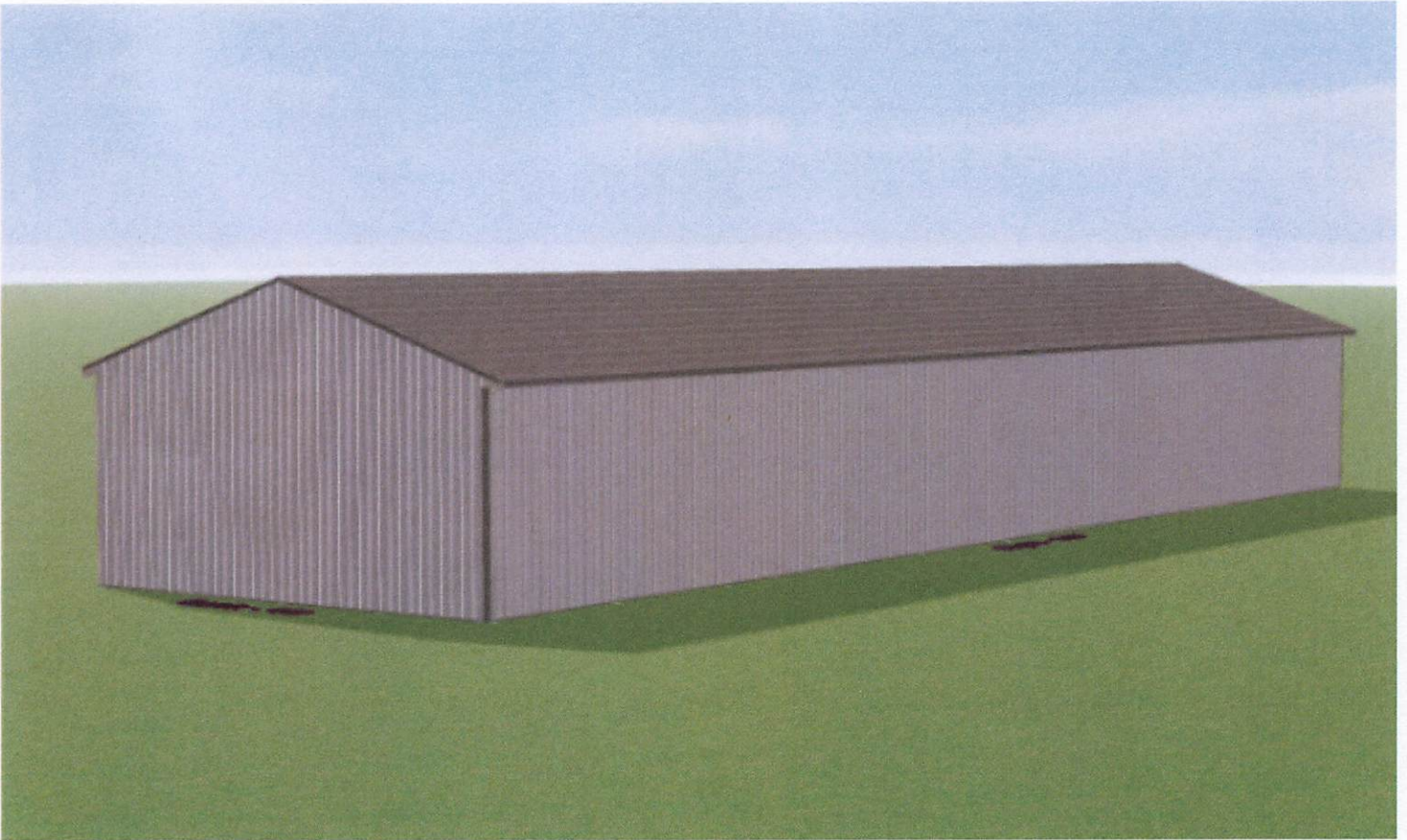
A. Cost of Claims: In the event either Buyer or Seller shall bring any action or legal proceeding for damages for an alleged breach of any provision of this Quote and Contract, the prevailing party shall be entitled to recover, as a part of such action or proceeding, all fees and costs, including reasonable attorneys' fees, as may be fixed by the hearing tribunal. Buyer agrees that any legal action associated with this Quote and Contract will occur in Putnam County, Tennessee, regardless of choice of law provisions, and the laws of the State of Tennessee will govern all actions. Seller is not liable or responsible for any incidental consequential damages to Buyer.

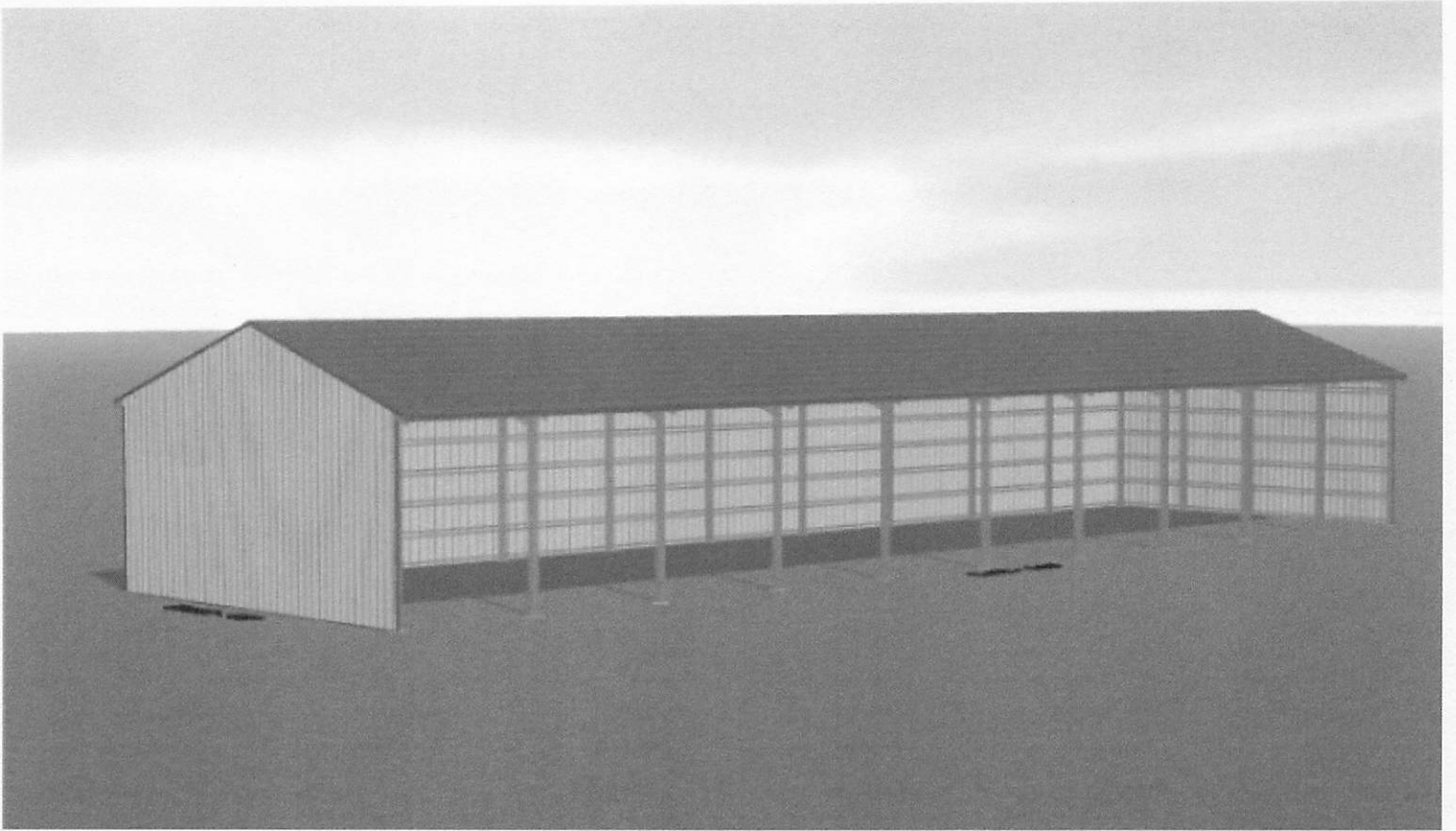
B. Dispute Resolution: All claims, disputes and questions arising out of or relating to this contract or the breach thereof, shall be decided by arbitration the Construction Industry Rules of the American Arbitration Association. The Award of the arbitrator shall be entered as a final order in any court of record with jurisdiction over the dispute or parties. The prevailing party to any arbitration shall be entitled to receive, in addition to its actual damages, an award of its reasonable attorneys' fees and the costs of the arbitration. Any claims by Buyer must be joined with any arbitration proceeding by Seller against Buyer. Arbitration shall be commenced by providing notice, in writing, of the demand to the other party to this Quote and Contract and the parties agree that the arbitration shall be held in Cookeville, Tennessee, unless otherwise agreed to at the time of the initiation of the arbitration demand.

C. Seller Delay in Performance: In the event that Seller's performance is delayed, directly or indirectly, by acts of God, fire, floods, inclement weather, unreasonable or arbitrary failure of governmental authorities to deliver or perform any government approvals, permits, inspections or similar official functions, strikes, acts of war, riot and civil commotion, or by any similar cause reasonably beyond the control of Seller as the case may be, such failure shall not be deemed a violation or breach of this Contract. Seller's commitment to the Contract and performance will resume when reasonably practicable.

Signatures:

Upon signature of Buyer, electronically or otherwise, the undersigned agrees to this Quote and Contract and all Terms and Conditions contained herein. This Quote and Contract cannot be modified without the express written consent of both Buyer and Seller and no failure to demand strict performance shall constitute a waiver. In the event Buyer fails to provide payment, time being of the essence, Buyer is responsible for all reasonable legal fees incurred as a result of any collection efforts. Per ESTIMATE and this Quote and Contract, Seller agrees to provide the building materials package to construct building within parameters and in accordance with the Project Plans and Specifications; facilitate communications with the scheduling of Independent Builder(s); and provide scheduled start date(s). Buyer agrees, binds, and obligates him/her/itself to pay Seller for the building materials, delivery, and any additional fees, if applicable, for the contracted sum outlined herein along with any additional costs including, but not limited to, Change Orders and additional work performed. Building labor provided by Independent Builder to work directly with Buyer. Buyer understands Seller is not liable or responsible for work performed by Independent Builder.





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