

# Sunroom & Porch Enclosure Budget Reality Check

Plan a 3-season or 4-season room in the NC Piedmont — with fewer surprises and better apples-to-apples quotes.

## 1) What do you want this room to change?

- Use the space more months (spring/fall) without pollen and rain
- Year-round comfort (heating & cooling — true interior extension)
- A place for pets / kids / entertaining
- A home office with natural light
- Better long-term flexibility / resale

Notes:

## 2) Quick size check (rough is fine)

Example: 12' x 14' = 168 sq ft.

Length _____ ft	Width _____ ft	Approx. sq ft _____

## 3) Comfort level

Circle one: **3-Season** (spring/fall) | **4-Season** (insulated + HVAC, usable 365 days)

Months you want to use it: \_\_\_\_\_

## 4) Must-haves (these drive budget swings)

- Insulated walls/roof (true conditioned space)
- Heating & cooling extended to the new room
- Electrical (outlets, lighting, fan, TV)
- High-performance windows/doors (large sliders, etc.)
- Exterior finishes matched to the home (siding/trim)
- Foundation/slab/footings required (or modifications)

*Tip:* The safest way to avoid surprise increases is a detailed scope + a written, locked price before construction begins.

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# Contractor Quote Comparison Checklist

Compare bids apples-to-apples before you sign anything.

- Is the scope written in detail (framing, windows/doors, insulation, electrical, HVAC, exterior finishes)?
- Are permits + inspections included (and who pulls them)?
- Does the quote include demolition / disposal if an existing deck/porch is removed?
- Are allowances clearly labeled (and realistic) for windows, doors, flooring, trim, lighting?
- Is the structure engineered/sized for walls & roof loads (not just “enclose later”)?
- Is there a clear change-order process (written approval before extra work)?
- Is there a schedule and a communication plan (updates, who to contact)?
- Is the contractor licensed/insured and willing to provide the license number in writing?
- Do you know who is actually building it (in-house crew vs. lowest-bid subs)?
- Is the final price “locked” after design is approved (no surprise hikes)?

**Your notes / questions:**

Ready for a clear, honest budget band for your home? Request a free estimate at [littlecreekconstruction.com/Contact](http://littlecreekconstruction.com/Contact).