

Materials Policy

At Duramen Builds, we provide all materials for our projects as part of our full-service remodeling and construction process. This allows us to guarantee quality, accuracy, and accountability every step of the way.

Why We Provide Materials

Vendor Partnerships

We've built strong relationships with trusted vendors, purchasing in bulk at contractor discounts. This allows us to apply a standard markup that supports our business while still giving you access to high-quality materials at competitive prices.

Accountability

By managing the ordering process, we take full responsibility if materials arrive damaged, if there's a miscalculation, or if adjustments are needed. In most cases, we order 10–20% additional material (depending on the product) to account for waste, miscuts, or damaged pieces.

We also:

- Order materials in advance and verify inventory before they're needed.
- Plan ahead to avoid shortages or delays.
- Keep projects moving smoothly so work isn't held up by missing items.

Reliable Pricing

Our quotes are numbers you can rely on. The only time your project cost changes is if there's a formal change order that alters the scope of work.

It's also important to note:

- It's normal to have leftover materials at the end of a project. We order extra as insurance to avoid costly delays.
- Returns are not credited back—those additional materials are built into the quoted price to ensure we have enough to complete the job without interruptions.

Exceptions

Occasionally, we make exceptions for unique or specialty materials that can't be purchased through standard suppliers. In these cases, we will:

- Take inventory of what's on site.
- Verify quantities and calculate what additional material may be required.

- Build in a small surplus to prevent delays from miscuts or damage.

Please note: because homeowner-provided materials cannot be marked up, our labor pricing may be adjusted in these cases.

What We Don't Do

To be transparent about our process:

- We do not install homeowner-supplied materials in most cases.
- We do not take on projects that are already underway or managed by the homeowner.
- We do not act as a subcontractor for partial scopes of work.

Our model is full-service general contracting—we put together all the parts and pieces, coordinating vendors, in-house carpenters, and subcontractors to bring your project to life seamlessly.

This approach is what allows us to stand behind our work with confidence—and it's why our clients consistently leave us positive reviews on Google. By keeping control of the process from start to finish, we can guarantee the results you expect.