

I am the happy owner of the 4-season porch and deck that is on Motzko Construction's home page. I would highly recommend Dan Motzko for any construction project. The 4-season porch and deck were completed on time and beyond my expectations in quality and beauty. It was a very pleasant, stress-free and professional building project.

When I called Dakota Lumber to find a builder, Dakota Lumber recommended Motzko Construction. I contacted Dan Motzko, and we made an appointment to meet the next day. Dan Motzko looked at my list of specifications, a rough sketch of the porch, and the area where the porch would be constructed. He was a very good listener and showed a great deal of respect. He agreed to my list of specifications such as the 3/4" plywood that I wanted on the roof and a particular brand of windows. He had many good suggestions that were offered in his easy-going diplomatic manner. After more conversations and meetings, he gave me the bid and later a contract for the project. I reviewed the bid and the contract and asked Dan if I could add a few additional items to the contract. He told me that whatever I wanted in the addendum he would sign it. His brother-in-law was an architect and drew the blueprint. We agreed that I would remove the old deck and do all the painting. Dan also gave me a copy of his liability insurance certificate.

The excavation began in about two weeks. As soon as the excavation was complete, the foundation blocks were laid, blocks were waterproofed and the construction began. I marveled to myself at the terrific relationship Dan had with the subcontractors--they all showed up like clockwork. The lumber and materials were delivered promptly--thanks to Dan's great organizational skills. I was home during the construction so I was able to observe all the activity. I felt Dan and his team would have done a quality job without my being there.

Soon Dan and his team were constructing the porch. They worked very well as a team. Dan coordinated and discussed with me items on the project. They ensured that my home was secure during the construction and that there was limited dust and disruption to the rest of my house. Dan suggested that the aluminum fascia and trim be extended to the other side of the porch and that the concrete be extended from the deck steps to the garage service door. He did not charge me for these extras. I asked Dan if the front sidewalk could be replaced while the cement crew was at the site. Dan arranged for the excavator to remove the old sidewalk and gave me a bid to replace the sidewalk. The heating and cooling subcontractor discovered that the furnace (was replaced by Minnegasco in 1994) had an undersized "C" section. The "C" section determines the efficiency of the heating/cooling system. The subcontractor replaced it with the appropriate size. Dan told me that my 17-year old air conditioning compressor may not be able to cool the house with the new addition and left it up to me to decide whether to replace it.

Dan and his team were very reliable and showed up until the project was finished. They also repaired a pesky water leak near the chimney (not related to the porch project) that had been a problem for years (charged me a small amount to repair it). Months later Dan also repaired a window that had deteriorated wood on the exterior and did not charge me. He did follow-up work to make small a adjustment on one item. He is reliable and stands behind his work.

It was wonderful to work with an honest builder that I could trust. The construction was done with such care and quality as if were Dan's own home. Also the cost of the project was all front with no surprises. I am very satisfied with Dan Motzko and his colleague's quality workmanship.

Marlys H.
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