

Gutters

- 1 Provide and Install 5" gutters and downspouts around the eve areas of the home including porch and garage.
- 2 Provide splash blocks
- 3

All work will be completed in a professional and workman like mannor.

Deposit all trash in on site provided recepticle

Run nail magnet over work area to pick up any loose fasteners that could be harmful .

Materials

Approx LF

5" guttering 160

6 Downspouts 60

220

Exterior completion (maybe part of installation or garage contractors scope)

- 1 Drip edge
- 2 Valley material
- 3 Shingles (matching)
- 4 Ridge cap / venting (note make sure porch roof vents into home attic as well as soffit vent and ridge vents)

Siding

- 5 Siding - Install provided for home - garage material package optional thru HBF
- 6 Soffit
- 7 Facia
- 8 Wrap porch posts (option)
- 9 Dryer vent
- 10 Porch railings - (remember max backfill is 30" to bottom of floor joists)

Matching materials package available from HBF including siding, windows, facia, soffit, coach lights etc.

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Consult final print for material takeoffs

A/C Install and check out

- 1 Use only Carrier approved materials, parts and equipment.
- 2 Provide and install the A/C unit as specified on the furnace calculation lable placed on the homes furnace
- 3 Set A/C on properly prepaired mounting pedestal on the exterior of the home.
- 4 Run insulated line set and control wires from A/c unit to furnace and seal around penetrations and make repairs to bottom board where opened.
- 5 Fully charge and test out unit for proper operation.
- 6 Provide and install A/C Disconnect
- 7 Seal all penetrations into panel box and heated envelope of home (bottom board) with approved tape or foam

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Typical budget number to complete \$7,500

Ext Flat work

Utility locates must be called in by the Contractor performing the work.

- 1 Fill and build base for driveway, walks, porch and rear patio and steps.
- 2 Note: Top of final grade to bottom of floor joists must not exceed 30" on front elevation near front door.
- 3 Construct forms and pour with suitable rebar / metal reinforcement (consult code)
- 4 Install sleeves under flat work for down spout draining, irrigation, yard light or other items needing access
- 5 Install foam expansion joint where slab will contact other hard surfaces
- 6 Complete to a light broom finish with trowled edges and expansion joints.
- 7 Finish with spray coating of cure and seal

Note: no rock contaminated fill will be allowed to stay in landscape or yard areas and must be hauled off.

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Typical 2000 psi mix

Typical concrete areas subdivision setting

	Area	SF		
Garage	20x20	400		
Drive	16x50	800		
House walk	4x14	56		
Porch	15x7	105		
Patio	8x10	80		
City walk	4x39	156		
Steps	TBD			
		Total Area	\$ / SF	Total
		1597	x \$5.50	\$8,783.50

Other charges may apply for fill, culverts etc

CrossMod project

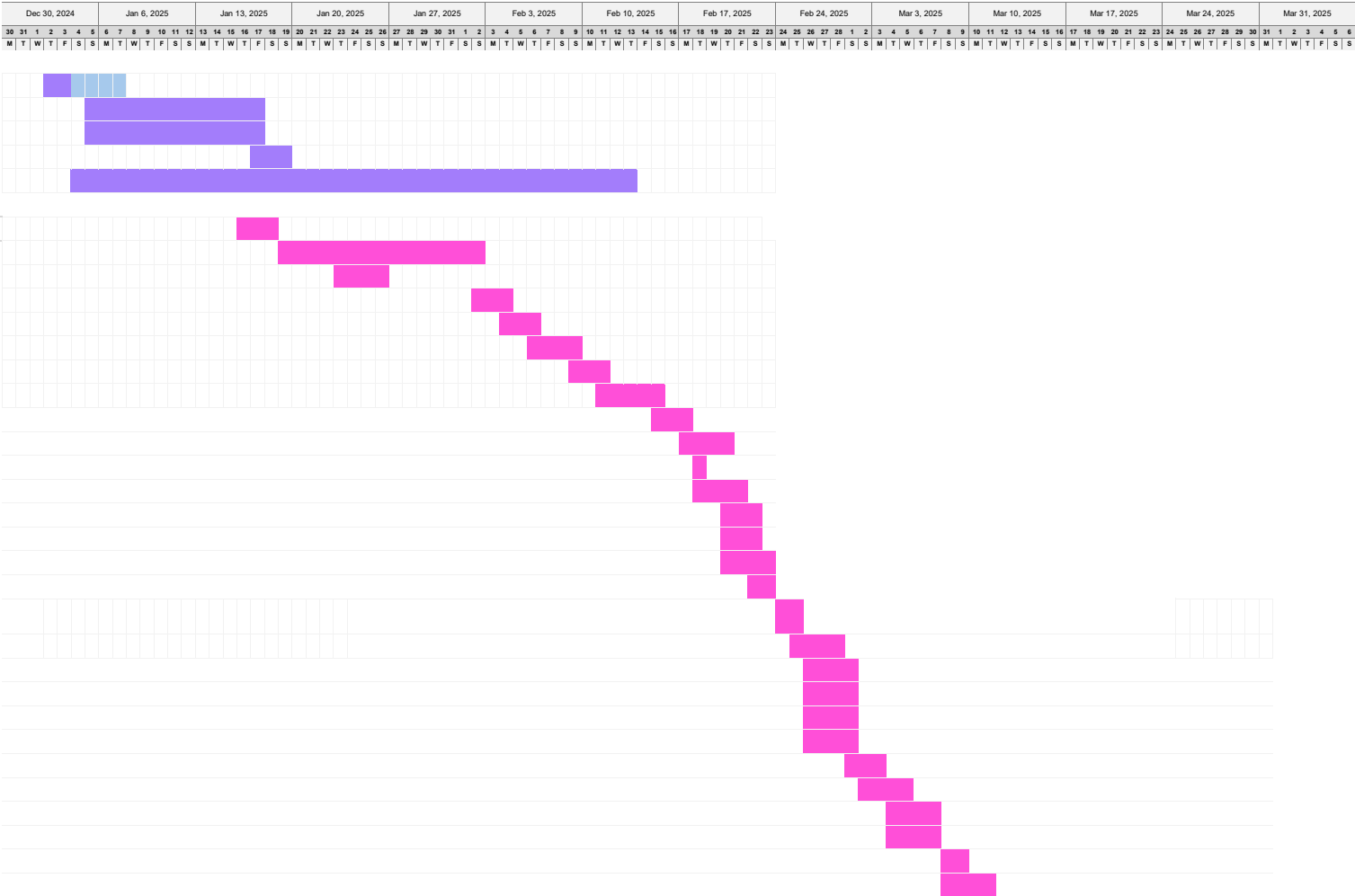
Clayton Home Project lead

Project start: Thu, 1/2/2025

Display week: 1

TASK	ASSIGNED TO	PROGRESS	START	END
Pre Build				
Home Order Place			1/2/25	1/3/25
Permitting (12 day			1/5/25	1/17/25
Bid Contractors			1/5/25	1/17/25
Contractor bids co			1/17/25	1/19/25
Home in Production (40 days)			1/4/25	2/13/25
Site Construction				
Lot Survey - Stake foundation			1/16/25	1/18/25
Foundation			1/19/25	2/2/25
Utility Taps / stub into foundation			1/23/25	1/26/25
Water proofing			2/2/25	2/4/25
Rough Grade			2/4/25	2/6/25
Flatwork - garage f			2/6/25	2/9/25
Install treated sill p			2/9/25	2/11/25
Surge (waiting on home delivery)			2/11/25	2/15/25
Home Delivered to Site			2/15/25	2/17/25
Home Set on Foundation			2/17/25	2/20/25
Garage Porch lumber drop			2/18/25	2/18/25
Garage Porch Frame			2/18/25	2/21/25
Garage Porch roofer			2/20/25	2/22/25
Complete crossovers and undercrossovers			2/20/25	2/22/25
Interior Finish out			2/20/25	2/24/25
Electrical rough & set service			2/22/25	2/24/25
Inspect rough ins if needed (Order Elec. Meter) A/C Interconnection can.			2/24/25	2/25/25
Insulate / Drywall Garage			2/25/25	2/28/25
Ext Siding and trim finish			2/26/25	3/1/25
Build Steps Front and rear			2/26/25	3/1/25
Rough Clean Interior			2/26/25	3/1/25
Gutters and Garage door			2/26/25	3/1/25
A/C install and start up (needs Power)			3/1/25	3/3/25
Drive and sidewalk			3/2/25	3/5/25
Finish Grade / Landscape			3/4/25	3/7/25
Final systems checks and punch out			3/4/25	3/7/25
Final Local Inspections			3/8/25	3/9/25
Final Customer walk / Punch			3/8/25	3/11/25

Complete



Stake Lot

- From approved engineered plot plan:
- 1. Stake corners of foundation on lot for precise placement by foundation contractor.
 - 2. Provided elevation stake - showing finished floor elevation for compliance with flood plain requirements etc.
 - 3. Optional - Stake Lot corners

	Likely a bid task	Typical fees	\$1,200
4 hrs	Certified Plot Plan		
3 hrs	Site staking		

Average

475 Subdivision lot with Surveyor who did development
1500 Atl

Foundation contractor Install foundation per plan Utility locates called in by the Contractor performing the work.

- 1 Install construction drive
- 2 Push off top soil
- 3 Install footers including interior pier footers per plan
- 4 Drain tile and catch basin
- 5 8" Poured or 8" CMU block walls including anchor bolts, foundation vents and crawlspace access per code and prints.
- 6 Construct piers per prints
- 7 Apply damproofing / water proofing to areas that will be below final grade.
- 8 Fill crawl area, garage and porch areas with non-organic, compactable aggregate fill in prep for concrete slab installation in garage and porch - crawl will be covered in 6 mil vapor barrier.
- 9 Pour garage floor - 4" min
- 10 Back fill and rough grade site. [no more than 30" from top of wall on front door side of home]
- 11 Install treated 2x6 (min) sill plate or mud sill to perimeter wall including sill sealer and piers
- 12 Vents per code, not per picture. Ventilate at a rate of less than 1 sq ft of free vent area per 1500 sq ft of heated floor area.

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Typically a bid task Typical range \$20-\$30K

Material estimates

Typical Costs

Concrete

Footer	280 LF	20x8	12 CY			
Piers	18	24x24x8	2 CY			
	2	34x34x9	0.5 CY			
			14.5 CY Total	Concrete	Per Yd \$180.00	\$2,610.00

Core fill	50%	4.25 cy				\$765.00
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CMU Blocl 8"		4 layer	840			
piers	20	3	80			
			920 Total	CMU block	Each \$2.28	\$2,097.60

1/2" Anchor Bolts		80 each	\$2.00	\$160.00
Type N Mortar	60Lb bags	103 each	\$7.50	\$772.50
Mason Sand	50 Lb bag	100 each	\$4.00	\$400.00
Sill Plate 300LF	16' pcs	19 each	\$17.50	\$332.50
Sill Sealer 300 LF	50' rolls	6 each	\$8.60	\$51.60
Damp Proofing	500 SF 350 sf buckets	2 Buckets	\$50.00	\$100.00

\$7,289.20

Utility Taps	Utility locates must be called in by the Contractor performing the work.
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1. Run Sewer/septic lines into foundation for final connection later (center third end to end for shortest runs at home installation)
2. Install water meter pit if needed and extend water line into foundation

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Labor 1 day Typically a Bid contract or could be simple M&L

Material

Water line x run	\$1,200
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Water pit

Water meter

Misc fittings

Sewer pipe per spec 4 or 6 " x run of line

Stone fill for bottom of trench 2 ton? (Varies with run)

Misc fittings

Home Installation

Pre-construction meeting with Installer and Crane rep is highly recommended.

- 1 Position home sections for installation
- 2 Install 6 mil vapor barrier to bottom of crawl space
- 3 Check and level piers with cap block and shims to properly receive home
- 4 Strip shipping plastic from home
- 5 Rig home sections for lifting and place on foundation
- 6 Raise roof and complete roof structurally per manufacturers installation instructions.
- 7 Complete shingling and make weather tight
- 8 Complete structural home connections per plans and installation manual
- 9 Electric, heat duct and gas crossovers if present.
- 10 Construct and install gable end walls on home and apply house wrap - see print (do not lay flat wall studs)
- 11 Interior rough clean up
- 12 Repair all bottom board penetrations or damage
- 13 All doors adjusted and operating properly
- 14 All floors to be level and match within 1/4" variance / difference between moduals.

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Typically a bid contra

\$18,000 ave with crane

Plumbing Scope

- 1 Sewer connection from home to inlet under home.
- 2 Water connection to inlet including insulation and heat tape
- 3 Gas cross over - if equipped
- 4 Gas line from home connection point to gas yoke location. - if equipped.
- 5 Repair all penetrations in bottom board with approved tape.

Interior trim out

Time Est - Hours

1 Complete flat ceiling drywall or cased beam at mating wall openings	8	
2 Complete trim work at mating wall openings including all door sets w/ hardware and stops	4	
3 All doors adjusted and operating properly	5	
4 Complete clean out of materials and shipping protection	1	
5 Touch ups and correction of any shipping damage	2	(Varies)
6 System checks after utilities have been completed.	2	
7 Caulk added trim to wall	<hr/> 22	

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This could be a bid contract or time and material

Materials:

Most materials will come in the homes completion package

Contractor to supply misc fasteners etc.

Building of garage and porch

- 1 Install Treated 2x6 sill plate including foam sill seal
- 2 Frame garage walls per plan (2x4 walls)
- 3 Complete shear and garage door portal structures as designed.
- 4 Set trusses per plan
- 5 Tie in garage and porch roof to home per plan - shingles under porch and garage areas installed in the factory must be removed before framing roof structures
- 6 Deck and apply valley material and tar paper to roof
- 7 Steps as needed in garage.

Matching materials package available from HBF including siding, windows, fascia, soffit, coach lights etc.

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Materials:

Typical garage build lumber package

Matching materials package can be ordered from HBF for siding, trim, fascia, soffit etc

Shingles are typically purchased locally due shipping weight restrictions in the home shippment.

Electrical contractor

- 1 Install meter base, conduit, and grounding wire / rods per local requirements.
- 2 Run service lead from meter base to panel box already installed in home
- 3 Rough wire garage receipts, lights, opener and porch lights from junction boxes provided in the home.
- 4 Two outlets per wall, two ceiling boxes, Two coach lights boxes front of garage and wiring for ceiling mounted garage door opener, eyes and wall mount button.
- 5 Finish out garage, porch and test out home after power has been connected.
- 6 Included devises to finish after drywall including 2 4' LED ceiling lights
- 7 Coach lights for garage front
- 8 Repair any holes made in the bottom board with approved tape

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Typical Materials

(Big Box store pricing)

200 amp Electric meter base (per utility spec)	1	\$200.00	\$200.00
Mounting materials (if not on garage or home)			\$100.00 Est. Misc
2" conduit	8	\$20.00 each	\$160.00
8' copper clad steel grounding rod	2	\$20.00 each	\$40.00
Grounding wire	10	\$1.00 per ft	\$10.00 (Varies)
Service wire	45	\$4.00 per ft	\$180.00 Varies
Garage wiring	250	\$130.00 Roll	\$250.00
Boxes	10	\$1.00 each	\$10.00
Celing lights for garage	2	\$50.00	\$100.00
Coach lights for exterior	2	\$75.00	\$150.00

\$1,200.00

Garage finish

	Materials	
1 Insulate walls of garage (R-13)	700 sf	\$532.00
2 Provide and hang drywall at attic barrier, ceiling and walls per pla	1200 sf	\$425.00
3 Tape, mud and finish - light texture ceiling similar to home		\$200.00
4 Prime / paint to match (if optioned)		\$200.00
5 Blow insulation into garage attic (if optioned)	400 sf	\$150.00
6		
		<hr/>
		\$1,507.00

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Paint

- 1 Drywalled or repaired area's to match (including shipping cracks)
- 2 Caulk trim to walls and fill trim nail holes.
- 3 Garage interior (as needed)
- 4 Field installed trim
- 5 Front door as needed
- 6 Porch trim - posts, rails etc
- 7 Exterior trim work on porch and garage to match home
- 8 Corner to corner on all areas where repairs take place.
- 9 A finish coat on most common area walls is typical
- 10 Accent walls as optioned

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Garage door

- 1 Provide and install overhead garage door
- 2 16x8 Steel door with (insulated if optioned) color matched to home trim
- 3 1/2 hp ceiling mounted opener with remotes, wall button and key pad. (if optioned)

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Landscape

Utility locates must be called in by the Contractor performing the work.

- 1 Complete final grade around home verifying yard does not hold water and slopes away from structure at a rate not less than 1/2" per ft.
- 2 Remove large rock, gravel and any debris from yard areas
- 3 Retention as needed - consult builder
- 4 Planting bed areas should contain appropriate fill
- 5 Provide and install 12 foundation plantings and 2 shade trees of 2" min diameter (Modify material list as nessessary to meet / exceed min planting lists)
- 6 Seed and cover or sod per builder spec
- 7 Sod installed on any grade exceeding 30 degrees will be pinned
- 8 Contractor will return one time within 12 months for filling of low areas, utility trech, foundation settling and etc.

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Project Manager - Final Checks

- 1 See Installation manual for complete list
- 2 Electrical continuity test
- 3 GFI resets
- 4 Flood test of drain lines
- 5 Water pressure test
- 6 Heating / cooling tests
- 7 Press the test button on the smoke detectors to ensure they are operating properly
- 8 Confirm any stairs are within code geometry and hand rails / gripping surfaces meet Building code.
- 9 Test appliances for operation - Heat oven to 400 degrees for 30 minutes to burn off oils on the new surfaces that will smoke the first time the oven is used.
- 10 Install new furnace filter if unit was operated during construction
- 11 Transfer locks to owner key from builder key
- 12 Admin completion of Inspections
 - Locally required inspections
 - AC / SC site inspections
 - CrossMod (Choice / MH Advantage)
 - eBuilt inspections

Time estimate 8 hrs (Varies with project)

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Final Clean

- 1 Wipe down of all surfaces
- 2 Dust light fixtures and ledges
- 3 Sweep out cabinets, floor registers and other areas dust can accumulate
- 4 Clean windows and mirrors
- 5 Sweep carpeted areas and damp mop hard surfaces with appropriate cleaner
- 6 Remove any remaining shipping or packing materials from home.
- 7
- 8

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Time estimate 3 hrs Varies with project