

Plumbing (L = Labor, M = Materials)

L M • Complete plumbing tasks as described below (per approved plan):

Note: The Home Store, Inc. is not providing any plumbing for future finished spaces unless detailed within this quote.

L M • Obtain plumbing permit (when required)

L M • Install main house shut-off

L M • Connect all supply and waste lines stubbed below first floor for factory installed fixtures

L M • Install fittings for town provided water meter, including lever ball valve

Note: If your town does not provide and install the water meter, there will be an additional charge for the purchase and installation of the water meter by change order. The Home Store, Inc. will not charge a change order fee for this change order.

L • Connect all vent stacks stubbed into attic and add vent extensions through roof including installing boot if not completed by factory

L M • Install plumbing traps for bathtubs/showers on first floor where trap is below first floor

L • Inspect and tighten all traps, valves, and other connections (inc. factory installed fixtures)

L M • Repair minor leaks

L M • Provide and install (3) exterior frost free garden hose water faucets with galvanized screws, including isolation valves

L M • Bring water to hot water boiler, including isolation valves

L M • Bring water to domestic hot water heater, including isolation valves

L • Remove and re-install factory installed toilets, if required by local inspector

L • Air test supply and drain lines for leaks before putting water into the system

L M • Water test supply and drain lines if required by local inspector

L M • Install basement washing machine piping and connect to vent stack - within 3' of sewer sleeve

NOTE: It is best to locate the washing machine within 2-3 feet of the sewer sleeve.

However, it can be placed a maximum of 10 feet from the sewer sleeve for an additional charge of \$144. If you choose to place the washing machine beyond 10 feet the cost would be substantially more because a set tub with pump would be required.

L M • Install basement washing machine piping and connect to vent stack - beyond 3' but not more than 10' from sewer sleeve

L M • Complete dishwasher plumbing hook-up (supply lines and drain line into sink drain), including isolation valves

L M • Complete garbage disposal plumbing hook-up

L M • Complete ice-maker plumbing hook-up, including isolation valves

L M • Subcontractor is responsible for providing temporary electrical power if required

L • Bring all trash at the end of each day to the dumpster on site

- L • Schedule required plumbing inspections after all plumbing work has been completed and tested

Note: Drawings for this section show the placement of the hot water tank, sewer or septic entry through foundation, water line through the foundation, and outside faucets.

- All work shall be in compliance with applicable codes.
- All products shall be installed to the manufacturer's specifications.
- Our plumbing quotation assumes the most direct, economical routing of all plumbing in the basement - as determined by Contractor and our subcontractor. Our subcontractor's determinations can have a significant impact on your basement headroom. If you plan a finished basement now or in the future or have other concerns about the location of plumbing pipes, you must inform us before you sign off on your plans and authorize work to begin so that we can modify the plumbing layout. Please note that these modifications can create additional costs.
- Provide to job supervisor all literature and warranty information supplied by equipment manufacturer.
- If you have elected to have The Home Store, Inc. install an appliance (stove, refrigerator, dishwasher, microwave, washer, dryer, etc.) purchase and supplied by you, we will connect the appropriate utilities (electric, plumbing, and gas) to the appliance, but we cannot assume responsibility for setting up and adjusting the appliances per the owner's manual, nor be responsible for confirming it is the appropriate appliance. We recommend that the Homebuyer consult with his appliance dealer.

Total Plumbing

Heating (L = Labor, M = Materials)

- L M • Complete heating tasks as described below (per approved plan):

Note: The heating system is sized for finish of basement

- L M • Obtain fuel storage permit (when required)
- L M • Install (3) non-programable thermostat(s) as per plan (thermostats provided by heating subcontractor)
- L M • Install heating system as described below:

Note: The heating specifications will be supplied to the Homeowners after a heating subcontractor has been selected by the contractor.

If the Homeowners wish to change the system after reviewing the specifications, they can change the system to a comparable system at that time without paying a change order or administrative fee. If the Homeowners wish to upgrade the system, they will be charged the cost of the upgrade plus the additional supervision, overhead, and profit. If the Homeowners do not agree with the contractor's choices or price, they can delete the entire heating system with a change order, and they will be credited all supervision, overhead, and profit.

If the Homeowners decide to change or delete the heating system, they must do so within two weeks of being informed of the heating specifications to keep to the agreed upon schedule.

- L M - Heating fuel: Oil with 275 gal. tank (primed only)

- L M - Provide and install 275 gal. heating oil tank

- L M - Heating source: Cast Iron Hot water boiler
 - Efficiency rating : 84%
 - Heating venting method: All Fuel Metal Flue
- L M - Heating distribution system: Copper or Pex pipes
- L M - Install 3 zone(s) - 1 standard zone
- L M - Additional (non-standard) zones
 - Zone Location: MBR, Rest of 1st fl, basement
- L - Air test hot water heating system piping for leaks before filling system with water
- L M • Insulate all heating pipes that run through unconditioned space
- L M • Install all heating pipes in a chase that run through the living space
- L M - Caulk oil fill and vent pipes where it goes through the band joist into cellar
- L M - Paint oil fill and vent pipes with exterior black rust inhibitor paint
- L M • Run oil line between oil tank and oil burner under floor slab in provided 1"PVCpipe
- L M • Install fresh air intake with 4" rigid duct pipe to igniter location, duct joined using approved tape, specific locations per job supervisor
- L M • Subcontractor is responsible for providing temporary electrical power if required
- L • Bring all trash at the end of each day to the dumpster on site
- L • Schedule required heating inspections after all heating work has been completed and tested

Note: Drawings for this section show the placement of the heating system and hot water tank

- All work shall be in compliance with applicable codes
- All products shall be installed to the manufacturer's specifications
- Provide to job supervisor all literature and warranty information supplied by equipment manufacturer.
- The Homeowner is responsible for having the first fuel delivery made in a timely fashion so that the heating subcontractor can test the equipment
- Our heating quotation assumes the most direct, economical routing of all heating in the basement - as determined by the Contractor and our subcontractor. Our subcontractor's determinations can have a significant impact on your basement headroom. If you plan a finished basement now or in the future or have other concerns about the location of heating pipes, you must inform us before you sign off on your plans and authorize work to begin so that we can modify the heating layout. Please note that these modifications can create additional costs.

Total Heating

Domestic Hot Water

- L M • Install domestic hot water as described below:
- L M - Domestic hot water source: Indirect heat source (40 gal. "Superstor")

Note: You have chosen indirect hot water and a whirlpool bath.

We recommend that you increase the size of the hot water tank.

- L M - Additional cost to increase the indirect heat source from a 40 gal to a 50 gal)
- L M - Install zone on heating system for hot water

Total Domestic Hot Water

Chase for Heating System (L = Labor, M = Materials)

- M - Provide : All Fuel Metal Flue
 - L - Install: All Fuel Metal Flue
- See Zero Clearance Fireplace for the Chase that the Heating System is Vented Through**

Total Chase for Heating System

Electrical (L = Labor, M = Materials)

- L M • Complete electrical tasks as described below (per approved plan):
- L M • Submit request for 200 amp service with utility company
- L M • Obtain electrical permit (when required)(no utility poles or underground utilities)
- L M • Provide meter socket for underground electrical service
- L • Pull all factory provided wires from attic space, thru provided wire chase, into basement
- L • Mount and energize circuit breaker panel in basement of house
- L • Label circuit breaker panel in basement of house
- L • Connect house wiring back to circuit breaker panel in basement of house
- L • Connect wiring per electrical blueprint
- L M • Provide grounding for electrical system
- L M • Provide and install (8) interior basement keyless lights (includes wire, boxes, and receptacles)
- L M • Provide and install (1) GFI outlet(s) in basement (includes wire, boxes and receptacles)
- L • Install factory provided shipped loose photo electric smoke detectors (including basement)
- L • Install factory provided shipped loose interior light fixtures
- L • Install (2) factory provided shipped loose exterior light fixtures
- L • Install (2) factory provided shipped loose exterior GFI and 'while in use' box
- L • Perform continuity test on circuits
- L • Repair loose wiring
- L M • Wire heating system - (3) zones
- L M • Wire hot water source - includes (1) zone
- L M • Make connections to phone jacks and cable TV (between modulars and in basement)

- L M • Provide exterior connection for telephone network interface
- L M • Supply and install light bulbs for all factory provided light fixtures
- L M • Wire and install attic light (wire and switch provided with modular) (includes box(s))
- L M • Provide washer and dryer outlets in basement or mudroom
- L M • Provide and install pigtail for trash compactor
- L M • Provide and install pigtail for dishwasher
- L M • Wire garbage disposal (wire and switch installed at factory)
- L • Bring all trash at the end of each day to the dumpster on site
- L • Schedule required electrical inspections after all electrical work has been completed and tested

Note: All switches and outlets are bright white, to match modular

- All work shall be in compliance with applicable codes.
- All products shall be installed to the manufacturer's specifications.
- Provide to job supervisor all literature and warranty information supplied by equipment manufacturer.
- If you have elected to have The Home Store, Inc. install an appliance (stove, refrigerator, dishwasher, microwave, washer, dryer, etc.) purchased and supplied by you, we will connect the appropriate utilities (electric, plumbing, and gas) to the appliance, but we cannot assume responsibility for setting up and adjusting the appliances per the owner's manual, nor be responsible for confirming it is the appropriate appliance. We recommend that the Homebuyer consult with his appliance dealer.

Total Electrical

Pre Set Carpentry (L = Labor, M = Materials)

- L M • Break off concrete form ties (inside and out)
 - Fill exterior form tie holes with hydraulic cement before applying damp-proofing
 - L M • Damp-proof foundation with approved foundation coating (snap line before applying)
 - L M • Waterproof foundation walls with "Polywall" system with a 20 yr warranty
 - M • Provide (2") rigid foam hi-density insulation for interior of walkout basement
 - frost walls - from grade to 4 feet below grade
 - L • Install (2") rigid foam hi-density insulation on interior of walkout basement
 - frost walls - from grade to 4 feet below grade
 - L M • Install double 2" x 6" PT sill plate with sill seal
 - L M - Shim sill plate with plywood shims to within 1/4"
- Lally column Allowance**
- M • Provide (20) 3 1/2" concrete filled steel lally columns with standard base plates
 - and (20) 6"x 9"x 1/2" collared steel top bearing plates - Lally columns must be at least 1' taller

than the height of the foundation wall to enable the set crew to cut to size

Note: Number of lally columns indicated above is approx. until final engineering load calculations are done for production drawings.

Total Pre Set Carpentry

Exterior Stairs (L = Labor, M = Materials)

Note: Must have means of egress from min. of 2 doors to meet code

L M • Install 7' ft. wide precast concrete front steps with (1) tread(s), and 42" x 7' landing

L M • Install railings (can be excluded if code allows)

M • Provide (2) sonotubes and bigfoots for each wood framed step system priced below

L • Install (2) sonotubes and bigfoots for each wood framed step system priced below

L **Note: Back fill under landing area to 6" above final grade before landing is built**

L M • Pour (2) sonotube foundations for each wood framed step system price below

L M • Install 3'0" ft. wide PT wood side steps with (1) tread(s), and 42" x 5'6" landing

L M • Install railings (can be excluded if code allows)

L M • Stain stairs (with Homeowner chosen stain color and type)

Note: Both the specification and price for all stairs and ramps assume that threshold of the exterior door is no more than 24" above the finished grade. If for any reason the finished grade changes at a particular door, and this causes the threshold to be more than 24" above the finished grade, the price for the stair or ramp will need to be adjusted accordingly.

Total Exterior Stairs

Exterior Carpentry (L = Labor, M = Materials)

- L • Prepare exterior of house for standard vinyl siding
- L - Install exterior wall sheathing strips to modular and sill plate
- L - Caulk/foam all exterior sheathing joints completed on site
- L - Fill openings with sill seal and sheathing and shim to level
- L - Install exterior sheathing strips on belly band of two story
- L • Install house wrap on gables
- L M • Install 8 inch PT toe kick on (2) exterior doors
- L M • Subcontractor is responsible for providing temporary electrical power if required
- L • Bring all trash at the end of each day to the dumpster on site

Total Exterior Carpentry

Exterior Finish (L = Labor, M = Materials)

- L • Complete installation of (35) sq of standard vinyl siding on house
- L - Install on 2-story house standard vinyl siding on bottom row of eave sides and upper boxes
- L - Install standard vinyl siding on gable ends of house
- L - Install standard vinyl siding on reverse gables
- L - Install standard vinyl siding on (1) front bump out
- L - Install (140) lf of outside corners
- L - Install (60) lf of inside corners
- L - Install (172) lf starter strips
- L - Install "J" channel
- Roof Overhangs: 10" on eave sides of house and 10" on gable ends of house
- Soffit and Fascia Color: White
- L • Install (116) lf of soffit and fascia trim on overhangs on eave sides of house
- L • Install (64) lf of soffit and fascia trim on overhang on gable ends of house
- L • Install (3) "J" blocks for exterior light fixtures
- L • Install (7) pairs of shutters
- L M • Subcontractor is responsible for providing temporary electrical power if required
- L • Bring all trash at the end of each day to the dumpster on site

Total Exterior Finish

Interior Carpentry (L = Labor, M = Materials)

- M • Provide materials for straight basement stairs to main floor with closed risers and handrails
- L • Install straight basement stairs to main floor with closed risers and handrails
- M • Provide 1 x 8 softwood for basement stair risers
- L • Install 1 x 8 softwood risers on basement stairs
- L • Remove temporary framing in clear span across the marriage wall
- L • Complete all openings where modules are joined
 - L - Make adjustments to marriage wall doorways, archways, and stairwells
 - L - Install header bolts at flush wall and ceiling areas
 - L - Clamp marriage walls to allow for equal width between wall surfaces to ensure proper fit for door jambs (described below)
- L M - Install Simpson TP37 mending plate fastened with joist hanger nails, spaced 3' apart, and shimmed directly behind each plate where possible before completing any other tasks at marriage wall (i.e. hanging doors, installing drywall)
 - L - Pad out framing to align surfaces at marriage wall for proper drywall installation
 - L - Install drywall at flush wall and ceiling areas (included hanging, taping, and min. 3 coats of joint compound to smooth finish, ready to paint)
 - L - Install doors not installed by manufacturer at marriage wall
(5 swing door(s) 5 double bifold door(s))
 - L - Install wood casement (do not drywall) at all headered openings at marriage wall
 - L - Complete installation of moldings/baseboard not installed at marriage wall
- M - Provide fire caulk to fire stop all wire and/or pipe penetrations into closed cavities
- L - Fire stop all wire and/or pipe penetrations into closed cavities
- M - Provide materials to fire stop marriage wall girder
 - L - Fire stop marriage wall girder
- L • Preparation of exterior swing doors for proper operation
 - L - Install ice and water barrier against the sheathing prior to installing the toe kick
 - L - Apply liberal amounts of exterior grade caulk between the threshold and the subfloor as to not allow moisture to get trapped behind the ice and water barrier
 - L - Install the ice and water barrier at least 6" up the sheathing surface behind the brick molding
 - L - Extend the ice and water barrier at least 6" past the end of the intended toe kick location to be covered by the "J" molding and siding
 - L - Re-inspect the door to insure that the entire system is well caulked, nailed, well aligned, and operating properly

- L M • Level the floor at marriage wall with sheathing (provided with modular) and apply levelastic
- M • Provide rigid insulation and weather strip for attic access panel(s)
- L • Install rigid insultaion and weather strip on attic access panel(s)
- L • Install (do not nail or glue) attic sheathing after all mechanical work in attic has been completed by plumbing, heating and electrical sub-contractors
- L • Screw the four corners of all unsecured sheathing in attic (do not nail or glue)
- L M • Install duct for kitchen oven hood
- L M • Install 4" dryer vent using metal duct and approved tape to seal joints
- L • Connect clothes dryer to the outside
- L • Connect bath fan insulated ducts in attic to the outside
- Note: When necessary, cut vent holes in roof and walls. Install boot and vent extensions, insuring proper weather-seal-materials supplied by the Contractor. The Contractor may instruct any of his subcontractors to complete this task (carpenter, plumber, or electrician)**
- L • Install bathroom and dressing area accessories (toilet paper holder and towel bars)
- L • Provide 3/4" chrome base cove molding on front of (1) bathtub(s) at floor line
- L • Install 3/4" chrome base cove molding on front of (1) bathtub(s) at floor line
- L • Cut an access way between the two attic spaces
- L • Install factory supplied ship loose grills in windows and sliders
- L • Cut and install shipped loose baseboard in the room(s) with site installed flooring:
LR, DR, FR, Nook
- L • Cut and install shipped loose baseboard and cabinet toe kicks in the room(s) with tile:
Foyer, Kitchen, Mbatb
- L M • Install kitchen and bath cabinet and drawer knobs and/or pulls
The Home Store must approve the knobs before agreeing to install them if customer is supplying them
- L • Make adjustments to the following for proper fit and operation:
 - L - Kitchen and bath cabinet doors and drawers
 - L - Interior doors and windows
- L M • Complete minor drywall repairs and cosmetic work
 - L - Repair minor cracks or faults in drywall (includes taping and joint compound to smooth finish, ready to paint, as needed)
 - L - Reset screw pops and add additional drywall screws
- L M • Complete minor carpentry repairs and cosmetic work
 - L - Eliminate minor floor squeaks
 - L - Reset loose moldings
- L M • Complete minor cosmetic work
 - L - Caulk countertops and vanities
 - L - Putty or readjust miter joints on trim and baseboard
 - L - Straighten electrical receptacle boxes and plates

- L M • Supply electrical generator for own use until permanent power is installed in the house
Note: The Home Store, Inc. will supply a generator to all for ten (10) working days. If more time is needed, whoever is responsible - The Home Store, Inc. or the Homeowners - will pay for the additional costs, which are \$20 per day.
- L • Bring all trash at the end of each day to the dumpster on site

Total Interior Carpentry

Flooring (L = Labor, M = Materials)

(Unless a threshold is ordered, all carpet/vinyl seams are finished with a metal strip and all carpet to carpet seams are directly seamed)

- L M • Seam carpet to vinyl at modular joints in room(s):
 Hall - Bath1
- L • Seam carpet to carpet at modular joints in room(s):
 Hall - MBR, Hall - BR2, Hall - BR3
- L • Install factory provided ship loose carpet, pad, & tackless strip in room(s):
 Hall, MBR
- L • Install tile in room(s):
 Foyer, Kitchen, Mbath
- L • Install tile tub surround in room(s):
 Mbath
- L • Install hardwood in room(s):
 LR, DR, FR, Nook
- L M • Install tackless and stretch carpet where carpet adjacent to wood or tile

Total Flooring

Insulation (L = Labor, M = Materials)

- M • Provide R-19 fiberglass insulation for basement ceiling
- L • Install R-19 fiberglass insulation in basement ceiling using a friction fit
- M • Provide pipe insulation for hot water pipes (domestic supply)
- L • Insulate exposed basement hot water pipes (domestic supply)

Total Insulation

Painting (L = Labor, M = Materials)

(Urethane 2 - 3 coats as necessary to completely cover surface, Stair treads - 3 coats)

Note: All painting and staining is priced for one (1) color on entire component

- L • Paint unfinished & reworked drywall in house (factory white)
(marriage wall clear span openings, access panels, repaired drywall cracks, drywalled archways)
- L • Fill nail holes and miters, and apply one coat of finish on surface of site installed materials, as needed
- L - Marriage wall baseboards and any tacked in place baseboard (618.6 LF)
- L - Both sides and jambs of all site installed interior doors (213 LF), as needed
- M • Provide stain & urethane for Master Bedroom baseboard (stain to be a manufacturer pre-mixed color)
- L • Stain & urethane for Master Bedroom baseboard (stain to be a manufacturer pre-mixed color)
- M • Provide stain & urethane for interior jambs and sashes of (24) windows (factory stain)
- L • Stain & urethane interior jambs and sashes of (24) windows (factory stain)
- M • Provide stain & urethane for both sides of grills for (24) windows (factory stain)
- L • Stain & urethane both sides of grills for (24) windows (factory stain)
- M • Provide stain & urethane for one side and paint for other side of grills for (24) windows (factory stain)
- L • Stain & urethane one side and paint other side of grills for (24) windows (factory stain)
- L • Sand and urethane (3 coats) all exterior door thresholds
- The factory will follow standard industry practices when joining the window moldings, door moldings, and baseboards to the drywall as well as the window jambs to the moldings. No additional caulk, filler, and/or paint will be added to fill the usual gaps which are a natural occurrence as wood swells and shrinks with variations in humidity and temperature.

Total Painting

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