

# ON-SITE CONSIDERATIONS FOR BUILDERS

## I. MODULAR UNITS

- A. STATE USAGE TAX (60% OF SALES TAX RATE—PA)
- B. THIRD PARTY & STATE SEALS
- C. FREIGHT TO SITE (PER UNIT) - ESTIMATED MILEAGE
  - 1. INCLUDE CARRIER USAGE (PER UNIT)
  - 2. INCLUDE CARRIER DEPOSIT (PER UNIT-RETURNABLE)

**NOTE: THESE FIGURES WILL NORMALLY BE INCLUDED ON A FORMAL QUOTE FROM THE MANUFACTURER, AND ITEMIZED ON THE "SALES AGREEMENT."**

## II. FOUNDATION & SITE WORK PREPARATION

- A. EARTH WORK
- B. SITE UTILITIES
  - 1. GAS
  - 2. ELECTRIC
  - 3. SEWER
  - 4. WATER (MAY REQUIRE SPECIAL EQUIPMENT)
  - 5. TELEVISION & TELEPHONE
  - 6. FINAL SPRINKLER COMPLETION
- C. EXCAVATION AND BACKFILL FOR FOUNDATION
- D. FOOTER—IN LIEU OF "L"
- E. FRENCH DRAINS
- F. WATER PROOFING
- G. FINE GRADING
- H. CEMENT FLOOR
- I. FLOOR DRAINS
- J. MASONRY UNITS—IN LIEU OF "L"
- K. PROVISIONS FOR HOLD DOWNS
- L. PRE-FORMED WALL SYSTEM—IN LIEU OF "D", "F", & "J"
- M. EXTERIOR ENTRANCE
- N. BILCO DOOR (IF APPLICABLE)
- O. WALL PLATES (SILL SEAL & BOLTS) 2X10 FASTENED TO THE FOUNDATION
- P. PREPARE SITE FOR UNIT AND CRANE
- Q. COLUMNS AND PADS
- R. REQUIRED BRICK VENEER WHEN APPLICABLE

## III. SET UNIT (THE SET ALLOWANCE COVERS ONLY A PORTION OF THIS COST.)

- A. UNITS SET ON FOUNDATION
- B. PLACE SUPPORT COLUMNS (FURNISHED BY BUILDER)
- C. ALIGN FLOORS AND BOLT AT MARRIAGE WALL
- D. FINISH ROOFING WORK
- E. MICROLAM BOLTED AND/OR NAILED
- F. ON CAPE MODELS, INSTALL COLLAR TIES
- G. SET DORMERS (WHEN APPLICABLE)
- H. CLEAN-UP SITE AND STACK WASTE MATERIAL
- I. INCLUDES CREW COSTS ONLY
- J. DOES NOT INCLUDE CRANE COSTS
- K. DOES NOT INCLUDE TRAPEZOID WINDOWS ON PROW ENDS (WHEN APPLICABLE)
- L. STACK CARRIERS

## IV. EXTERIOR COMPLETION

- A. SIDING AND SOFFIT, BRICK WORK (WHEN APPLICABLE)
- B. PORCHES, STOOP, SIDEWALKS, STEPS
- C. INSTALLATION OF TRAPEZOID/GABLE END WINDOWS ON PROW ENDS/CAPE CODS (WHEN APPLICABLE)

- D. GUTTERS AND DOWNSPOUTS
- E. GRADING, SEEDING, LANDSCAPING
- F. LIGHTING
- G. MAILBOXES
- H. PATIO

## V. INTERIOR FINISH

- A. FINISH FLOOR COVERINGS (SEAMS AND TRANSITION STRIPS)
- B. INSTALL TRIM
- C. ADJUST AND PLATE MARRIAGE WALLS/OPENINGS
- D. REPAIR AND FINISH DRYWALL
- E. ADJUST DOORS, ETC.
- F. TOUCH-UP PRIMED PAINT
- G. FINISH PAINTING TO SUIT BUYER (IF APPLICABLE)
- H. INSTALL HVAC
- I. SUPPLY AND HOOK-UP WATER HEATER
- J. COMPLETE DOMESTIC WATER SYSTEM CONNECTIONS
- K. RUN PLUMBING VENTS THROUGH ROOF
- L. RUN RADON VENT THROUGH ROOF
- M. AIR TEST PLUMBING
- N. REPAIR AND FINISH ACCESS PANELS (2-STORY)
- O. DOES NOT INCLUDE BUILD DOWNS ON 2ND FLOOR CAPES
- P. MAKE FINAL ELECTRICAL CONNECTIONS
- Q. PROVIDE ELECTRICAL ENTRANCE WITH INSPECTION
- R. TELEPHONE AND TELEVISION CONNECTIONS
- S. CONNECT DOOR BELL WIRE TO TRANSFORMER
- T. INSTALL BASEMENT STEPS
- U. INSTALL R-19 1<sup>ST</sup> FLOOR INSULATION (WHEN APPLICABLE)
- V. INSULATION IN FOUNDATION WALL (PER RESCHECK)

## VI. GARAGE

- A. EXCAVATION
- B. FOUNDATION
- C. FRAMING
- D. CONCRETE FLOOR WITH DRAINS
- E. SIDING AND SOFFIT
- F. ROOFING
- G. DOORS
- H. INTERIOR FINISHES WHEN APPLICABLE
- I. DOOR OPERATORS
- J. DRIVEWAYS
- K. WINDOWS

## VII. OTHER/MISCELLANEOUS

- A. APPRAISAL
- B. LAND COSTS (CLOSING COSTS)
- C. DUMPSTER/GARBAGE REMOVAL
- D. BUILDING PERMITS
- E. TAP FEES
- F. LOCAL APPROVALS
- G. CONTINGENCIES
- H. SELLING AND MARKETING COSTS
- I. USE OF CAPITAL
- J. PROFIT
- K. SALE PRICE