

Who Does What?

Some things are done at the factory, others are done on site. The Builder Development Corp. will be responsible for the crane and set crew. The balance of the site work will be done by the General Contractor. The chart below should help you keep track and avoid confusion. Remember, depending on our contract with you, **The Builder Development Corp. can act as your General Contractor**, you can hire a third party to be your General Contractor, or if you have the "know how", you can act as your own General Contractor.

ITEM	Supplied by Factory	Installed at Factory	The Builder Dev. Corp.	General Contractor	Home Owner
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LAND/LOT

1. Purchase or ownership					X
2. B.O.H.A. - Test holes, perc test, septic plan design				X	X
3. Survey, site plan, stake house, well & septic, final as built survey				X	X

FORMS/PROCEDURES/PERMITS

1. Select house model & options					X
2. Secure construction financing & end loan					X
3. Obtain building permits, including plumbing, electric, and driveway as required				X	X
4. Application for Gas & Electric Service (90 days prior to the set of house)				X	X

FOUNDATION

1. Site preparation / tree clearing, removal of tree stumps and other obstacles				X	
2. Layout and excavation for foundation and rough driveway				X	
3. Foundation footings and stone base for basement floor				X	
4. Arrange inspection of footings				X	
5. Install foundation walls and basement slab (including footings for garage & porch if applicable)				X	
6. Install sill plate, anchor bolts, and water proofing				X	

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7. Install sump pump crock & rough basement plumbing (if specified)				X	
8. Install basement windows and doors (if specified)				X	
9. Install footing drains and drains for gutters				X	
10. Opening in basement wall for any beam pocket in foundation wall				X	
11. Temporary electrical service (if available)				X	
12. Access driveway & culvert in place				X	
13. Pour basement floor				X	
14. Provide minimum of D8 bulldozer with 2 5/16" ball & operator for delivery and set of your home				X	

SET

1. Delivery of home	X				
2. Set of home with crane and set crew			X		
3. Erect roof, install ridge vent, and complete shingles			X		
4. Lally columns (supplied by GC, installed by the set crew)			X	X	

EXTERIOR

1. Complete vinyl siding on gable ends and other areas	X			X	
2. Complete soffit, fascia, and drip edge	X			X	
3. Complete masonry work				X	
4. Install shutters	X			X	
5. Install chimney stack	X			X	
6. Install optional gutters & downspouts				X	

ELECTRICAL

1. Install circuit breaker box (crawl space or basement)	X			X	
2. Install meter box, service entrance cable, and cable to electrical panel				X	
3. Make all electrical connections between modular sections	X			X	
4. Install lights & electrical outlets in basement & garage per code and complete panel wiring				X	
5. Install sump pump (if required)				X	
6. Install 220v electric service for range and/or dryer	X	X ¹		X	

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7. Complete interior and exterior light fixtures, supply and install bulbs				X	
8. Arrange electrical inspection				X	

PLUMBING

1. Install well or connection to municipal water				X	
2. Install connection to municipal sewer or install septic system per B.O.H.A.				X	
3. Install exterior hose bibs where needed				X	
4. Install water supply & drain lines. Lines to/from the modular sections are stubbed through floor to basement only.				X	
5. Install gas lines to kitchen range/dryer/ water heater				X	
6. Check & tighten shut-off valves				X	
7. Arrange plumbing inspection				X	

HEATING

1. For baseboard electric heat, connect electrical circuits at junction box	X			X	
2. For hot water heat, supply & install gas or oil fired boiler.				X	
3. Supply & install oil tank & fuel line to furnace				X	
4. Install electrical water heater & connect into circuit breaker	X	X ²		X	
5. Supply & install indirect hot water heater & connect to boiler.				X	
6. Supply & install chimney flue or power vent into furnace				X	
7. Supply and install dryer vent				X	
8. Arrange heating inspection				X	

FIREPLACES

1. Install metal flue pipe sections and firestops	X			X	
2. Assemble and install external chimney chase	X			X	
3. Install rain cap (single chase only, rain caps are not factory supplied for double chases)	X			X	

FINISHING

1. Finish drywall including repair of stress cracks	X			X	
2. Complete primer coat interior walls (site portion)	X			X	
3. Finish interior trim & doors; Adjust as necessary (site portion)	X			X	

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4. Supply & install basement stairs				X	
5. Supply & install bi-level stairs and railings per model				X	
6. Supply & install R-19 insulation in basement ceiling as required by code				X	
7. Complete optional porches, decks, garages, steps, walk ways, driveways, etc.				X	
8. Supply & install firerock on ceiling above furnace / boiler				X	
9. Supply and install firewall and firerock ceiling for in-foundation garage				X	
10. Complete vinyl flooring & stretch & seam carpet.	X	X		X ³	
11. Supply & Install optional ceramic or hardwood flooring				X	
12. Interior & Exterior cleanup				X	
13. Supply & install overhead garage doors				X	
14. Trash removal				X	
15. Finish grading & landscaping				X	

OPTIONAL BUILT-IN APPLIANCES (Factory)

1. Dishwasher	X	X			
2. Cooktops	X	X			
3. Wall ovens	X	X			
4. Garbage disposal	X	X			
5. Microwave / range hood combo	X	X			
6. Installation of appliances purchased from 3 rd parties				X	X

CLOSING

1. Arrange final inspection by local building Inspector				X	
2. Certificate of Occupancy				X	

Not every item will be required for every home or site. Additional items might be required.

¹ 220V Range and Dryer outlets factory installed on 1st and 2nd floors only.

² Electric Hot Water Heaters are factory installed only in Crawlspace models.

³ General Contractor is responsible for mate wall seams.

Remember, the General Contractor may be The Builder Development Corp, a third party, or the home owner. Consult your contract.

I HAVE RECEIVED A COPY OF THIS DOCUMENT AND I UNDERSTAND THAT I AND/OR MY CONTRACTOR WILL BE RESPONSIBLE FOR THE ITEMS IN THE 2 RIGHT HAND COLUMNS

(PLEASE INITIAL) _____