

UT - Norris House - Scope Of Work

7/28/2010 - Version 2

UT Clayton Comments

I ENGINEERING & DESIGN

* Approved Prints (for permitting)	Including Typical Foundation	x	x	Joint effort
* Site Plan (for permitting)		x		
* Manufacturing shop drawings			x	

II PERMITS AND PROCEDURES

* Building Permit	(from State Fire Marshall Office)	x		
* Electrical Permit	(from State Fire Marshall Office)	x		
* Plumbing Permit	(from State Fire Marshall Office)	x		
* Mechanical Permit	(from State Fire Marshall Office)	x		
* Special Access Permit(s)		x		
* Applications for gas & electrical service	(allow adequate lead times for your area)	x		
* Location Survey		x		
* Warranty Repairs		x	x	Bill Back Program

III TEMPORARY SITE FACILITIES

* Provide Staging Area		x		
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IV SITE PREPARATION

* Site accessible and free of obstacles	(ditches, fences, trees, dirt piles, etc)	x		
* No overhead obstructions	(wires, tree branches, etc)	x		
* Adequate entrance and egress	(20' minimum width)	x		
* Layout and excavation for foundation		x		
* Backfill of foundation to original grade		x		
* Access / Driveway with gravel base		x		
* 20' cleared area at each end of foundation		x		Foundation walls (north & west) precede install
* Landscaping & associated systems		x		

V FOUNDATION

* Foundation footings	(perimeter lay-out, dimensions, and pier posts per engineered prints)	x		
* Foundation walls		x		
* Install anchor bolts		x		
* Install foundation drain tile and cover		x		
* Footings and piers for porch		x		Per Engineered Prints
* Concrete pad for cistern/HVAC		x		
* Heat Tape		x		Factory to provide outlet near water inlet
* Prep crawlspace to code	(ie: pea gravel, vapor barrier, etc)	x		
* Termite treatment		x		

VI WATER, SEPTIC, DRAINAGE PREPARATION

* Tap-on to city supplied water/sewer services		x		
* Proper drainage of site	(correct finish grade of site sloping away from foundation is critical for preventing water problems in foundation)	x		

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VII ERECTION / SET UP

* Provide equipment required to position & set modules			x	Site - John Schmidt Contractor
* Delivery of units to site or storage area			x	Brian Russell has volunteered
* Rough set modules & dry in			x	Site - John Schmidt Contractor
* Align modules & make structural connections			x	Site - John Schmidt Contractor
* Raise hinged rafter/install gusset plates/OSB			x	Site - John Schmidt Contractor
* Gable fill in walls - framing, sheathing, insulation board and house wrap	Framing for these walls will need to come from the shipping walls.		x	Site - John Schmidt Contractor
* Gable fill in walls and walls over swing room	Framing for these walls will need to come from the shipping walls.		x	Site - John Schmidt Contractor
* Soffit over kitchen cabinets		x	x	Clayton to build framing. UT to install on site
* Removal of carriers			x	Site - John Schmidt Contractor

VIII ELECTRICAL

* Provide & Install meter box, conduit master, service entrance cable		x		
* Connect all electrical crossovers		x		Wiring of circuits from kitchen half will be ran from the factory and bundled to a single location. Completion of the circuits to the SEP will be don on-site by UT.
* Install sump pump	(if applicable)	x		
* Install shipped loose exterior light fixtures		x		Material not provided by Clayton
* Ceiling fans for bedroom and swing room		x		Clayton to provide fans. Clayton will run wire and install box. UT to install fans on site.
* Connect electrical service		x		
* Phone & cable TV jacks		x	x	Clayton to install box and flex conduit terminating in the crawl space.
* A/V wiring and equipment		x		
* Computer jacks		x	x	Clayton to install box and flex conduit terminating in the crawl space.
* Complete wiring and fixture installation for loft lighting, fan, LED & Fluorescent lights etc		x		Material not provided by Clayton
* Install interior light fixtures		x		Material not provided by Clayton

IX PLUMBING

* Install and/or connect crossovers and junction points of PEX water line system.			x	Site - John Schmidt Contractor
* Insulate water lines in crawlspace		x		
* Install waste vent pipes through roof and properly boot.		x		
* Install water service		x		Clayton will install supply lines to all fixtures and terminate at a single location.
* Install sewer		x		Clayton will stub sewer connections down to the crawl space for UT to do site connections to gray water and black water locations.
* Install water heater			x	

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* Solar water heater system		x	x	Clayton will install water tank and controls. UT to site install solar panels and lines to the control box.
* Install exterior silcocks and/or faucets		x		Material not provided by Clayton
* Check & tighten shut off valves		x		
* Pressure check system	(prior to water fill)	x		
* Flush water system		x		
* Install faucet aerators after system flush		x		
* Install cistern and all related plumbing		x		Cistern and materials not provided by Clayton

X HVAC (Heating and Air Conditioning)

* Provide and install mini-split systems		x	x	Clayton to hang units and provide conduit to install lines to wall units.
* Install HVAC unit, pad, and connect leads		x		Material not provided by Clayton
* Connect duct work to factory installed registers/cold air returns		x		Material not provided by Clayton
* Test & Balance HVAC system	(if required)	x		
* Energy Recovery Ventilator		x		Clayton to install 4" hard piping and transition box and terminate in crawl space. Ventilator and materials not provided by Clayton
* Charge HVAC unit	(if required)	x		

XI INTERIOR FINISH

* Make leveling adjustments	(if required)		x	Site - John Schmidt Contractor
* Adjust mate line openings, strap, and shim			x	Site - John Schmidt Contractor
* Complete wall in kitchen, swing room, area as well as attic storage area		x		Material not provided by Clayton
* Repair drywall cracks and minor imperfections		x		
* Install spray Icynene insulation		x		Material not provided by Clayton
* Install 1" insulation board on ceiling		x		Material not provided by Clayton
* Complete gypsum on ceiling, gable end walls and (3) extension walls		x		Material not provided by Clayton
* Finish paint 2 coats		x		Material not provided by Clayton
* Adjust interior factory set pocket doors	(if required)	x		
* Install all floor coverings except attic floor		x		
* Install ceramic tile in mudroom and restroom		x	x	Clayton to install on wall and floor only. UT to install on ceiling on site.
* Final clean up of interior		x		
* Base and overhead cabinet installation		x		Material not provided by Clayton
* Counter Top Installation		x		Material not provided by Clayton
* Install light/ceiling fan fixtures		x		Material not provided by Clayton
* Closet (2) door installation		x		Material not provided by Clayton
* Pocket Door Installation (3)		x		Material not provided by Clayton (tracks provided & in
* Bathroom accessories, towel bars, tissue holder		x		Material not provided by Clayton; Clayton to install blc
* Install railing around attic space perimeter		x		Material not provided by Clayton
* Base boards		x		Material not provided by Clayton

XII EXTERIOR FINISH

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	UT	Clayton	Comments
* Install 1" insulation board and house wrap		x	Clayton will install insulation board up to exterior wall openings edges and leave house wrap over openings. Openings covered by wd panel for return to clayton
* Install siding and trim	x		Material not provided by Clayton
* Paint or exterior sealer	x		Material not provided by Clayton
* Site Built Porch	x		Material not provided by Clayton
* Deck or Concrete Patio	x		Material not provided by Clayton
* Complete porch cantilever overhang	x		Material not provided by Clayton
* Standing Seam roof system installation	x		Material not provided by Clayton
* Insulate floor perimeter rail		x	Same R-21 as exterior wall
* Install all windows and doors	x		Clayton to frame openings. UT to site install windows and doors.
* Install window/door trim and sill trim	x		Drywall returns, sill plate left blank for on-site
* Install gutters and downspouts, connect to cistern filter system	x		Material not provided by Clayton
* Install dormer and dormer window		x	Site - John Schmidt Contractor
* Install cistern area walls/roof/door	x		Material not provided by Clayton
* Complete gable end wall construction		x	Site - John Schmidt Contractor
* Solar panel installation/hook-up	x		Clayton to install water tank and control unit only.
* Provide skylight rough opening		x	Clayton will install blocking and removable decking for skylight.
* Skylight installation	x		Material not provided by Clayton
* Gutter installation	x		Material not provided by Clayton
* Exterior Lighting	x		Rough wired, fixtures not provided by Clayton

XIII APPLIANCES

* Appliances	x		Rough wired/plumbed, appliances not provided by Clayton
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XIX FURNITURE

* Furnishings	x		
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2/17/2010 Dave Protivnak - Version 1

7/28/2010 Brad Russell - Version 2

Installed by Clayton)
Checking for accessories per plans

