

ASSUMPTIONS & CONDITIONS

PLEASE NOTE: This is an excerpt only for display purposes and may not be representative of actual conditions.

The Period of Performance for this project is estimated to be XX months and does not take into account changes in the scope of work as the project progresses that may be documented by change orders. All cost categories with items of material or labor not exactly specified in the contract documents with regard to type, grade, configuration, color, layout, or method of assembly are in accordance with accepted industry standards for a custom home of this type in the St. Louis County area and any deviation from such as directed by the Purchaser may constitute an extra cost and will be documented by a Change Order. All job bid estimates are based on the information contained in the plan or in the Assumptions and Conditions in this rider.

1100.000 - Insurance

-This category covers the cost of risk insurance (i.e. fire and theft) during the period of performance. Risk insurance will be secured by the Builder on behalf of the Purchaser with the Purchaser listed as the policy owner. The Builder will be listed on said policy as a named insured. Workmen's Compensation and General Liability insurance costs will be paid by the Builder and the Purchaser will be listed on the Builder's general liability policy as an additional insured.

1200.000 - Permits & Fees

-This category provides budget for municipal permits. The municipality is The City of XXXXXXXXXX and the Fire Protection District is XXXXXXXXX. Building permits are issued by City of XXXXXXXXXX and St. Louis County and the fire protection district permit is issued by XXXXXXXXX. The amounts in this category are estimates only. Actual costs will be determined at time of permitting.

2100.000 – 2600.000 - Dumpster/Toilet/Clean-up/Street Cleaning/Gen. Labor/Siltation

-These categories provide budget for site maintenance. This includes regular site cleanup and a dumpster/toilet on-site during the entire construction process. The site will be kept reasonably clean and free of debris. Siltation control is included around the perimeter of the residence in the low lying areas as determined by the Builder to control all dirt run off during construction. All Siltation control will be with staked hay bales and/or plastic siltation fences. All adjacent properties will be protected from run off if required. Street cleaning is also included herein. Although every effort is made to provide a rock platform on site for construction activities, some dirt will be carried off site. This allowance category includes budget to clean the streets periodically and may vary if periods of extreme weather should occur.

3130.000 - Surveying

-This cost category provides for the initial foundation stakeout and wall location as well as survey requirements throughout the construction process. In addition to the basic structure survey at the start of construction, this category includes engineering location of the drive and other miscellaneous surveying requirements. No provision has been made for any requirements (spot survey, location verification, etc.) of the Purchasers lending institution (if any) or for an outboundary survey of the building site.

3300.000 – Site Clearing & Preparation

-This allowance category provides budget for any site requirements including, but not limited to, site work related to inclement weather conditions, site clearing, debris haul-off, any importing/exporting of soil to/from the building site, and any expenses that might be encountered in the event of a soils/rock problem that might be encountered during excavation. For purposes of this bid it is assumed that the site is cleared and ready for excavation, that no importing/exporting of soil or excavation spoils is required, and that no soils/rock problems are encountered at excavation and soils testing.

3500.000 - Excavation

-This category provides budget for normal excavation, backfill, and cutting and rocking of the drive at the initial excavation. All grading estimates were based on existing grades and proposed grades as shown on the Architect's site plan. This document assumes no rock, plastic soil, water, sink holes, toxic chemicals, off site disposal of dirt or debris, importing dirt to the building site, environmental problems, buried pipe or re-routing of buried pipe, or other problems to impede normal excavation. Any unforeseen excavation problems will be handled on a cost plus basis.

3600.000 - Rock & Soil

-This category provides for rock to completely backfill the garage, and all unexcavated porch areas. No dirt will be utilized as a backfill in these areas to aid in preventing future concrete cracking due to soil settlement. All rock utilized in the backfill of these areas will be " clean rock fill for maximum compaction and minimal settlement. Additionally, extra rock is included to completely rock drive and turntable area twice. The first rocking occurs at the start of construction when drive is first cut. This rocking will allow a clean stable platform for vehicles to move on and off site without tracking dirt through the subdivision. Also, this substrate rock for the drive will be worked in by traffic during construction providing an extremely stable and compacted platform for the eventual drive placement. The second rocking will occur just prior to drive surfacing and will consist of " clean rock fill for maximum compaction and minimal settlement.

3910.000 - Rough Grade

-This cost category provides budget for rough grading of the lot around the structure as the exterior work nears completion. Also included in this category is periodic filling and shaping as the backfill settles and as the siltation barriers fill. All grades are assumed to be as shown on the construction plans.

4200.000 - Foundation

-This category provides for the concrete footings and foundation which support the structure. The foundation is a 10' pour and is bid as detailed on the architectural drawings. The foundation shall be poured with a 6 sack mixture of concrete. This will provide a harder foundation with a greater resistance to fractures. Additionally the foundation shall be allowed to cure and not backfilled immediately while the concrete is still green. The brick ledge and foundation wall heights are estimated on the basis of drawing elevations and this bid item makes no attempt to account for the elevation of the house out of the ground other than that depicted on the elevation drawings. This foundation is assumed to be poured without pumping and in a period when "winter service" is not needed. Winter service refers to additives which are placed in concrete during periods where low temperatures might adversely affect the concrete. If the foundation is poured while winter service charges are in effect, an extra charge will apply.

4300.000 - Concrete Flatwork

-This category provides for all concrete flatwork as shown on the drawings and includes basement, garage, front and rear patios, and hearths. No stamped, colored, or exposed aggregate concrete is assumed for this bid. All concrete is assumed to be a smooth finish on the interior surfaces and a circular trowel finish on the exterior. Flatwork is strictly per plan and site plan unless otherwise noted in this Paragraph and assumes that final lot grades will support the flatwork as drawn. All concrete for flatwork shall be a 6 sack mixture and ample joints or zip strips shall be utilized. All flatwork shall be placed on 4 inches of crushed rock.