



**Better Service, Higher Quality  
All at a price you can afford**

I-87 to Exit 37 to 690 Route 3  
Next to Della Honda  
Plattsburgh, NY 12901



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**What's included in our base price:**

We want you to be informed **and** put it all in writing for your protection!

\*Delivery of home to customer site. **(Additional charges apply outside standard 50-mile radius.)**

\*Provide/install, anchor and seal (spray foam top & bottom) pressure treated 2"x8" sill plate on customer/contractor prepared foundation w/anchor bolts.

\*Place home on and anchor sections to customer/contractor installed and New York State engineer designed/approved foundation utilizing an appropriately sized crane for the home's size/weight. **Customer/contractor responsible for ensuring site/foundation is accessible for home & crane. (Difficult sites may incur additional charges.)**

\*Lag/secure interior/exterior walls, marriage line openings, ceiling, floor, attic, roof, etc. Includes spray-foam insulation at floor, exterior walls & attic.

\*Provide, install/locate & secure any/all required jack-posts (aka "lolly"-columns) per engineer foundation plan.

\*Jack/raise & lag/secure 5/12 hinged residential roof. **(Additional charges apply for 7/12, 9/12, etc.)**

\*Flip/secure eaves & install ice/water-shield, soffit/fascia, drip-edge, ridge vent & shingle roof (including cap).

\*Install & seal any/all roof, sewer, fireplace &/or furnace vents, stacks &/or extensions.

\*Install siding on gable-ends & any/all other exterior finish. (i.e. Install shipped-loose exterior lights, shutters/lineals, window screens, etc.)

\*Build/install 2-sets of standard height (i.e. +/- 36") pressure treated steps w/handrails & 48"x48" platform. **(Does not include footers below frost OR positive attachment to home, if required.)**

\*Inspect attic to ensure insulation sufficient, evenly spread & soffit/ridge ventilation is properly installed. Install light fixture &/or smoke detector (if required) and insulate back of attic access panel.

\*Hang, wire, label & make electrical connection to home's panel box. **Customer/contractor to leave sufficient slack wire to make connection. (Grounding of panel & required UL inspection fee, not included.)**

\*Make any/all interior (attic &/or floor) electrical systems cross-over connections.

\*Installation of code compliant (for non-living space) overhead lights, wall outlets & switches in basement. (Includes 3-way switch @ exterior basement entry.)

\*Build and install code compliant basement risers including unfinished sheetrock walls, hand-rail, overhead (or wall) light fixture and 3-way switch @ top & bottom of stairs.

\*Provide, install & seal standard Bilco (aka CD-3) door at exterior basement entry. **(Please note Bilco door may not be 100% water/weather-tight.)**

\*Build and install pressure treated risers @ exterior basement entry. **(Insulated door at base of exterior basement entry, if required, is NOT included.)**

\*Provide and install R-19 faced fiberglass insulation in all floor bays @ sill plate **ONLY. (Floor insulation, if required, is NOT included.)**

\*Drywall crack repair &/or finish (i.e. tape, mud & prime/paint) at marriage-line & other locations, as needed.

\*Level floor & stretch/seam carpet &/or linoleum @ marriage-line.

\*Complete any/all other standard interior finish (i.e. hang/adjust moldings, interior/exterior doors/locks, cabinet doors, drawers, windows, etc.). Includes installation of standard light bulbs in all fixtures.

\*Complete a final water, sewer, electrical & heating systems and appliance tests. **3<sup>rd</sup> party plumbing &/or heating contractor responsible for initial pressure & leak tests.**

\*Removal of delivery carriers &/or construction debris created by PHO &/or its subcontractors during the set/finish process.

\*3<sup>rd</sup> party professional pre-occupancy interior cleaning: Wipe down cabinets; counters; window sills; vacuum &/or mop floors; clean interior of windows; etc.

\*Schedule/confirm required pre-occupancy lender (if applicable), and Code Enforcement Officer, inspections & PHO walk-thru.



**Each project is unique. We will customize a package to meet your needs, all in writing.**