
Addendum C - Detailed Scope

Brackets [] after task descriptions denote which CSLB subcontractor license the work falls under.

Asterisks * after task descriptions denote tasks which do not require inspection.

Pre-construction and Fees

Overhead

Shop overhead, employee salary etc.[U]*

Utility Fees

Permitting

Completing the permit process with the local AHJ, including online or in-person submissions, paperwork, forms etc.[U]*

Engineering/Design/Drafting

CA Energy Code compliance testing for functioning of insulation, HVAC system, etc. as specified on energy report.[U]*

A.I.A certified architectural drafter complete fully detailed plan set of drawings.[U]*

Drafting time to address and correct plan-check comments and customer revisions.[U]*

Complete set of Solar drawings to meet new CA Title24 Energy Code.[U]*

Structural analysis and stamp from certified CA Structural engineer[U]*

CA Energy CODE CF1R form creation and certification by registered energy consultant. This document details all the energy requirements that need to be met for the project.[U]*

Project Management and Admin

Project Manager assigned to the job - coordinating all onsite inspections, scheduling of subcontractors and material deliveries, negotiating with vendors and subcontractors, etc.[U]*

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Excavation

Layout and 811

Foreman to visit site and mark out with white paint location to be excavated, including foundation and expected trenches for utilities. Foreman to call in to 811 for dig ticket.[C12]

Sediment Control

Lay straw and wattle bags around the perimeter of the worksite to stop construction debris and chemicals from entering the storm drains.[C12]

Rough Grade

Grade foundation to level, ready to dig footers and place forms. (731 sqft)[C12]

Soil Delivery and Hauling

Fill sand in utility trenches for settling of pipes, required by code. (731 sqft)[C12]

Remove all soil from site that has been unearthed due to excavation and grading. (731 sqft)[C12]

Septic System

Footers and Trenching

18" Deep trench, standard for all water electrical, and gas lines (120 lft)[C12]

36" Deep trench, used for sewer lines, includes saw-cutting (160 lft)[C12]

Dig footers as specified on drawings. (731 sqft)[C12]

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Utility Connection

Sewer Utility

Installation of a new clean-out plumbing fixture. (3 count)[C36]
Use plumbing snake to determine depth and location of existing sewer lateral.[C36]
Rough-in toilet flange into concrete form at locations shown on drawings. (1 count)[C36]
Rough-in tub/shower/sink drain at locations shown on drawings. (1 count)[C36]
Run 4" ABS to main lateral (160 lft)[C36]
Connect new sewer line from ADU to existing sewer lateral.[C36]

Water Utility

Install exterior hose bib. (1 count)[C36]
1" PVC cold line from connection at house to ADU site. Will schedule 40 PVC rated for potable water. (160 lft)[C36]
Tie into the existing water line for the primary dwelling. This will utilize the same water meter.[C36]
Stub up 3/4" copper line for entry into ADU. Will include main shutoff valve on riser.[C36]

Gas Utility

Electric Utility

Run 1-1/2" PVC pipe with new #1 wire for 125A panel. (120 lft)[C10]
Run 3/4" PVC pipe with pull-string. (120 lft)[C10]
Installation of new electrical panel, including termination of all breakers and grounding as needed.[C10]
New utility meter installed ahead of ADU electrical panel.[C10]
Install Uefer ground for new electrical panel.[C10]

Drainage

Lay 4" corrugated drain line in 2' deep gravel trench as needed to meet drainage requirements. (160 lft)[U]*
Connect gutter downspouts to underground drainage onsite. (4 count)[U]*

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Rough Foundation

Forms

Create formwork and reinforcement for concrete slab foundation. (111 lft)[C8]

Create formwork and reinforcement for non-structural concrete. (27 sqft)[C8]

Rebar

Install all rebar as required by engineering for concrete slab foundation. (731 sqft)[C8]

Hardware

Set and install earthquake hold-down hardware as needed by CA code. (111 lft)[C8]

Set and install J-bolt anchors as needed. (111 lft)[C8]

Moisture Barrier

Set down moisture barrier below concrete slab foundation to prevent moisture penetration. (731 sqft)[C8]

Gravel

Fill concrete forms with gravel as needed by code. (731 sqft)[C8]

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Finish Foundation

Concrete

Pour and finish all porches, landings, etc., as shown on drawings. (27 sqft)[C8]

Pour and finish main structural slab with a semi-smooth finish. (731 sqft)[C8]

Strip Forms

Remove all formwork after concrete has been poured. (111 lft)[C8]

Finish Grading

Final grading needed after foundation is done to match existing grade. (444 sqft)[C12]

Backfill and Compaction

Backfill all utility trenches with sand or fill as specified by code. (600 lft)[C12]

Compact utility trenches after filling with sand/fill. (600 lft)[C12]

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Rough Shell

Subfloor

Walls

Frame all interior walls with 2x4 studs, pressure treated sill plate. (60 lft)[C5]

Frame all exterior walls with 2x6, including 1/2" OSB shear panels. (111 lft)[C5]

Rafters and Trusses

Porch overhang with pressure treated Yellow Pine T&G roof, supported by 5x5posts. T&G roof to be painted white. All other components to be White Vinyl where possible, or painted white. (35 sqft)[C5]

Framing for a 5/12 roof pitch.[C5]

Sheath all roof surfaces with 1/2" OSB or Smat-tech siding if specified. (839 sqft)[C5]

Furnish and install web type trusses (839 sqft)[C5]

Dormers

Stairs

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MEP & Openings

Electrical Rough-in

20/15A 120V Branch Circuit (11 count)[C10]

20A 240V (12/3 romex) HVAC Circuit (1 count)[C10]

30A 240V (10/3 romex) Circuit (2 count)[C10]

30A Plug (2 count)[C10]

50A 240V (6/3 romex) Range Circuit (1 count)[C10]

50A Plug for Range (1 count)[C10]

Rough-in for a 4-6" can light. LED style puck. (14 count)[C10]

Disconnect electrical box used so that equipment technicians can safely turn off power to equipment before working on it. (2 count)[C10]

Exterior mounted duplex GFCI receptacle with in-use cover. (5 count)[C10]

Duplex receptacle rated for use near water. Used in bathrooms, kitchens, and other wet locations. (12 count)[C10]

Standard duplex receptacle, tamper proof per code. (9 count)[C10]

Electrical box ready to mount a light or ceiling fan to. (8 count)[C10]

Exterior mounted electrical box ready to mount an exterior light to. (3 count)[C10]

Solar

Plumbing Rough-in

Plumbing rough-in for cold line to a toilet with PEX-A piping. (1 count)[C36]

Plumbing rough-in for hot and cold lines to a sink with PEX-A piping. (2 count)[C36]

Plumbing rough-in for a tub/shower drain using ABS 1.5" pipe. P-trap included in slab/crawlspace. (1 count)[C36]

Plumbing rough-in for a sink drain using ABS 1.5" pipe. (2 count)[C36]

Plumbing rough-in for vent with ABS as needed by plumbing fixture. (1 count)[C36]

Plumbing rough-in for a washer/dryer box. Includes recessed wall box, hot and cold water connection, and drain. (1 count)[C36]

Plumbing rough-in for a water register for fridge/dishwasher etc. (1 count)[C36]

Mechanical Rough-in

Ducting required for bathroom vent - to serve as Indoor Air Quality fan. (1 count)[C20]

Laundry vent for dryer. (1 count)[C20]

Condensate, electrical and refrigerant lines for each indoor split unit. (3 count)[C20]

Ducting required for kitchen range hood.[C20]

Openings

Double Prehung interior door. (1 count)[C5]

Exterior 36" fiberglass entry door with glass included. (3 count)[C5]

Interior door w/ frame. (4 count)[C5]

Exterior Window Trim in matching material. (4 Count)[C6]

Windows installed and flashed. Window size/style per product details. (4 count)[C5]

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Exterior Finish

Roofing

- #30 Felt Paper Roofing Underlayment (839 sqft)[C39]
- Smart-tech style 1x_ fascia board around the exterior of the roof. (111 lft)[C39]
- Timberline GAF brand 30-year architectural asphalt shingles. (839 sqft)[C39]
- Install downspout tube from gutter to drainage below. (4 count)[C39]
- Install metal gutters eve side of the roof. To be painted white. (68 lft)[C39]
- 2" Metal drip edge around exterior of roof. (111 lft)[C39]
- Vent pipe flashing on all penetrations in the roof. (2 count)[C39]

Siding

- 1x4 Corner trim in matching material (6 count)[C5]
- Enclosed soffit smart-tech material, vented to code. (111 lft)[C5]
- Vapor Barrier (Tyvek or similar). Moisture barrier helps stop moisture intrusion into the house. (999 sqft)[C5]
- 7" reveal LP SmartSide engineered wood lap siding. (999 sqft)[C5]

Exterior Paint

- Body paint on all siding - Acrylic Latex exterior paint. (999 sqft)[C33]*
- Trim paint on all fascia and trim boards - Acrylic Latex exterior paint. (111 lft)[C33]*

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Interior Finish

Insulation

Attic Insulation (R-38 Fiberglass) (731 sqft)[C2]

Exterior Wall Insulation (R-19 Fiberglass) (999 sqft)[C2]

Roof Deck insulation, installed directly under roof sheathing. Fiberglass batt type. (839 sqft)[C2]

Drywall

Sheetrock Hanging (1848 sqft)[C9]

Sheetrock Taping (1848 sqft)[C9]*

Sheetrock Texture Finish (1848 sqft)[C9]*

Interior Paint

Caulking of all window and door trim using Acrylic Latex Caulk. (12 count)[C33]*

Ceiling Paint (Interior) (731 sqft)[C33]*

Trim/Moulding Paint (Interior) (231 lft)[C33]*

Wall Paint (Interior) (1848 sqft)[C33]*

Flooring

Vinyl Plank Flooring (731 sqft)[C15]*

Finish Carpentry

Baseboard Trim throughout interior. (231 lft)[C6]*

Interior Door Casing on all interior doors. (8 count)[C6]*

Cabinets and Countertops

Install athroom vanity, size as indicated on quote. (1 count)[C6]*

Install Kitchen Lower Cabinets (22 lft)[C6]*

Install Kitchen Upper Cabinets (22 lft)[C6]*

Tile and Bath Surrounds

30"x60" Bathtub and fiberglass surround. (1 count)[C36]

Plumbing Fixtures

Furnish and install bathroom sink faucet(s). (1 count)[C36]

Install a bathroom sink to connect to water and drain lines. Install drain with plumbers' putty if required.

Includes necessary p-traps and accessories as needed. (1 count)[C36]

Furnish and install kitchen sink faucet(s).[C36]

Install a kitchen sink to connect to water and drain lines. Install drain using plumbers' putty if needed. Includes necessary p-traps and accessories as needed.[C36]

Installation of bath or shower valve including temperature regulator, faucets, and drains. (1 count)[C36]

Installation of standard toilet with wax ring and all the necessary accessories needed to make usable. (1 count)[C36]

Trim out water register (1 count)[C36]

Electric Fixtures

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Bath Vent fan with rated CFM for indoor air quality as required by code. (1 count)[C10]

Install LED trim for can light fixture. Includes purchase of light. (14 count)[C10]

CO Alarm (Wired) (1 count)[C10]

Install sconce, ceiling fan, or other surface mount type light. Includes light materials. (11 count)[C10]

Wired Smoke Detector, installed in each bedroom and hallway, and all other locations as required by code. (2 count)[C10]

Trim Plates (Standard) (38 count)[C10]*

Finish Hardware

Install doorknobs and door stops. (8 count)[C6]*

Install Mirror per client specs.[C6]*

Install toilet paper holder in bathroom. (1 count)[C6]*

Install towel bar in bathroom. (1 count)[C6]*

Appliances

Fujitsu Halycon 24k BTU multi-zone exterior heat exchanger.[C20]

Fujitsu Halycon 7k BTU wall mount mini-split. (3 count)[C20]

Furnish and Install code compliant range hood.[C20]

Furnish and install a tank type water heater and connect to existin hot and cold water rough-in. Includes strapping needed by code.[C36]

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Miscellaneous

Design/engineering credit

Credit for engineering/drafting already completed.

Cabinet Subcontractor

Subcontract to cabinet company ProSource as designed by Owner.

Countertop Subcontractor

Subcontract to Custom Design Countertops inc. for countertop and installation.

Solar Contractor

Subcontract to Simply Solar of solar design for 8 panel system.

Pella Windows

Purchase and warehousing of Pella windows per quote attached.

Firplace install & frame-out

Installation of electric fireplace included in contract docs. Frame out fireplace with shiplap boards also included in product details.

AllSafePool pool fence and alarm

Mesh pool fence with (1) gate and pool safety monitor installed by subcontractor, shall meet code requirements of project to get final sign-off.

Permit Fees

Permit fees paid by Backyard unlimited, to be reimbursed by Owner.