

Builder Responsibilities

Project #: _____

Briefly, let's discuss the Builder scope of work on site:

1. Site Preparation:
 - a) Builder will be responsible for excavation and installation of foundation, concrete piers, sill plates and anchor bolts. Builder shall be responsible for proper grading, backfilling of foundation, proper site access with storage room to hold carriers.
 - b) Purchaser is responsible for acquiring all land and permits related to this job.
 - c) It is the Builder's responsibility to contract with a set-up crew, and pay for and coordinate the set-up of the home. Hi-Tech Housing, Inc. is not in the house set-up business. The builder accepts total responsibility for the correct set-up of the house. Any damage done to the house as a result of the set-up or as a result of improper set-up must be repaired at the builder's expense.
2. Delivery Responsibility:
 - a) Check parts list enclosed in Delivery Pouch and notify Hi-Tech Housing, Inc. of any discrepancies within seven (7) days of delivery to building site in adherence with the Comprehensive Service Policy.
 - b) Do general interior and exterior inspection and note any deficiencies on the Driver Inspection Report.
 - c) If the Builder provides the transportation of the Units, the Builder is responsible to have a Certificate of Insurance naming Hi-Tech Housing, Inc. as the certificate holder. This certificate must be delivered to HTH prior to the pick-up and transportation of the Units.
3. Purchaser shall be responsible for the following carpentry related items:
 - a) All siding, soffits, fascia, and shingles not installed in factory due to the modular type construction limits.
 - b) Stair adjustment to the second floor.
 - c) Drywall work in arches, stress cracks, horizontal match points or site access areas for site electrical or plumbing connections.
 - d) Interior touch-up paint work.
 - e) Adjust all interior or exterior doors if necessary.
 - f) Seam or finish all carpet in doorways or arches at unit mating wall.
4. **Purchaser shall be responsible for the completion of Roof Ventilation. Due to the modular components of a factory built roof system, it is the responsibility of the purchaser (builder) to ensure that the means of roof ventilation provided meet all code requirements.**
5. Purchaser shall be responsible for the following plumbing related items:
 - a) Hook-up all pipes between basement, crawlspace or floors via chase or access areas for plumbing and heating.
 - b) Supply all fitting and branch piping for plumbing between floors that are not installed in factory.
 - c) Install toilet tank lids, water test, and tighten all compression fittings.
 - d) Install any and all furnace hook-ups.
6. The Purchaser is responsible for the following electrical related items:
 - a) Intermodule connections (including materials) between units and floors.
 - b) Installation of meter base and all service cable.
 - c) Installation of light globes, bulbs, and exterior fixtures.
 - d) Making connections to boiler.

