



## General Contractor Agreement

This Contractor Agreement (CA) is entered into, effective as of 9/22/2020 by and between Liscott Custom Homes, LTD. (LCH), hereinafter referred to as "Contractor" and Ben and Holly Smith referred to as "Owner".

**OWNER: Ben and Holly Smith – 101 Muledeer Ct, Dillion, CO  
402-304-3685**

**PROJECT: New System Built Home Installation - Home Provided by Heritage Homes**

**ENGINEER: Insight Engineering**

In consideration of the mutual promises set forth in this GCA, it is agreed by and between Contactor and Owner:

1.) **The Project:** "The Project" is Smith Residence, located within the region known as Centennial, Colorado at address 101 Mule Deer Court, Dillon, Colorado 80435.

2.) **Scope of Work:** Subcontractor agrees to assist Contractor in coordination of operations on said property, including:  
*Site work for new home, foundation, New Custom System Built home installation, garage, water and sewer tie ins, porches, walkways, inspections, labor and equipment to provide a Final CO. All GC work will be detailed on the schedule of values provided on the invoice, the SOV will be contractual. These numbers are estimates and subject to change during construction.*

2.1) Owner has entered into the "Home Purchase Agreement" with Liscott Custom Homes. This agreements clarifications shall apply unless detailed on the Schedule of Values Line items included in this GCA. If not detailed on the Schedule of Values, items are not included in this GCA. The GCA agreement includes references to the GC responsibility called out in Home Purchase Agreement.

3.) **Payment:** Owner will pay to Contractor the bid price of \$1,034,441.82 for the work on Smith Residence, excluding any clarifications and approved change orders. Applications for payments shall be in writing, on Contractor's Payment request form (or approved equal), with Schedule of Value, Daily Reports and Contractor's Conditional Lien Waiver submitted to the Owner on or before the 1<sup>st</sup> and 15<sup>th</sup> of each month. Owner will issue payment to Contractor by U.S. Mail, ACH or Wire within 10 net days of approved invoice. Plan deposits and G.C. deposits will be credited to S.O.V. as payments. Contractor has right to stop due to any non-payments and disputes.

Owner has sole responsibility to ensure all payments are made to Contractor so payment can be made to vendors, suppliers, sub-contractors, permits, etc. Any disputes will result in mediation prior to legal action. Any suppliers, sub-contractors who do not receive payment must comply with Liscott Custom Homes, LTD. mediation and or legal procedures. All lien waivers will be submitted with Payment Request Form, including all subcontractors, suppliers and vendors pertaining to said project.

4.) **Insurance:** Before commencing work on the project Contractor will supply Owner with a copy of duly issued certificate of insurance, which names Owner and property as additional insured, showing in force for commercial general liability, automobile liability, and workers' compensation. Any and all suppliers and or subcontractors will follow these guidelines before work commences

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onsite, all suppliers and sub-contractors must list both parties (owner/Liscott Custom Homes, LTD.) as additionally insured.

**5.) Changes in Work:**

A. Change Orders Required: Contractor reserves the right to make work order changes in the nature of additions, deletions, or modifications, without invalidating the Contract Documents. The Work required under the Contract Documents may only be modified through a written Change Order signed by both the Owner and Contractor.

B. Payment: The Parties agree that any work performed outside of the Scope of Work as it is defined in the Contract Documents, shall be done on a "time, plus cost of materials" basis or signed lump sum work order. Contractor agrees to submit all proposed changes and costs to the Owner for their approval before beginning work on the changes. Invoicing and payment shall be conducted in accordance with the method described in section 3. No change orders will be paid without written approval.

C. All Time and Material (T&M) projects and or change orders are deemed acceptable at end of each work day, unless otherwise stated in writing. All subcontractor, supplier and or material costs will be billed at cost plus 10%.

**6.) Warranty:** Contractor warrants that all materials and equipment furnished under the Contract Agreement shall be new and in conformance with the Contract Documents. Sub-Contractors shall provide the Contractor/Owner with any manufacturer's warranty for the materials and equipment. Contractor/Champion agrees to warrant all in-house work with one year from completion and acceptance of work performed. Sub-Contractor warrants that the Work shall be free from defects and faults and shall conform to and meet the requirements of this Agreement and the Contract Documents. Contractor warrants that the work will be performed in a reasonable and workmanlike manner and will conform to industry standards and will be in compliance with all codes, laws, ordinances, rules or requirements of any governmental agency.

It is understood that the contractor's warranty does not apply to damages caused to the Work by an act of God, or by the Owner, its agents or assigns after the work is completed. Contractor does not warranty any materials being delivered to the site from 3<sup>rd</sup> parties. Any and all specific equipment out of normal scope of construction is subject to warranty.

IN WITNESS WHEREOF, the parties have duly executed this Agreement as of the date set forth above.

  
\_\_\_\_\_  
OWNER NAME  
  
\_\_\_\_\_  
Name  
  
\_\_\_\_\_  
Title  
  
\_\_\_\_\_  
Date

Liscott Custom Homes, LTD.

\_\_\_\_\_  
Rob Cowley  
Project Manager

\_\_\_\_\_  
Date

1160 Caprice Drive, Suite A. Castle Rock, CO 80109 – (877)-LISCOTT or (303)-688-1724



## Clarifications to Contract Scope of Work

1. All \* items on schedule of values are estimated and subject to change upon final installation and cost.
- \* 2. Contractor has not included rock excavation.
3. Contractor has not included any de-watering of ground water. Ground water consists of natural water and does not apply to weather conditions. Weather conditions will be handled on a case-by-case basis.
4. Contractor has not included a meter or setter for the water line.
5. Contractor has not included any costs associated with power line installation, conduit or hook up from the power company. Contractor will make electrical connections from Power Company to house, no fees are included for poles, transformers, etc. Owner to coordinate with Power Company or authorize contractor.
6. Contractor has not included any import of fill materials. (unless specified)
7. Contractor has not included any Landscaping repairs or installation.
- \* 8. Contractor has not included costs for new Asphalt driveway.
9. Contractor has not included any inspection fees.
10. Contractor has not included any costs associated with the external Gas line. Owner to coordinate with Gas Company.
11. Contractor has estimated the cost for permits and fees. These fees cannot be finalized until the permits are issued by the county, city and or state. These will be invoiced cost plus 10%.
12. Contractor has included current IRC building codes at a State Level Review into their estimate. These can change annually and may result in cost increases if project is not underway. Counties/Cities can request work specific to their area, elevation above these requirements, they will be invoiced on an as needed basis. These cannot be determined until final plans/inspections are completed.
13. Contractor has included costs to excavate, layout, install as per final plans. Any additional changes and or redo's after initial work has been completed may result in change order.
14. Contractor will require all sub-contractors used on project to submit "Additionally Insured" insurance policies, listing both Liscott Custom Homes and Owners. Each sub-contractor will be liable for their work performed.
15. Billing Schedule of Values will provide a line item breakdown of work to be provided under Liscott Land GC agreement, if not detailed on SOV, Liscott Home Purchase Agreement Clarifications are contractual.
- \* 16. Discount applied to Smith Residence are only applicable until 10/31/2020, should construction be delayed further costs are subject to change.
17. Due to Covid 19, material costs cannot be guaranteed until purchased. Materials are subject to availability and LCH is not responsible for delays.
18. Due to Covid 19, inspection process and county delays may occur, LCH is not responsible for these delays or potential costs associated with Covid-19.
19. HOA has approved the plans and design, any changes to this design or new requirements from the HOA may result in additional fees.

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# Liscott Custom Homes, LTD.

1160 Caprice Drive, Unit A  
 Castle Rock, Colorado 80109  
 303-688-1724

## Estimate

**Customer**

Name Ben Smith

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

Phone \_\_\_\_\_

Date 5/5/2020

Job Site Dillon

Job Contact Ben

Rep Rob Cowley

Qty	Description	Unit Price	TOTAL
<b>Site Work Breakdown</b>			
1	Mobilize	\$3,000.00	\$3,000.00
1	Clear Site, Driveway, Excavation and Haul off Excess	\$41,070.00	\$41,070.00
1	Foundation w/french drain & 9' walls	\$86,850.00	\$86,850.00
1	Backfill, Compact, Gravel and Grade	\$10,800.00	\$10,800.00
1	Water Line	\$3,500.00	\$3,500.00
1	Sewer Line	\$4,500.00	\$4,500.00
1	Prow end porch w/ wrap around and slider doors (doors BO)	\$33,840.00	\$33,840.00
1	Front Porch, Side Porch, MB Deck and Roof Dormers	\$38,000.00	\$38,000.00
1	3 Car, oversized, Garage w/foundation and flatwork	\$60,230.00	\$60,230.00
1	Corrugated Metal and Accents on Exterior	\$34,685.00	\$34,685.00
1	Summit County Building Permits	\$25,000.00	\$25,000.00
1	HVAC, Plumbing and Electrical Hook Ups	\$16,200.00	\$16,200.00
1	Finish Basement (2 bed, 1 bath, 1 mech room)	\$73,650.00	\$73,650.00
1	Fees, Engineering, Survey (w/o SWMPP)	\$7,000.00	\$7,000.00
1	Trash, Toilets and Clean up	\$5,800.00	\$5,800.00
1	General Fees and Conditions	\$62,780.00	\$62,780.00
			\$506,905.00
Contingency			\$50,000.00
<b>TOTAL</b>			<b>\$556,905.00</b>

**Payment Details**

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\_\_\_\_\_

terms:

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Authorized

*Thank You!*



House #: TBD  
 Builder: Liscott Custom Homes, LTD  
 1160 Caprice Drive, Unit A  
 Castle Rock, Colorado 80109  
 Phone: 303-688-1724  
 REP: Sandy Christy  
 Builder: Heritage

**Quote Type: Original**  
 Customer: Ben Smith  
 101 Muledeer Ct  
 Dillon, Co 80435  
 Phone: 402-304-3685  
 Date: 5/5/2020  
 Home Location: Dillon  
 County: Summit

Description of Modular Home	Dillon E
Model Number	60x28
Dimensions	3330
Square Footage	
<b>Summary of Modular Costs</b>	
Custom Base Price	\$ 412,605.83
Total Upgrade Design Features (see attached design details)	\$ 127,386.00
Total Custom Price w/Design Features	\$ 539,991.83
Sales Tax	\$ 9,602.09
Freight Estimate	\$ -
Set Estimate	\$ -
Interior Stich/Finish Estimate	\$ -
Ship Loose Materials	\$ -
<b>Total Modular Customer Cost</b>	<b>\$ 549,593.92</b>
Optional Pricing Upon Request:	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
<b>Total Optional Pricing</b>	<b>\$ -</b>

**Clarifications:**

1. The factory has included HWH and furnace in main house level in the Utility room. If customer options to move these units to the basement, factory can delete these devices and customer will be responsible for purchase and installation.
2. Base cost includes "Heritage" standard home specifications, freight, crane, set, stitch of modular units. All ship-loose will be staged in modular units before shipping.
3. Crane cost is not final until site work has been confirmed. Traffic control not included.
4. Price is subject to materials surcharge until production has began.
5. Freight is subject to change based on shipping route and fuel surcharge.

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**EXHIBIT 2**

SMITH\_000023



**Liscott Custom Homes, LTD.**

1160 Caprice Drive, Unit A  
 Castle Rock, Colorado 80109  
 303-688-1724

BS002

**Invoice**

**Customer**

Name Ben Smith  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_  
 Phone \_\_\_\_\_

Date 7/17/2020  
 Job Site Dillon  
 Job Contact Ben  
 Rep Rob Cowley

Qty	Description	Unit Price	TOTAL
	<b>Engineering Breakdown</b>		
1	Soils Report	\$2,500.00	\$2,500.00
1	Site Plan	\$2,150.00	\$2,150.00
1	GESC	\$3,075.00	\$3,075.00
1	Foundation Engineering	\$2,885.00	\$2,885.00
1	Garage Engineering	\$1,460.00	\$1,460.00
1	Arch/Drafting	\$3,110.00	\$3,110.00
1	Plan printing and digital files for HOA	\$1,885.00	\$1,885.00
1	Additional Engineering for HOA changes, site plans, etc.	\$5,551.00	\$5,551.00
	No mark ups or profits have been included in above costs, pass through items only		
-1	Credit for payment	\$15,180.00	(\$15,180.00)
			\$7,436.00
		<b>TOTAL</b>	<b>\$7,436.00</b>

**Payment Details**

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- terms:

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Authorized

**Thank You!**



# Liscott Custom Homes, LTD.

1160 Caprice Drive, Unit A  
 Castle Rock, Colorado 80109  
 303-688-1724

BS003

## Invoice

**Customer**

Name Ben Smith

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

Phone \_\_\_\_\_

Date 9/21/2020

Job Site Dillon

Job Contact Ben

Rep Rob Cowley

Qty	Description	Unit Price	TOTAL
<b>Engineering Breakdown</b>			
1	Plan Review Fee (Charged by Summit County to start permit process to release building permit, final building permit fee to be determined after review)	\$7,000.00	\$7,000.00
			\$7,000.00
		<b>TOTAL</b>	<b>\$7,000.00</b>

**Payment Details**

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terms: \_\_\_\_\_

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Authorized

*Thank You!*



# Liscott Custom Homes, LTD.

1160 Caprice Drive, Unit A  
 Castle Rock, Colorado 80109  
 303-688-1724

**Estimate**

**Customer**

Name Ben Smith

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_

Phone \_\_\_\_\_

Date 5/5/2020

Job Site Dillon

Job Contact Ben

Rep Rob Cowley

Qty	Description	Unit Price	TOTAL
<b>Site Work Breakdown</b>			
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1	General Fees and Conditions	\$62,780.00	\$62,780.00
			\$506,905.00
Contingency			\$50,000.00
<b>TOTAL</b>			<b>\$556,905.00</b>

**Payment Details**

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terms:

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Authorized \_\_\_\_\_

**Thank You!**



# As-Built Report

Tuesday, May 05, 2020

Job #: 7330

Homeowner: Ben Smith

Distributor: Liscott Custom Homes

MODEL: Custom Dillon E

## All Optional Design Features as of Change Order #

Option #	OPTIONAL FEATURES	Option Price:	Qty:	Total Price:	Change Order #
10300	Site Performance Incentive	\$500.00	4	\$2,000.00	SO
10700	Engineering Fee (Allowance)	\$1,100.00	1	\$1,100.00	SO
10700	CO Licensed Architect Stamp Fee (Allowance)	\$1,000.00	1	\$1,000.00	SO
17800	Double microlam on exterior side of house	\$309.00	4	\$1,236.00	SO
17805	2) Headers for front porch support	\$50.00	2	\$100.00	SO
19900	2020 Base Freight Adjustment	\$248.00	1	\$248.00	13
19900	2020 Base Price Adjustment	\$6,173.00	1	\$6,173.00	13
19900	AEA HERS Certified House	\$0.00	1	\$0.00	SO
19900	Chapter 6 Permits/Additional Escorts	\$3,450.00	1	\$3,450.00	SO
X 19900	Add a stainless steel drop in Kitchen sink and std Kitchen faucet - Kitchen 2	\$390.00	1	\$390.00	SO
X 19901	Composite shower base w/tile surround, tile bench, 2 soap dishes & shower head (no door) ILO standard - Bath 2	\$3,975.00	1	\$3,975.00	SO
19901	Dog Wash Station (w/3x3 base, hand held shower faucet & tile surround) - Utility	\$1,050.00	1	\$1,050.00	SO
19901	5' Shower base with ceramic tile surround, 2 soap dishes and shower head ILO Standard shower - Bath 5	\$795.00	1	\$795.00	10
19903	Revise elevations as shown on print	\$0.00	1	\$0.00	5
19903	Show a covered patio w/gable roof (shakes at gable end) off DR corner of house w/privacy wall at rear of patio w/on-site stone (see print)	\$0.00	1	\$0.00	4
19903	Revise elevations & call outs as shown on print	\$0.00	1	\$0.00	6
19903	Firewall ILO standard between Living room 2/Kitchen 2/Bdrm 4/Bath 5 and Rest of house	\$1,200.00	1	\$1,200.00	SO
19903	Make notation of concrete patio on print	\$0.00	1	\$0.00	8
19903	Show an 8' covered deck off Bedroom 1 at rear of house	\$0.00	1	\$0.00	8
19903	Show a covered front porch - 6/12 gable roof w/wood beams & large pillars - Front entry & Living room 2 entry	\$0.00	1	\$0.00	1
19903	Revise garage as shown on print	\$0.00	1	\$0.00	5
19903	Show height notations on all elevations	\$0.00	1	\$0.00	8
19903	Revise 2 floor layout as shown on print	\$0.00	1	\$0.00	1
19903	Revise garage as shown on print	\$0.00	1	\$0.00	2
19903	Revise garage as shown on print	\$0.00	1	\$0.00	2
19903	Revise elevations as shown on print	\$0.00	1	\$0.00	9
19903	Extend deck off Bedroom 1 to side of bump out	\$0.00	1	\$0.00	1
19903	Show a shed roof above overhead garage doors	\$0.00	1	\$0.00	1

Tuesday, May 05, 2020

Prices subject to review if construction not started within 90 days of 2/28/2019

**EXHIBIT 2**

SMITH\_000027

# As-Built Report

Tuesday, May 05, 2020

Job #: 7330

Homeowner: Ben Smith

Distributor: Liscott Custom Homes

MODEL: Custom Dillon E

Year	Description	Price	Qty	Total Price	Notes
19905	Additional 100amp panel box for Mom suite (to be placed in Basement mechanical room)	\$1,405.00	1	\$1,405.00	12
19905	Show (2) on-site hose bib locations on prints	\$0.00	1	\$0.00	11
X 19906	ThermaTru 3'0" CF902IC exterior door w/2-FC902SL1C sidelights & matching transom above ILO Standard - Front entry (SR-2298)	\$4,050.00	1	\$4,050.00	12
19906	Rough-in only for (2) on-site 10' Panoramic doors - Living room & Dining room	\$700.00	1	\$700.00	SO
19907	LP Board & Batten siding ILO standard	\$1,411.00	1	\$1,411.00	SO
19907	2x4 over 2x8 Cedar fascia ILO 1x8 Cedar	\$785.00	1	\$785.00	5
19907	3/8" Rough-tex Cedar soffit w/metal strip vent ILO Std	\$825.00	1	\$825.00	5
19907	Show Horizontal LP lap siding ILO board & batten at decorative gable dormers, rear covered deck	\$0.00	1	\$0.00	8
19907	Horizontal LP lap siding ILO board & batten on left middle bump-out	\$0.00	1	\$0.00	9
19907	Show a wrap-around stone half-wall w/3x3 stone pillar supports at patio	\$0.00	1	\$0.00	10
19907	2x12 Cedar bandboard between upper & lower levels of house	\$950.00	1	\$950.00	5
19907	2x4/2x6 Cedar corner trim ILO standard	\$125.00	1	\$125.00	7
19907	2x4/2x6 Cedar corner trim ILO standard	\$375.00	1	\$375.00	8
19908	2x4 Cedar window trim ILO 1x4 LP	\$0.00	1	\$0.00	8
19908	Show chimney cap & make notation of cap on print	\$0.00	1	\$0.00	8
19909	Delete carpet, pad & tackstrip in Living room, Dining room & Hallway	(\$915.00)	1	(\$915.00)	SO
19909	Delete carpet, pad & tackstrip in Living room 2	(\$235.00)	1	(\$235.00)	SO
X 19909	Ship loose Random Plank Width Hardwood flooring - Living room & Front entry (dealer to install on-site)	\$8.00	406	\$3,248.00	SO
19910	High Density R21 Batt ILO R19	\$1,240.00	1	\$1,240.00	SO
19911	Custom box out at Bdrm 3 and Part of Bdrm 3 closet	\$650.00	1	\$650.00	SO
19911	Custom box out at Bath 2	\$650.00	1	\$650.00	SO
19911	Make closet deeper in Bedroom 1	\$0.00	1	\$0.00	2
X 19912	Bayer Built 2'6" 10 Lite Alder interior door - Bdrm 1 (SR-2077)	\$525.00	1	\$525.00	2
19912	Barn door hardware ILO standard - Pantry & Mom Suite	\$530.00	2	\$1,060.00	8
X 19913	Southhaven 25x22 drop-in stainless steel sink ILO kitchen sink - Kitchen 2 (SR-1988)	\$195.00	1	\$195.00	10
19913	Custom island bar in Kitchen	\$1,380.00	1	\$1,380.00	SO
19913	Topper cabinets (to ceiling) above upper cabinet in Kitchen	\$1,870.00	1	\$1,870.00	11
19913	Extra large Pantry (non adjustable shelves) ILO Std	\$75.00	1	\$75.00	SO
19914	Show (5) on-site neon strip lights in Garage	\$0.00	1	\$0.00	11
19915	On-site overframed cross gable roof (see sketch)	\$0.00	1	\$0.00	9
19915	Show a 6/12 roof pitch at on-site covered porch at Living room 2	\$0.00	1	\$0.00	5
19915	Show a 6/12 roof pitch on garage w/shake shingles & shed roof at gable end	\$0.00	1	\$0.00	3
19915	6/12 roof pitch ILO standard 4/12 at shed roof	\$500.00	1	\$500.00	5
19915	Show shed roof at LR/DR end of house to have 6/12 pitch	\$0.00	1	\$0.00	4

Tuesday, May 05, 2020

Prices subject to review if construction not started within 90 days of 2/28/2019

**EXHIBIT 2**

SMITH\_000028

# As-Built Report

Tuesday, May 05, 2020

Job #: 7330

Homeowner: Ben Smith

Distributor: Liscott Custom Homes

MODEL: Custom Dillon E

Item #	Description	Unit Price	Quantity	Total Price	Notes
19915	Show on-site metal roof ILO shingles at decorative dormers & covered entries/decks	\$0.00	1	\$0.00	8
19917	9' Sidewalls at 1st floor	\$875.00	1	\$875.00	SO
19918	Bronze windows ILO standard	\$3,125.00	1	\$3,125.00	7
19918	5) Window open control devices	\$5.00	5	\$25.00	12
22200	R-50 attic insulation	\$392.00	1	\$392.00	SO
24000	2x6 Exterior walls ILO standard 2x4	\$495.00	4	\$1,980.00	SO
24600	AEA mileage surcharge	\$1.50	458	\$687.00	SO
35100	4) Cantilever bump outs - Bdrm 3, Bath 2, Bdrm 4, and Pantry	\$628.00	4	\$2,512.00	6
47400	Delete siding at chimney chase for on-site stone	(\$410.00)	1	(\$410.00)	SO
47400	Delete siding 4' up around perimeter of house for on-site stone	(\$825.00)	1	(\$825.00)	5
54200	2) Large shed roof dormers	\$1,102.00	2	\$2,204.00	SO
55852	Landmark Premium Shingle - upgrade shingle	\$2,462.00	1	\$2,462.00	7
55854	Landmark Premium Shingle - additional for loft homes	\$567.00	1	\$567.00	7
58000	Snowload - 80 lb.	\$20.00	60	\$1,200.00	SO
58500	Membrane roofing underlayment (Grace ice & water shield) ENTIRE ROOF (14 rolls)	\$2,660.00	1	\$2,660.00	SO
61600	Add (1) T4830 in Bedroom 2	\$295.00	1	\$295.00	10
61600	Add (1) T4830 w/safety glass in Bedroom 3	\$481.00	1	\$481.00	10
61620	T3614.5 at Bath 4 shower	\$211.00	1	\$211.00	10
61620	T3614.5 above shower in Bath 5	\$211.00	1	\$211.00	12
61630	T4214.5 abover shower in Bath 2	\$216.00	1	\$216.00	2
62025	*Ship loose (6) SH3648 windows for Garage	\$186.00	6	\$1,116.00	1
62100	Add (1) SH3036 window to left of front entry	\$226.00	1	\$226.00	10
62100	Add (1) SH3036 window above Stairs	\$238.00	1	\$238.00	2
62116	Add (1) SH3072 window to left of exterior door in Living room 2	\$294.00	1	\$294.00	10
62127	Delete (1) SH3660 widnow - Bdrm 1	(\$294.00)	1	(\$294.00)	1
62127	*SH4860 window ILO TSH7260 window - Bedroom 2	(\$263.00)	1	(\$263.00)	5
62127	Delete (1) SH3660 window in Bedroom 3	(\$294.00)	1	(\$294.00)	8
62128	Add (1) SH3672 window in Bedroom 4	\$324.00	1	\$324.00	10
62128	Add (3) SH3672 windows in Bdrm 1	\$360.00	3	\$1,080.00	12
62131	SH4272 window ILO SH3672 window - Dining room	\$5.00	1	\$5.00	2
62140	SH4848 window ILO SH2448 window - Bath 1	\$68.00	1	\$68.00	2
62145	Add (1) SH4860 window in Bdrm 3	\$319.00	1	\$319.00	8
62163	Delete (1) SHF3648 window w/safety glass- Bath 2	(\$463.00)	1	(\$463.00)	2
62163	Add (1) SHF3660 window above Stairs	\$277.00	1	\$277.00	8
62165	Add (2) SHF4248 windows w/safety glass - Bath 2	\$423.00	2	\$846.00	2
62165	Add (1) SHF4848 window w/safety glass - Bath 2	\$423.00	1	\$423.00	7
71800	3'0" Fiberglass exterior door w/full glass (S118-LE) - Living room 2	\$510.00	1	\$510.00	5

Prices subject to review if construction not started within 90 days of 2/28/2019

Tuesday, May 05, 2020

**EXHIBIT 2**

SMITH\_000029

# As-Built Report

Tuesday, May 05, 2020

Job #: 7330

Homeowner: Ben Smith

Distributor: Liscott Custom Homes

MODEL: Custom Dillon E

Item #	Description	Unit Price	Quantity	Total Price	Notes
71800	3'0" Fiberglass exterior door w/full glass (S118-LE) - Dining room	\$510.00	1	\$510.00	2
71800	3'0" Fiberglass exterior door w/full glass (S118-LE) - Bedroom 1	\$510.00	1	\$510.00	8
72215	Textured fiberglass exterior doors ILO standard - Dining room & Living room 2	\$197.00	2	\$394.00	7
72215	Textured fiberglass exterior door/sidelights/transom ILO standard - Front entry	\$197.00	4	\$788.00	7
75000	2) 2'8" interior door ILO std. interior door - Utility room and Stairs	\$20.00	2	\$40.00	SO
75200	2'8" Interior pocket door ILO standard 2'8" interior door - Utility	\$103.00	1	\$103.00	10
X75720	Alder Milled Trim ILO standard	\$1.62	3480	\$5,637.60	SO
X75730	Alder Doors (PAKC2) ILO standard - Thru out	\$273.00	18	\$4,914.00	SO
76600	Bi-pass closet doors ILO std bi-fold at closet in Living room 2	\$152.00	1	\$152.00	10
82000	L-shaped stairway ILO standard	\$77.00	1	\$77.00	SO
83100	Half wall capped w/jamb & casing ILO full wall at Stairs	\$5.05	7.25	\$36.61	2
85600	5) Wood Lockers in Utility	\$397.00	5	\$1,985.00	SO
86100	4) Cased openings in wall	\$67.00	4	\$268.00	1
X87700	50" Ceiling fan with lights ILO std. light fixture - Bdrm 1-2-3-4	\$201.00	4	\$804.00	8
92000	Cathedral ceilings at Open to Below area	\$26.00	28	\$728.00	SO
93000	2) Tall opening capped w/jamb and casing between modules	\$62.00	2	\$124.00	1
93000	3) Tall opening capped w/jamb and casing between modules	\$62.00	3	\$186.00	SO
94800	Tray ceiling - over 15' 0" room - Bedroom 1	\$901.00	1	\$901.00	SO
95100	Wide opening at mating wall	\$850.00	1	\$850.00	SO
X102805	33" D.V. Gas fireplace w/tile face/flush tile hearth,oak beam mantel,outside house (vertical vent)	\$4,230.00	1	\$4,230.00	SO
112900	Move panel box from rear to mechanical room in Basement	\$5.05	25	\$126.25	12
114300	2) T.V. (cable) wire & J-box - Bdrm 1	\$19.00	2	\$38.00	11
114300	2) T.V. (cable) wire & J-box - Bdrm 3	\$19.00	2	\$38.00	11
114300	2) T.V. (cable) wire & J-box - Bdrm 4	\$19.00	2	\$38.00	11
114300	2) T.V. (cable) wire & J-box - Bdrm 2	\$19.00	2	\$38.00	11
114550	Recessed TV/Outlet box above fireplace in Living room	\$81.00	1	\$81.00	11
115000	4-way switch ILO standard at LEDs in Kitchen 2/Living room 2	\$20.00	1	\$20.00	SO
115005	Coil wire and switch for on-site LED lights at future covered patio	\$31.00	1	\$31.00	11
115100	Dimmer switches ILO standard at LEDs & eyeball lights - Living room, Living room/Kitchen 2, Kitchen, Dining room, Stairs, Bedroom 1-2-3-4	\$36.00	9	\$324.00	11
116010	1) 16" LED Light w/switch in washer/dryer closet - Living room #2	\$90.00	1	\$90.00	SO
116225	2) Holman Pendant lights above island bar in Kitchen	\$83.00	2	\$166.00	11
116225	2) Holman Pendant lights above island bar - Kitchen 2	\$83.00	2	\$166.00	10
116700	1) Additional 6" LED surface light fixture - Utility room	\$67.00	1	\$67.00	SO
116700	1) 6" LED surface light fixture above shower - Bath 2	\$67.00	1	\$67.00	SO
116700	5) 6" LED surface light fixtures - Kitchen	\$67.00	5	\$335.00	SO

Tuesday, May 05, 2020

Prices subject to review if construction not started within 90 days of 2/28/2019

**EXHIBIT 2**

SMITH\_000030

# As-Built Report

Job #: 7330

Tuesday, May 05, 2020

Homeowner: Ben Smith

Distributor: Liscott Custom Homes

MODEL: Custom Dillon E

Item #	Description	Unit Price	Quantity	Total Price	Notes
116700	3) Additional 6" LED surface light fixture - Bdrm 1 closet	\$67.00	3	\$201.00	11
116700	1) 6" LED surface light fixture above shower - Bath 5	\$67.00	1	\$67.00	11
116700	1) 6" LED surface light fixture above soaker tub - Bath 2	\$67.00	1	\$67.00	SO
116700	1) Additional 6" LED surface light fixture - Bdrm 2 closet	\$67.00	1	\$67.00	11
116700	2) 6" LED surface light fixture - Pantry	\$67.00	2	\$134.00	SO
116700	1) 6" LED surface light fixture at Bdrm 2 entry	\$67.00	1	\$67.00	SO
116700	1) 6" LED surface light fixture above shower - Bath 3	\$67.00	1	\$67.00	11
116700	4) 6" LED surface light fixture - Bdrm 4	\$67.00	4	\$268.00	11
116700	4) 6" LED surface light fixture - Bdrm 3	\$67.00	4	\$268.00	11
116700	4) 6" LED surface light fixture - Bdrm 2	\$67.00	4	\$268.00	11
116700	6) 6" LED surface light fixtures at Kitchen 2/Living room2	\$67.00	6	\$402.00	SO
116700	1) 6" LED surface light fixture at Bdrm 4 entry	\$67.00	1	\$67.00	SO
116700	1) 6" LED surface light fixture above shower - Bath 4	\$67.00	1	\$67.00	11
116700	3) 6" LED surface light fixtures - Bath 2	\$67.00	3	\$201.00	11
116700	6) 6" LED surface light fixtures - Bedroom 1	\$67.00	6	\$402.00	11
116700	4) 6" LED surface light fixture - Entry	\$67.00	4	\$268.00	11
116800	6) 6" Eyeball recessed light fixtures - Dining room	\$83.00	6	\$498.00	11
116800	6) 6" Eyeball recessed light fixtures - Living room	\$83.00	6	\$498.00	11
117005	Upgrade Jamestowne exterior light (dark sky friendly) ILO standard thru-out house (does not include garage)	\$100.00	5	\$500.00	5
119995	36" high upper cabinets ILO standard - Kitchen	\$31.00	16.5	\$511.50	11
X121350	Quartz countertops ILO standard laminate in Kitchen	\$6,195.00	1	\$6,195.00	SO
123000	48" x 36" Center island bar (fixed) - Kitchen 2	\$489.00	1	\$489.00	10
124400	24" Utility cabinet - Kitchen 2	\$469.00	1	\$469.00	10
125000	Upper cabinet adjustment - Kitchen 2	\$98.00	3.25	\$318.50	10
125000	Add 5'3" of upper cabinets in Utility	\$118.00	5.25	\$619.50	12
125100	Lower cabinet adjustment - Kitchen 2	\$139.00	2	\$278.00	10
125100	Add an additional 2'9" of lower cabinets in Utility	\$139.00	2.75	\$382.25	SO
125490	RTR refrigerator panel - Kitchen 2	\$129.00	1	\$129.00	10
125500	24" Deep cabinet over refrigerator - Kitchen 2	\$31.00	1	\$31.00	10
126300	Ice maker box	\$49.00	1	\$49.00	SO
127300	Add range hood to Kitchen 2	\$46.00	1	\$46.00	SO
127400	Delete range hood, install outlet for microwave - Kitchen	(\$31.00)	1	(\$31.00)	SO
127400	Delete range hood, install outlet for microwave - Kitchen 2	(\$31.00)	1	(\$31.00)	SO
127500	Rough-in only for dishwasher - Kitchen	(\$76.00)	1	(\$76.00)	SO
127500	Rough-in only for dishwasher - Kitchen 2	(\$76.00)	1	(\$76.00)	SO
130800	Drop-in utility tub w/30" base cabinet	\$469.00	1	\$469.00	SO
131400	Linen closet w/5 shelves w/6 bifold door - 2nd floor hallway	\$397.00	1	\$397.00	2
131700	Add (1) 18" Linen cabinet in Bath 2	\$324.00	1	\$324.00	10

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Tuesday, May 05, 2020

# As-Built Report

Job #: 7330

Tuesday, May 05, 2020

Homeowner : Ben Smith

Distributor : Liscott Custom Homes

MODEL: Custom Dillon E

132435	Quartz vanity top w/undermount single bowl ILO std - up to 31" - Bath 2-4-5	\$364.00	3	\$1,092.00	SO
132436	Quartz vanity top w/undermount single bowl ILO std - up to 49" - Bath 3	\$515.00	1	\$515.00	SO
132437	Quartz vanity top w/undermount single bowl ILO std - up to 73" - Bath 1	\$722.00	1	\$722.00	SO
134000	Add 3/4 bath - Bath 5	\$1,778.00	1	\$1,778.00	10
134300	Delete Full bath - Bath 5	\$1,695.00	1	\$1,695.00	10
136250	Drop in soaker tub w/ceramic tile surround (42" x 72" Sunward) - Bath 2	\$1,906.00	1	\$1,906.00	SO
137600	3'x5' Shower base with ceramic tile surround ILO standard tub/shower - Bath 3	\$799.00	2	\$1,598.00	8
137600	3'x5' Shower base with ceramic tile surround ILO standard tub/shower - Bath 4	\$799.00	1	\$799.00	8
152000	Delete Kitchen & Kitchen 2 vinyl flooring and underlayment	(\$219.00)	2	(\$438.00)	SO
152500	Delete Pantry vinyl flooring and underlayment	(\$122.00)	1	(\$122.00)	SO
153590	Upgrade ceramic tile ILO vinyl - Bath 4 (grout provided by HH, installed by others)	\$7.40	30	\$222.00	SO
153590	Upgrade ceramic tile ILO vinyl - Bath 5 (grout provided by HH, installed by others)	\$7.40	25	\$185.00	SO
153590	Upgrade ceramic tile ILO vinyl - Bath 3 (grout provided by HH, installed by others)	\$7.40	40	\$296.00	SO
153590	Upgrade ceramic tile ILO vinyl - Bath 2 (grout provided by HH, installed by others)	\$7.40	97.5	\$721.50	SO
153590	Upgrade ceramic tile ILO vinyl - Bath 1 (grout provided by HH, installed by others)	\$7.40	55	\$407.00	SO
153590	Upgrade ceramic tile ILO vinyl - Utility (grout provided by HH, installed by others)	\$7.40	105	\$777.00	SO
153730	Random Plank Width Hardwood flooring - Living room 2 and Kitchen 2	\$10.00	245	\$2,450.00	SO
153730	Random Plank Width Hardwood flooring - Kitchen, Dining Room, Pantry, & Hallway	\$10.00	448.25	\$4,482.50	SO
154291	Upgrade carpet ILO std - Bedroom 1-2-3-4	\$425.00	4	\$1,700.00	SO
				<b>Total of All Options:</b>	<b>\$127,386</b>

\*(Ship Loose Item)

Tuesday, May 05, 2020

Prices subject to review if construction not started within 90 days of 2/28/2019

**EXHIBIT 2**

SMITH\_000032