

Homeowner Contract addendum #2
 Responsibilities (part of the initial agreement)
 (Revision#6 8/29/23)

TASK DESCRIPTION	CONTRACTOR TASK and liabilities	OWNER TASK and liabilities	COMMENTS
Prepare grading plans		X	Completed by Owner's Civil Engineer.
Provide copy of stamped house plan	X		
Sewer and tap fees for county sewer/water. (Include SDC charges in WSSC area's)		X	Completed by Owner or Owner's Site Work General Contractor. Any front foot benefit charges will be Owner's responsibility.
Bonds for Erosion control, Storm water management and Right of way, if applicable		X	Due at permit pick up.
Septic/Well permit and permit fees		X	Applicable for Septic/Well lots.
Apply/pick up building permit and display permit, lot #, no trespassing sign and property address	X	X	Applicable for Septic/Well lots. This is the owners responsibility, however ANV will assist.
Apply and Obtain Maryland Department of Transportation Permit (if applicable)		X	Completed by Owner or Owner's Site Work General Contractor.
Mark clearing limits per approved plans		X	Completed by Owner's Civil Engineer.
Clear lot per approved plans		X	Completed by Owner's Site Work Contractor.

Over lot grading to approved plans including hauling excess dirt off site.		X	Completed by Owner's Site Work Contractor.
Install Erosion controls per approved plans and maintain throughout construction period		X	Completed by Owner's Site Work Contractor.
Install driveway pipe and construction entrance and maintained throughout construction		X	Completed by Owner's Site Work Contractor.
Erosion Inspection		X	Completed by Owner's Site Work Contractor.
Stake and dig well		X	Lot Specific: County requirement. Completed prior to release of permit.
Stake house and provide cut sheets to contractor		X	Completed by Owner's Civil Engineer.
Excavate basement	X	X	If Owner is using ANV Recommended vendors then then no fee, however if not then \$2100 to excavate the basement.
Provide nail points if required by contractor		X	Completed by Owner's Civil Engineer. Includes additional stakes if required due to larger houses or difficult lots.
Provide Height Verification Letter to confirm elevation for footings		X	Completed by Owner's Civil Engineer.
Foundation walls, slabs and footings	X		
Wall check		X	Completed by Owner's Civil Engineer.

Pump water from basement as needed	X	X	Aprox \$250 a day pump, ANV will manage issue.
Plumbing ground works in basement with sewer/water lines extended to within 3 ft. of outside wall	X		Owner's plumbing contractor will connect water and sewer lines to the pipe projecting from exterior wall. Booster pump for low water pressure, pressure tank for lots on well is owner's task.
Flush Street if necessary		X	
Termite treatment	X		
Waterproof and exterior drain tile	X		
Install septic and get all inspections		X	Lot Specific: Including permits and all electric and plumbing connections.
Install well pump/get water tested from outside lab and appropriate inspections		X	Lot Specific: Owner's plumbing contractor will connect water line to the pipe projecting from exterior wall. Electric circuits, disconnects, water testing shall be Owner's responsibility.
Framing, stairs, roof and exterior covering like siding.	X		Lot Specific.
Backfill within 5 feet of house exterior wall (4)	X		
Supply or remove excess dirt during or prior to backfill. Fill dirt should be approved by an engineer		X	

Supply dumpsters for contractor's debris		X	Completed by Owner's Site Work Contractor.
Supply Porta-John and cleaning services for the exterior		X	Owner to pay for dumpster for lot debris. Contractor to pay for House trash.
Apply for electric to house with utility company		X	Completed by Owner or Owner's Site Work General Contractor.
Apply for gas to house with utility company if applicable		X	Completed by Owner or Owner's Site Work General Contractor.
Install doors/windows & exterior trim	X		Completed by Owner or Owner's Site Work General Contractor.
Install one egress window in basement	X		
Install Plumbing, electrical, air conditioning, heating and ventilation	X		Include window well if needed per grade.
Provide 400 Amp Meter Base	X		Pepco Only.
Install meter base on the house/ inspection required	X		Pepco Only.
Have utility company run electric to house.		X	
Install gas lines inside house/ inspection required		X	Completed by Owner or Owner's Site Work General Contractor.
Connect interior gas lines to exterior gas rack	X		
Install propane tank and connect to house if required		X	Completed by Owner or Owner's Site Work General Contractor.

Rough grade house to approved plans.		X	Lot Specific.
All interior and inspections, Frame & foundation inspections	X		Completed by Owner's Site Work Contractor.
Install sprinkler system, if required by County code	X		Tank and/or pump to be paid by Owner installed by Contractor.
Insulation	X		
Drywall, paint, trim on the interior and exterior	X		
Fireplace(s)/inspection required	X		
Install driveway		X	Completed by Owner's Site Work Contractor.
Fine grade lot to approved grading plans		X	Completed by Owner's Site Work Contractor.
Pour lead walk to driveway		X	
Install bath vanities	X		
Install garage doors, gutters, and hardware	X		
Pay utility bills during construction (Electric and Gas)		X	
Pay utility bills during construction (Water and Sewer)		X	
All Cabinets, knobs, counter tops and Appliances	X		
All interior Flooring only	X		
Install curb, gutter, sidewalks, aprons, culvert pipes if required		X	
Seed yard and install landscaping package.		X	Completed by Owner's Site Work Contractor.

Complete house inside and get all inspections	X		Completed by Owner's Site Work Contractor.
Exterior inspections (septic, well, Driveway, SWM, and yard)		X	Completed by Owner or Owner's Site Work General Contractor.
Final house location survey		X	Completed by Owner's Civil Engineer.
Test well water and supply report to county.		X	Tested by a third party lab.
Obtain occupancy permit	X	X	Occupancy not to occur until Contractor receives final payment, and both the site and home inspection has been approved.
All the above is for the home itself and the lot that it sits on. Any structure not clearly identified in this contract is not part of this responsibility page.			