C.W. Adams Construction Inc.

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ADU

Project description: build an ADU 1200 sq. ft.

* Site prep- cut house pad.
* The dirt removed is NOT included in the quote
* Install foundation slab and material for the door stoops.
* Provide framing, trusses, lumber, insulation, sheet rock, and the labor to install.
* Provided 150 single gang boxes or single circuits, or a light fixture, or can light. also included is a 125-amp panel, there is a $2,000.00 light fixture budget or allowance.
* Utilities, gas, electrical, phone internet, water, and sewer shall have installed to not greater than 2 feet from the new building.
* Plumbing- hook up and install the waste, and water supply. Provide a hook up for the fire sprinklers. Here is the allowance for the list of provided sinks, valves, and tubs.
* The interior doors 6’8” hollow core, front door 3’x6’8” is included with inter-connected hard ware.
* Windows- Milgard style line,
* Furnace unit installed in the attic
* Base board 3 ¼ colonial or equal. Casing 2 ¼ colonial.
* Framing labor and materials of house and the trusses are included. The walls to be a 2x4 construction
* Exterior is stucco, 3 coat.
* Gutter and exterior flashing for the house is included, 5 ¼” Fascia gutter
* Insulation ceiling r 30, walls r 13.
* Closet shelving is 1 shelf and 1 pole for closets.
* The cabinets, vanities, and built ins as showmen on the plans and spec sheet.
* Counter tops allowance is $1,400.00 and appliances a $1,400.00 allowance for appliance.
* Mirror, shower doors, towel bars, TP holder, etc Chrome with chrome handles.
* Fire sprinklers are NOT included in the cost for permits, plans and sprinkler system. Not sure if the city requires these in every city.
* Dry wall tape and texture (spay knock down) house.
* Tile work in bathrooms floor and walls, and flooring areas kitchen and laundry. Finish flooring in the bedrooms and main room is hard wood engineered.
* Painting interior and exterior. One color in the interior (swiss coffee) and a semi-gloss doors and trim (swiss coffee). Walls are Egg shell shine.
* Roofing is to be 30-year comp.
* Contractor to remove all debris.

All debris will be removed by contractor.

Not included is Arch, Engineering fees, permits,