

# Site Improvement Estimated costs (Items in addition to cost of Modular Home Design)

Estimated as of ????????

Note these are only estimates as of this date and can/will fluctuate as materials and labor costs increase/change and based on your actual home site location and the improvements that must be done at the property to get ready for the modular home to be set, specific requirements that the home owner has and requirements of the specific county or city the home is being built in, time of year, etc. To get more accurate estimates, modular home design drawings need to be ordered and completed as well as soils test and engineering must be completed.

This is not an offer or contract of any type, rather is just information gathered from previous projects that have been completed and is for informational purposes only.

Minimum site work items required to get your C. O. (Certificate of Occupancy)	Scenario I- Based on 1600 sq ft ranch with Full Walk-out Basement Foundation			Scenario II- Based on 1600 sq ft ranch on Crawl Space Foundation		
	Range Low	Range- Mid	Range High	Range Low	Range- Mid	Range High
<b>Engineering Requirements:</b>						
Soils & Perk Tests						
Foundation Engineering Plans						
Engineering Inspections						
Survey- (Not normally required)	Owner	Owner	Owner	Owner	Owner	Owner
Improvement Survey/ Grade Certificate (if required)						
DESC Plans- (Douglas County requires)						
Septic Design						
<b>Subtotal Engineering Requirements:</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Permits Requirements:</b>						
Building Permits						
Septic Permits						
Well Permits- <b>Owner to do with State If land does not have well</b>						
<b>Subtotal Permits Requirements:</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Water and Sewer Source installs:</b>						
<b>If requires Well and Septic:</b>						
Septic Install						
Well Install and Equipment						
<b>If requires City Water &amp; Sewer source: (DOES NOT INCLUDE ANY TAP FEES OWNER MAY HAVE TO PAY)</b>						
Sewer line from foundation to city lateral-100 feet estimate						
Water line from foundation to city lateral-100 feet estimate						
<b>Subtotal Water and Sewer Source Requirements:</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Utilities-Rough in:</b>						
Electric Service to Property-Owner to contract directly with Power Company						
Gas Service to Home-100 feet from foundation to source						
Electric Service to House-100 feet from foundation to source						
<b>Subtotal Rough-in Utility Requirements:</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Dirt Work:</b>						
Road work or driveway to meet County/City requirements- Estimate based on 100 feet- Does not assume concrete or asphalt surface						
Excavation & Backfill						
Final Grading						
<b>Subtotal Dirt Work Requirements:</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Foundation:</b>						
Foundation -Standard Spread footer with concrete walls (no caissons)						
Add Caissons (if required)						
Waterproof & Drain				NA	NA	NA
Foundation Insulation (insulation of area of foundation to be backfilled)				NA	NA	NA
Underground Plumbing				NA	NA	NA
Concrete Basement Floor (Flat work)				NA	NA	NA
Stairs & Walls to Basement				NA	NA	NA
Drywall Basement Stair walls				NA	NA	NA
Framing Walk-out Walls & Sill Plate						
Center Steel Beam and support posts						
Basement wall/rim or crawl space wall/rim Insulation						
Walk-out Doors & Windows				NA	NA	NA
Standard lap siding on walk out area of basement				NA	NA	NA
Painting on walk out area basement siding				NA	NA	NA
<b>Subtotal Foundation Requirements:</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Final connections of Utilities to new home:</b>						
Plumbing (drains, water lines/Interior Gas Line)						
Electrical						
HVAC						
Phone & TV						
<b>Subtotal Final Utility Connects Requirements:</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Misc Items:</b>						
Trash Removal						
Porta-potty						
Final Cleaning Assume Owner will want to do?)	Owner	Owner	Owner	Owner	Owner	Owner
Seed & Mulch (Owner to do or hire landscaper)	Owner	Owner	Owner	Owner	Owner	Owner
Minimum Stoops & Steps						
<b>Subtotal Misc Requirements:</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Other Fees:</b>						
General Contractor Fees						
Bank Required Contingence-10% ( Required by the Bank for your Construction loan-Note: if not used, does not become part of the perm mortgage loan at the end)						
<b>Subtotal Other Fees:</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Minimal Site Improvement Requirements to get C.O. (Certificate of Occupancy):</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

Call Liscott Custom Homes Ltd 303-688-1724 to see example numbers for previous projects!!!

Customer Optional additional items:	24'x24' Two Car Garage	24' x32' Three Car Garage	8'x 18' Front Porch with Gable style roof
Estimates only until site visit/soils test are done and formal drawings are done (Note foundation or deck piers are not included in these estimates).			