

BWB CONSTRUCTION, LLC

2285 Woodrow Kay Road Rockmart, Georgia 30153

Phone: 770-367-1697

**OWNER COMPLETION PROGRAM RESPONSIBILITIES -
MUST MEET ALL LOCAL CODES**

CARPENTRY:

1. Install plywood where units join in floor, attic and each end.
2. Adjust doors if necessary.
3. Install insulation between units as needed at cased openings and doors.
4. Install cased openings and doors.
5. Install door stops as needed. Install screens.
6. Sheetrock repair and paint.
7. Insulate as required, for example, upper level if cape plan.
8. Clean job site and do landscaping.

Most items except the following items are considered carpentry: HVAC, electrical, plumbing, floor covering and providing suitable access to the house site for the crane and all necessary equipment required to set the house. Most materials are included except the HVAC.

PLUMBING:

1. Provide and install all material for plumbing as needed, including all waste, vents and service water lines.
2. Make all connections, including connecting water lines to water heater, running pipes through floor. (hot, cold and relief lines are provided to stub through floor.) Install water heater if necessary.
3. Extend all vents from lower level plumbing through roof as required. This material is provided by Nationwide.
4. Provide fittings and connect all vents, drains and water service lines between levels on a stack-on two-story house.
5. TIGHTEN ALL THREADED PLUMBING CONNECTIONS THROUGHOUT THE HOUSE PRIOR TO TURNING ON WATER AND TEST SYSTEM FOR LEAKS.
6. CAUTION: DO NOT LEAVE WATER TURNED ON UNATTENDED UNTIL SYSTEM HAS BEEN OBSERVED FOR A MINIMUM OF 24 HOURS.
7. Make all minor repairs, if necessary, such as adjusting stops, traps, faucets on sink, lavatories, tubs and adjusting toilets.
8. Provide sewer or septic system if required.

ELECTRICAL

1. Provide and install temporary meter base. Provide and connect service between meter and main panel. Provide and connect ground to main panel, meter and ground rod as per code.
2. Make wiring connection between house sections (connectors are labeled).
3. Install front and rear outside light fixtures and other fixtures not installed.
4. Connect all 3-way switches when run between floors (on basement and cape houses).
5. Install box and receptacle for ground fault outlet if not factory installed.
6. Make wiring connections to water heater and install cutoff to meet code.
7. Provide and install all wiring in basement, garage, or other attachment, if applicable.
8. CHECK ALL CIRCUITS AND OUTLETS FOR PROPER VOLTAGE PRIOR TO OCCUPANCY. (Final test all circuits)
9. Make all minor repairs, if necessary, such as replacing defective switches, receptacles, etc.
10. Provide material and hook up A/C and heating units.
11. Wire well pump if applicable.
12. Wire and hook up TV and phone jacks (jacks are installed with conduit). Install all light bulbs.

Other Owner Responsibilities:

1. Obtain building permits and water supply.
2. Complete driveway, walks, decks, porches, garage, gutters, etc.

Owner's Estimated Cost: Building materials are currently increasing. An estimation to complete is now \$60 per sq. ft., but there are many variables that can affect change, up or down. It is recommended that the owner secure quotes from local suppliers and subcontractors.

BWB Construction, LLC, makes no guarantee regarding the cost to complete the house.

On this date, _____, Homebuyer, _____, acknowledges that the _____ is a BWB Owner Completion Program home and its finishing will be the full responsibility of the Homebuyer.

Homebuyer: _____

Barry Barger, BWB Owner _____