

Typical Project Check List...

Items - PROJECT	Estimate \$	Actual \$
LAND COST		
ENGINEERING COSTS		
BUILDING PERMITS		
BANK FEES		
LEGAL EXPENSES		
SPECIAL FEES		

Items - FOUNDATION	Estimate \$	Actual \$
FOOTINGS		
WALLS		
SLAB / FLOOR		
DAMP-PROOFING / SEALER		
BASEMENT WINDOWS		
KNEEWALLS		
SILL PLATE (DOUBLE)		
LALLY COLUMNS		
BULKHEAD		
PERIMETER DRAINS		
SUMP PUMP		
WALL INSULATION		
OTHER		

Items - ADD-ONS	Estimate \$	Actual \$
EXTERIOR STAIRS		
DECKS		
PORCHES		
GARAGES (some models)		
FINISH UPPER LEVELS (Capes & Chalets)		
FINISH LOWER LEVELS (Split & Bi-Level homes)		
FIREPLACE / STACKS		
OTHER		

Items - MECHANICALS	Estimate \$	Actual \$
PLUMBING TIE-INS		
HEATING SYSTEM (boiler, stack, pumps etc.)		
HVAC		
ELECTRIC TIE-INS (bulbs, batteries etc.)		
HOT WATER HEATER		
ALARMS (fire, CO2 etc.)		
CABLE & TELEPHONE		
OTHER		

Items - MISCELLANEOUS	Estimate \$	Actual \$
ARRANGE "HOLD AREA" (if site too small)		

TEMPORARY POWER		
INSPECTIONS		
INSURANCE		
DUMPSTER & CLEANUP		
APPLIANCES		
EQUIPMENT TO MOVE UNITS ON SITE		
CANVASS / TARPS (protect your investment)		

Items - SITE	Estimate \$	Actual \$
CLEARING		
BLASTING		
EXCAVATION		
BACKFILL & GRADE		
HAUL OFF MATERIAL		
ADDITIONAL MATERIAL		
DRIVEWAY		
LANDSCAPE		
UNDERGROUND UTILITIES		
OTHER		

Items - UTILITIES	Estimate \$	Actual \$
CITY WATER OR WELL		
CITY SEWER OR SEPTIC		
GAS SERVICE		
UTILITY POLES		
UTILITIES		
PERCOLATION TEST		
WATER QUALITY TEST		
TELEPHONE		
CABLE / SATELLITE		
OTHER		

This portion of your project involves the general completion of your modular units (some projects may require additional sub-contractor assistance on-site for completion)

Item - MODULAR HOME	Estimate \$	Actual \$
COST DELIVERED W/TAX		
CRANE & SET		
EXTERIOR FINISH WORK		
ROOFING		
GABLE ENDS		
FILLERS		
SIDING (if declined)		
PAINTING (walls, finish)		
ATTACH SHIP LOOSE ITEMS (dormers etc.)		
GUTTERS		
INTERIOR FINISH WORK		
TRIM MATE WALL OPENINGS		

TRIM CEILING / WALL AREAS		
FINISH STAIRWAYS		
BASEMENT STAIRS		
BASEMENT INSULATION		
RAILS		
FLOORING FILLERS		
FLOORING (typically done locally)		
DRYWALL WORK		
INSTALL / COMPLETE MOLDINGS		
PAINTING (trim)		
OTHER		

You must also consider the location of the house on your site and the amount of clear space necessary for the crane and the boxes in the area of the foundation. If your septic system will be in the set area, you must wait until the house has been set, to install the system, otherwise damage to your system will result. Consult with your qualified Hallmark representative before you start any site work.

This listing is presented as a "guide" to assist you during the planning stages. Each project is different and may, or may not require some of the points covered on this guide.