

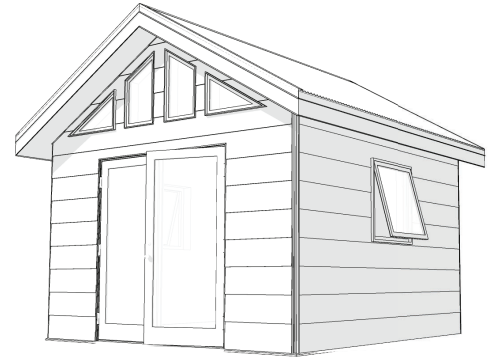


SCOPE OF WORK



PORTLAND SERIES

STUDIO SHED PRODUCT		
PROASSEMBLY SCOPE OF WORK	Shell Only	Lifestyle Interior
Shell Assembly	✓	X
Lifestyle Assembly	✓	✓



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EXCLUSIONS** - The following is excluded from ProAssembly and is the responsibility of the Client:		
X	Permitting & Fees	Permit submittal, and permit, plan review or submittal fees. Special inspections or inspection fees
X	Site & Design Feasibility	HOA approvals, historical reviews, confirmation of easements or setbacks on the premises
X	Reports or Surveys	Geotechnical/soils report, setback verifications or surveys required for the Project
X	Trees or Landscaping	Such as Arborist studies, tree removal, or landscaping.
X	Furnishing Foundation	Any structural support elements below Studio Shed sill plates ¹
X	Site Work	May include anything outside building footprint ²
X	Utilities to the Building	Utility connections/tie-ins, including electric, gas, domestic water, sewer, septic, telecom etc. ³
X	Landings or Decks	Decks, steps, hardscaping. Client responsible for verifying appropriate adjacent grade ⁴
X	Insulation Upgrades	Insulation such as spray foam, foundation, etc. (R21, R30 batt included unless specified in order)
X	Window Accessories	Accessories such as awnings, pergolas, or window shades/blinds (unless specified in Order)
X	Door Upgrades	Non-standard door or Electronic door hardware (unless specified in Order)
X	Temporary Power	Temporary power necessary for installation of Product (if permanent within 150' unavailable)
X	Debris Removal	Debris from site work or added scope items (i.e. dirt removal, other demo work etc.)
X	Temporary Services	Temporary services while ProAssembly contractor is in on site ⁵
X	Inspections	Inspections, down-time or required site visits for ProAssembly contractor to manage inspections ⁶
X	Sprinklers or Solar	Fire suppression sprinklers, solar/PV systems, and any associated utility work

**Items may be quoted separately by the ProAssembly contractor

NOTES

- For a concrete slab or stem wall foundation, this includes any grading, form work, sub-grade gravel or fill, drilling, reinforcing, concrete material, concrete finishing. For any wood foundation on piers, this includes any grading, form work, drilling, sub-grade gravel or fill, reinforcing, concrete material, concrete finishing, lumber, hangers or other hardware except as specifically included in the Work, or sub-floor sheathing. Client, or other contractor on Client's behalf, shall verify the Foundation is square and level and is the exact size required by Studio Shed. The foundation shall be "broom clean" and clear of debris or obstructions.
- Site Work may include, but not be limited to, clearing, grubbing, grading, fence removal, or anything else outside the building footprint that is required to install the Work.
- The utility contractor is responsible for final connection to the sub-panel or plumbing stubs.
- Includes verifying that grade adjacent to the building slopes away from, and is eight inches minimum below top of foundation.
- Temporary services may include, but are not limited to: portable toilet, hand wash station, dumpsters, etc.
- Third party verification/inspections or energy auditing/verification, such as CalCERTS/HERS inspections, excluded and shall be managed by Client.

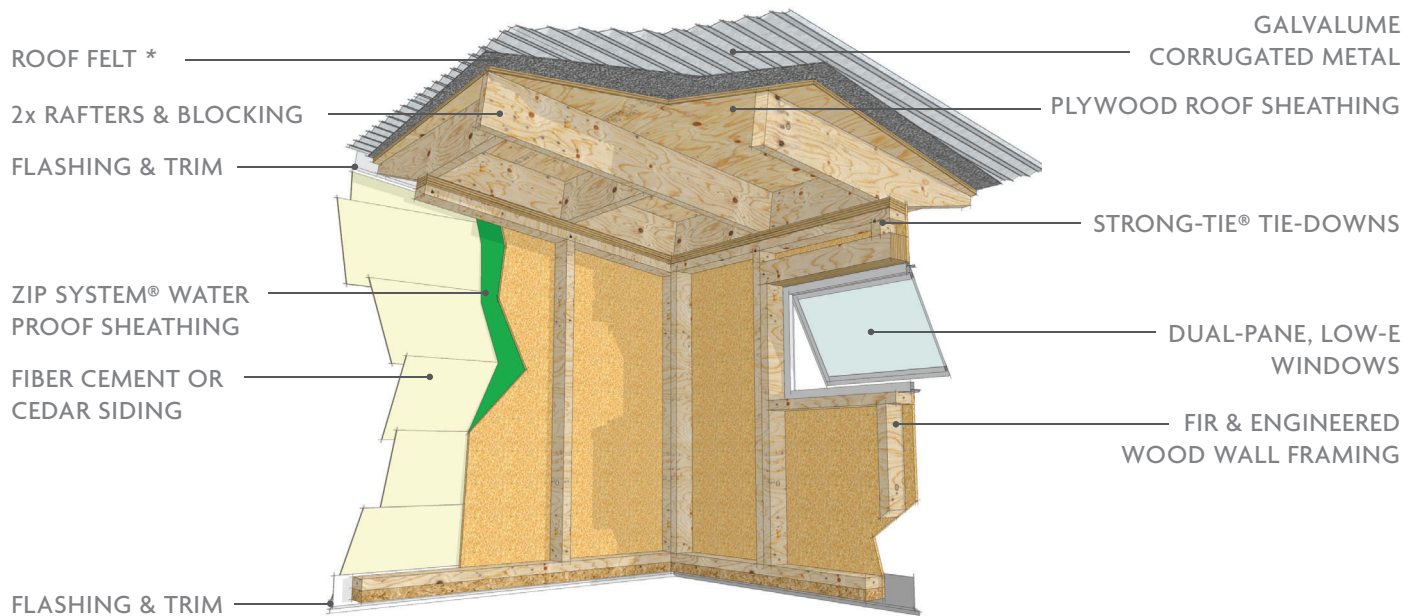
KIT INCLUSIONS	PROASSEMBLY INCLUSIONS - SHELL ONLY	
SILL & TOP PLATES	✓	Receive delivery and unload product from delivery location to build site ¹
WOOD FRAME WALL PANELS	✓	Lay out and install sill seal and sill plates on foundation with provided hardware
HUBER ZIP TAPE	✓	Secure wall panels and seal seams w/ Huber Zip tape ²
RAFTERS & BLOCKING	✓	Rafters, blocking, and roof sheathing*
ROOF SHEATHING & METAL	✓	Roof metal and metal drip edge (caulked & sealed weather tight)
ROOF SOFFIT & FASCIA	✓	Metal trim, siding, and soffit/fascia material
BASE & ROOF DRIP EDGE	✓	(1) Door as specified in order (multiple doors billed separately) ³
METAL TRIM & SIDING	✓	Window and door hardware, verify good/working condition
WINDOWS & HARDWARE	✓	Remove all debris/extra material from Studio Shed kit "broom clean" ⁴
DOORS & HARDWARE	X	Site work (May include anything outside of building footprint)
EXCLUSIONS (also see OVERVIEW page)	X	Foundation (Any structural support elements below Studio Shed sill plates)

*ROOF FELT OR UNDERLAYMENT MATERIAL TO BE PURCHASED LOCALLY BY CONTRACTOR (INCLUDED IN BUILDER PAY)

NOTES

1. ProAssembly contractor shall receive delivery and unload the product from delivery location to build location per Studio Shed Terms & Conditions.
2. ProAssembly contractor shall include Huber Zip tape at top of wall to top plate connection and at bottom of wall to foundation.
3. If multiple doors are included in the Order, additional charges (\$250 minimum per each single door, \$400 minimum per each double door) may be billed to Client either in the Studio Shed Order or by ProAssembly contractor directly to Client.
4. ProAssembly contractor shall remove all debris or extra material associated with the building kit from the Premises. ProAssembly contractor shall leave the building and adjacent site "broom clean". Dump fees for dirt/spoils or other debris from site work not included.

SHELL ASSEMBLY



PRODUCT MAY DIFFER FROM DIAGRAM OR CONFIGURATION SHOWN
SEE ORDER FOR DETAILS

KIT INCLUSIONS	PRO ASSEMBLY INCLUSIONS - LIFESTYLE INTERIOR	
SHELL ASSEMBLY + ELECTRICAL ROUGH-IN & TRIM SUBPANEL & BREAKER INTERIOR & EXTERIOR LIGHTS R21 WALL INSULATION* R30 ROOF INSULATION* 1/2" DRYWALL** LUXURY VINYL FLOORING BASEBOARD & DOOR CASE WHITE INTERIOR PAINT EXCLUSIONS (also see OVERVIEW page)	✓	Electrical and lighting rough-in in walls and ceiling
	✓	Penetrations for the subpanel, exterior light(s) and outlets
	✓	Electrical trim and lighting fixtures in walls and ceilings
	✓	Batt insulation in roof and walls*** (std. R21 or R30 values)
	✓	Furnish and Install 1/2" drywall to a smooth level 3-4 finish on walls and ceiling ¹
	✓	Tongue and groove luxury vinyl plank flooring & vapor barrier
	✓	Floor base and door casing provided with kit (no window casing)
	✓	Application of interior white paint to walls and ceiling ² (2 coats)
	✗	Materials or installation of additional outlets, switches, or lights
	✗	Materials or installation of additional or upgraded insulation or drywall
✗	Materials or installation of HVAC (heating or cooling, mini-splits etc.)	

*MAY VARY, SEE ORDER DETAILS

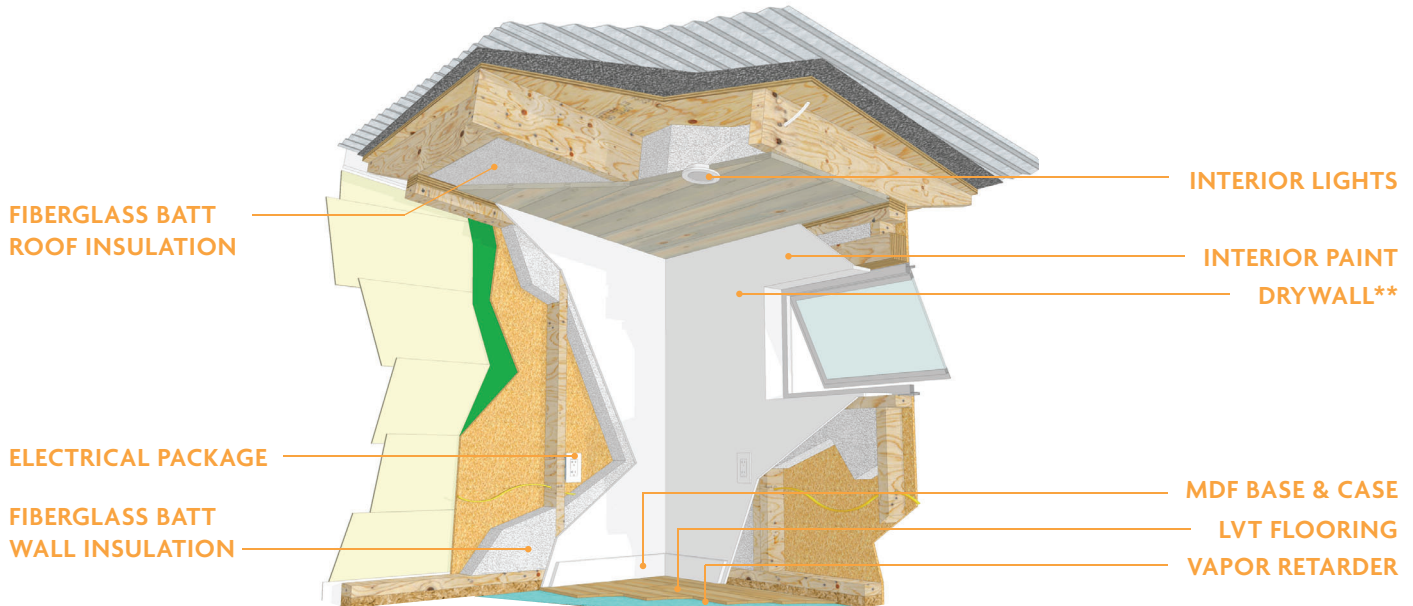
**MATERIAL TO BE PURCHASED LOCALLY BY CONTRACTOR (INCLUDED IN BUILDER PAY)

***EXCLUDES NON-STANDARD INSULATION (SPRAY FOAM, etc.)

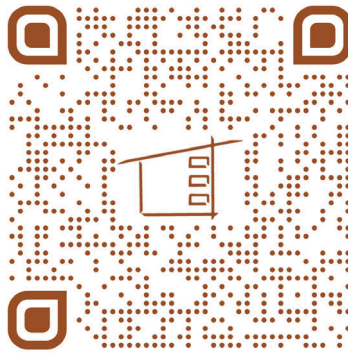
NOTES

1. All operable windows shall receive a drywall return. Corner bead shall be used at all exterior corners.
2. If Client intends to use a different contractor for other interior work, Client responsible for coordinating a scope meeting (ProAssembly contractor may charge separately).
3. Client and ProAssembly contractor shall complete one (1) punch walk within 24 hours of completion, and shall create a punch list with reasonable items for ProAssembly contractor to complete within seven (7) calendar days. Any work not listed on the initial punch list that is not considered a manufacturer warranty item shall be considered extra work and shall be billed to Client.
4. Client's utility contractor shall ensure the sub panel is connected to permanent power.

LIFESTYLE INTERIOR
+ SHELL ASSEMBLY



PRODUCT MAY DIFFER FROM DIAGRAM OR CONFIGURATION SHOWN
SEE ORDER FOR DETAILS
INCLUDES SHELL ASSEMBLY (SEE PREVIOUS PAGE FOR DETAILS)



Installation Guides

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