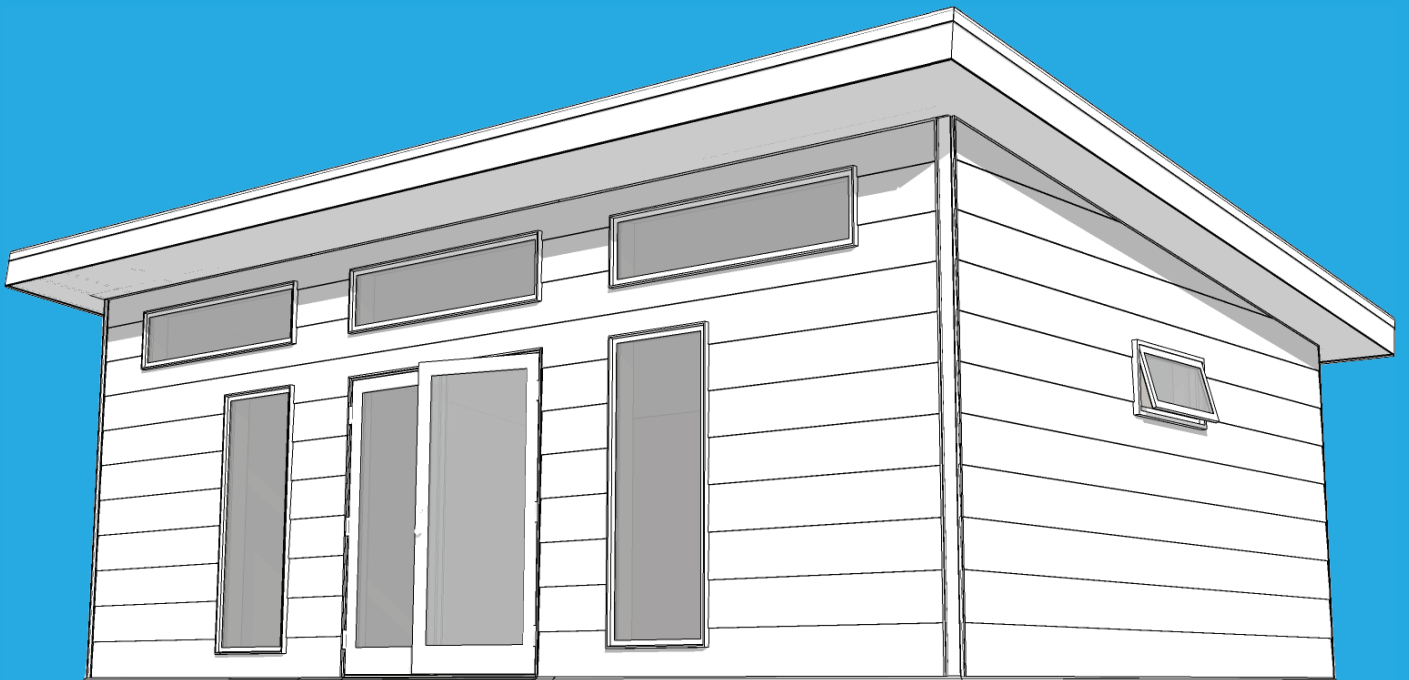




**STUDIO SHED<sup>®</sup>**

**SCOPE OF WORK**



**SUMMIT SERIES**

PROASSEMBLY SCOPE OF WORK	STUDIO SHED PRODUCT					
	Shell Only	Lifestyle Interior	Lifestyle+ Bath	Lifestyle+ Kitchen	Lifestyle+ 1Bed 1Bath	Lifestyle+ 2Bed 2Bath
Shell Assembly	✓	X	X	X	X	X
Lifestyle Assembly	✓	✓	X	X	X	X
Lifestyle+ Bath Assembly	✓	✓	✓	X	X	X
Lifestyle+ Kitchen Assembly	✓	✓	✓	✓	X	X
Lifestyle+ 1Bed 1Bath Assembly	✓	✓	✓	✓	✓	X
Lifestyle+ 2Bed 2Bath Assembly	✓	✓	✓	✓	✓	✓
	Page 1	Page 2	Page 3	Page 4	Page 5	Page 6

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 <sup>1</sup>
X	Site Work	May include anything outside building footprint <sup>2</sup>
X	Utilities to the Building	Utility connections/tie-ins, including electric, gas, domestic water, sewer, septic, telecom etc. <sup>3</sup>
X	Landings or Decks	Decks, steps, hardscaping. Client responsible for verifying appropriate adjacent grade <sup>4</sup>
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 <sup>5</sup>
X	Inspections	Inspections, down-time or required site visits for ProAssembly contractor to manage inspections <sup>6</sup>
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.

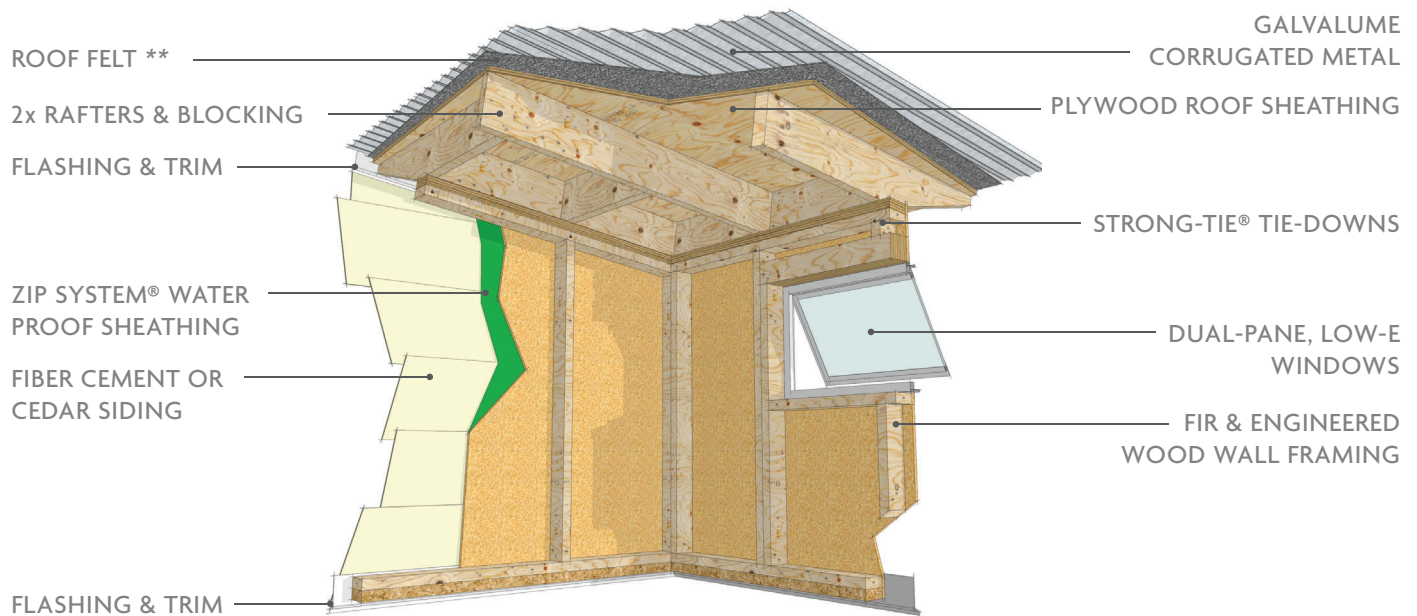
KIT INCLUSIONS	PROASSEMBLY INCLUSIONS - SHELL ONLY	
SILL & TOP PLATES WOOD FRAME WALL PANELS HUBER ZIP TAPE RAFTERS & BLOCKING ROOF SHEATHING & METAL ROOF SOFFIT & FASCIA BASE & ROOF DRIP EDGE METAL TRIM & SIDING WINDOWS & HARDWARE DOORS & HARDWARE	✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓	Receive delivery and unload product from delivery location to build site <sup>1</sup> Lay out and install sill seal and sill plates on foundation with provided hardware Secure wall panels and seal seams w/ Huber Zip tape <sup>2</sup> Rafters, blocking, and roof sheathing** Roof metal and metal drip edge (caulked & sealed weather tight) Metal trim, siding, and soffit/fascia material (1) Door as specified in order (multiple doors billed separately) <sup>3</sup> Window and door hardware, verify good/working condition Remove all debris/extra material from Studio Shed kit "broom clean" <sup>4</sup>
EXCLUSIONS (also see OVERVIEW page)	X X	Site work (May include anything outside of building footprint) 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. R15, R21 or R30 values)
	✓	Furnish and Install 1/2" drywall to a smooth level 3-4 finish on walls and ceiling <sup>1</sup>
	✓	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 <sup>2</sup> (2 coats)
	✗	Materials or installation of additional outlets, switches, or lights <i>excluded</i>
	✗	Materials or installation of additional/upgraded insulation or drywall <i>excluded</i>
✗	Materials or installation of HVAC (heating or cooling, mini-splits etc.) <i>excluded</i>	

\* MAY VARY, SEE ORDER DETAILS

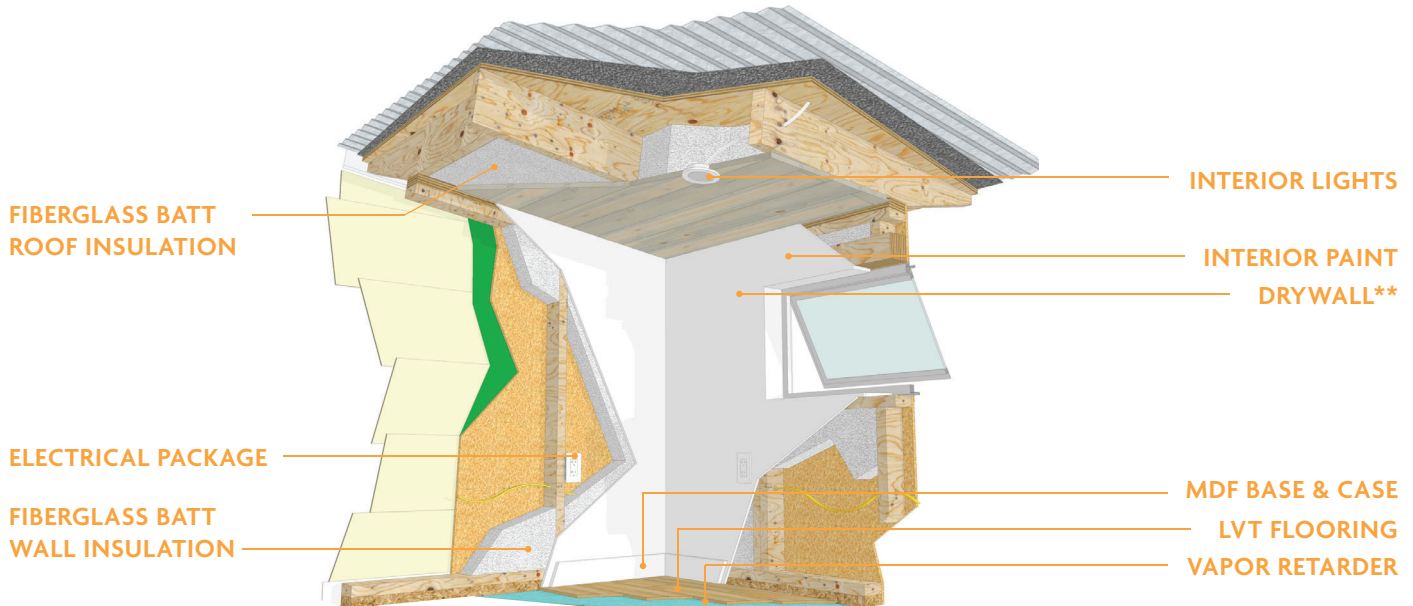
\*\*MATERIAL TO BE PURCHASED LOCALLY BY CONTRACTOR (INCLUDED IN BUILDER PAY)

\*\*\*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). Painting shall be completed prior to kitchen cabinets or bathroom fixtures being installed. If a kitchen is being installed, flooring shall be installed after cabinets.
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



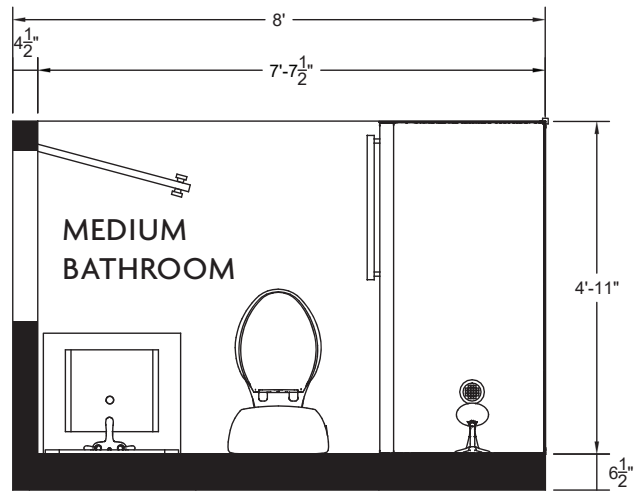
PRODUCT MAY DIFFER FROM DIAGRAM OR CONFIGURATION SHOWN  
SEE ORDER FOR DETAILS  
INCLUDES SHELL ASSEMBLY (SEE PREVIOUS PAGE FOR DETAILS)

KIT INCLUSIONS	PROASSEMBLY INCLUSIONS - LIFESTYLE+ BATHROOM
SHELL ASSEMBLY	✓ In-wall plumbing rough-in and connection to utility stubs <sup>1</sup>
LIFESTYLE INTERIOR	✓ Cutting necessary penetrations in foundation (coordinate as needed) <sup>1</sup>
+ BATHROOM DOOR	✓ Rough-in for domestic water, vent lines, and bathroom fixtures
WALL-MOUNTED VANITY	✓ In-wall electrical rough-in for bathroom <sup>2</sup> and ERV in exterior wall of living area
RECESSED MEDICINE CABINET	✓ Wall mounted vanity and sink, faucet and toilet fixtures
32"x60" SHOWER PAN	✓ Recessed medicine cabinet and all bathroom accessories <sup>3</sup>
SHOWER DOOR & WALLS	✓ Shower pan, shower walls, door, all mixing valves, hand shower and head <sup>5</sup>
HAND SHOWER & HEAD	✓ Furnish and install partition wall lumber**, drywall**, and coordinate rough-in
TOILET & SINK FIXTURES	✓ Bathroom door and case, waterproof LVT flooring, and baseboard
WATERPROOF LVT FLOORING	✓ Furnish and install Mini-split wall pack and exterior condenser <sup>4</sup>
BATHROOM ACCESSORIES	✓ Water heater pad and any securing straps/fasteners** per the Permit Plans
DUCTLESS MINI-SPLIT**	✓ Bathroom exhaust fan w/ associated ductwork and roof jacks/vents**
WATER HEATER*	✓ Verify proper piping, exhaust ductwork, roof jacks, venting, and sealing**
BATHROOM EXHAUST FAN	
ENERGY RECOVERY VENT. (ERV)	

\* MODEL TYPE MAY VARY, OUTDOOR ENCLOSURE OR INTERIOR CLOSET NOT INCLUDED.  
 \*\*MATERIAL TO BE PURCHASED LOCALLY BY CONTRACTOR (INCLUDED IN BUILDER PAY)

NOTES

- ProAssembly contractor shall coordinate with foundation subcontractor to ensure all rough-in from below the foundation is complete and accurate. Rough-in shall include the shower drain, toilet drain, sink drain, domestic water to the shower and vanity, and any associated vent lines.
- Electrical rough-in includes any wiring for the medicine cabinet or other fixtures that require power, whether shown in the Plan Set drawings or in the Lifestyle+ product cut sheets. When required by code, Pro Assembly contractor shall install motion or occupancy sensors.\*\*
- Lifestyle+ Bathroom accessories include towel bars, toilet paper holder, and robe hook.
- Includes installation of mini-split wall pack and exterior condenser (either on a pad or wall-mounted), and sealing any penetration through exterior walls. ProAssembly contractor shall engage a licensed HVAC subcontractor to the extent necessary to maintain the manufacturer's warranty.
- ProAssembly contractor to furnish and install Durock/other waterproof backer board for shower as required.\*\*



BATHROOM FIXTURES & EQUIPMENT



1 Bathroom Fixtures



2 Full Size Shower



3 ERV Unit (Air Quality)



4 DIY Ductless Mini-Split\*\*



5 Electric Water Heater

AS WELL AS...

- + BATHROOM FAN
- + MEDICINE CABINET
- + LVT FLOORING
- + BATHROOM DOOR
- + ACCESSORIES<sup>3</sup>

KIT INCLUSIONS	PROASSEMBLY INCLUSIONS - LIFESTYLE+ KITCHEN
SHELL ASSEMBLY	✓ Install all in-wall plumbing rough-in and connect to utility stubs <sup>1**</sup>
LIFESTYLE INTERIOR	✓ Cutting necessary penetrations in foundation (coordinate as needed) <sup>1</sup>
BATHROOM INTERIOR	✓ Rough-in plumbing for applicable kitchen appliances and fixtures <sup>**</sup>
+ FULL HEIGHT FRIDGE*	✓ In-wall electrical rough-in for kitchen, including appliances <sup>2</sup>
+ UNDERCOUNTER FRIDGE*	✓ Countertops, wall and base cabinets, including hardware
+ DISHWASHER*	✓ Undermount sink, kitchen faucet and disposal (as specified per project)
+ ELECTRIC RANGE & SPLASH	✓ Appliances and final electrical & plumbing connections
+ EXHAUST HOOD	✓ Range hood (either recirculating or vented exhaust fan) <sup>3</sup>
+ SINK & DISPOSAL	✓ Countertop backsplash and metal range backsplash
+ WALL & BASE CABINETS	✓ Any smoke/CO alarms required by applicable code
+ COUNTERTOP & BACKSPLASH	

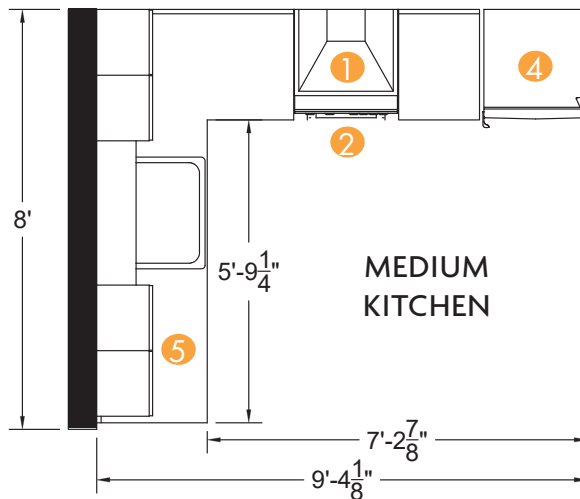
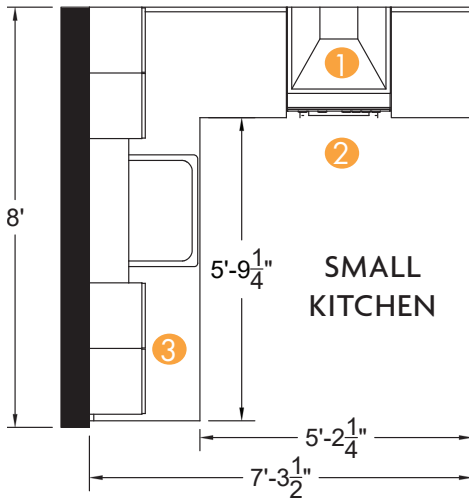
\*FULL HEIGHT FRIDGE INCLUDED IN MEDIUM KITCHEN ONLY.  
 UNDER COUNTER FRIDGE INCLUDED IN SMALL KITCHEN ONLY.

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



NOTES

1. ProAssembly contractor shall coordinate with foundation subcontractor to ensure all rough-in from below the foundation is complete and accurate. Rough-in shall include the sink/faucet, refrigerator, garbage disposal, and dishwasher (medium kitchen only)
2. Electrical rough-in includes any wiring for the appliances or other fixtures that require power, whether shown in the drawings or in the product cut sheets. When required by code, ProAssembly contractor shall install motion or occupancy sensors.
3. ProAssembly contractor shall install the range hood and coordinate with Client on how venting is preferred. Unless specified in the Project Documents, the range hood can be either a re-circulating or vented exhaust fan. If exhausted, ProAssembly contractor shall install and furnish exhaust duct/piping and any associated roof jacks. (Range hood shall be vented directly to exterior when required by code.)



KITCHEN APPLIANCES

AS WELL AS...



Exhaust Fan



24" Electric Range



Under-Counter Fridge/Freezer\*\*



24" Full Height Fridge/Freezer\*



Dishwasher

- + COUNTERTOP & SPLASH
- + BASE CABINETS
- + UPPER CABINETS
- + UNDERMOUNT SINK
- + KITCHEN DISPOSAL

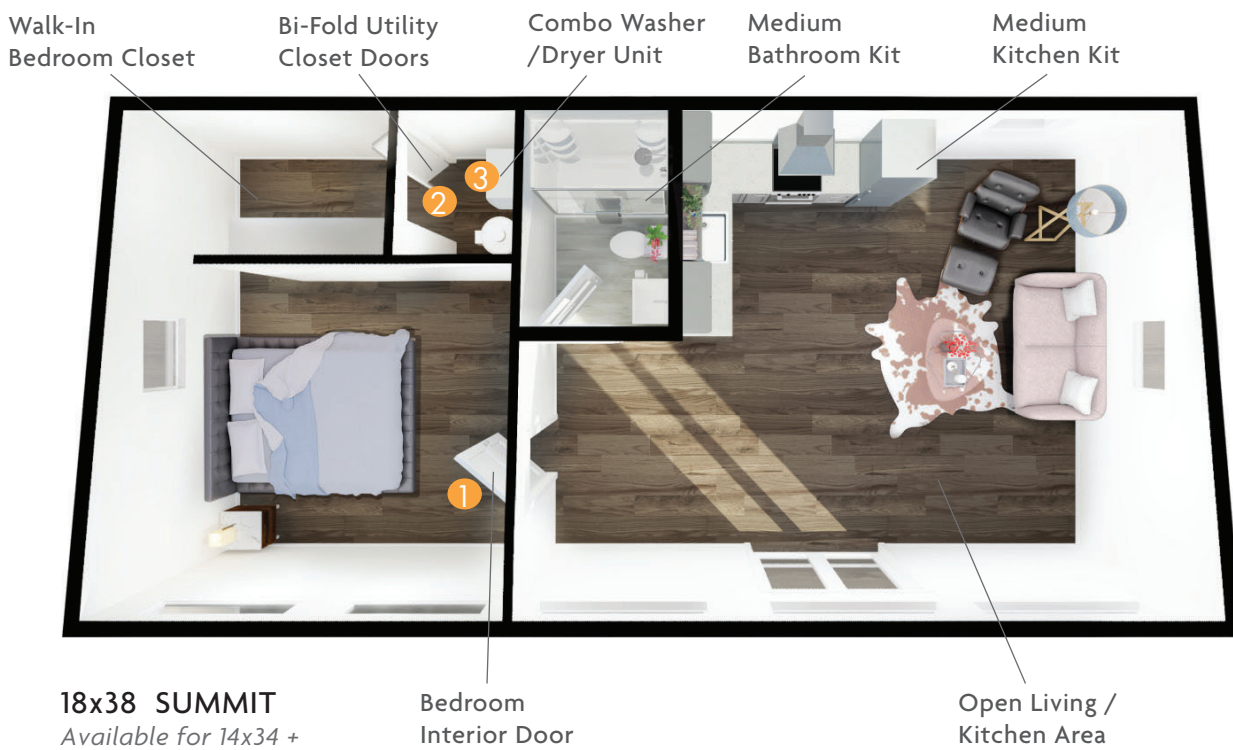
KIT INCLUSIONS	PROASSEMBLY INCLUSIONS - LIFESTYLE+ 1 BEDROOM	
SHELL ASSEMBLY	✓	Furnish and install partition wall lumber and drywall for bedroom & closets**
LIFESTYLE INTERIOR	✓	Coordinate all rough-in w/ licensed plumbing and elec. subcontractors
BATHROOM INTERIOR	✓	Washer/dryer combo appliance and associated rough-in
MEDIUM KITCHEN INTERIOR	✓	Bi-fold utility closet doors and associated trim <sup>1</sup>
+ WASHER/DRYER COMBO	✓	Bedroom door and associated trim
UTILITY CLOSET DOOR	✓	Coordinate and install multizone mini-split system (1) additional head <sup>2</sup>
BEDROOM DOOR	✓	All baseboard, case and paint to finish the bedroom
BI-FOLD CLOSET DOORS*	✓	Any smoke/CO alarms required by applicable code**
DUAL MINI-SPLIT**	✓	ERV (EnergyRecovery Ventilator) in bedroom exterior wall <sup>2</sup>
BEDROOM ERV UNIT	✓	

\* CLOSET CONFIGURATION MAY VARY

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

NOTES

1. 14' deep Bedroom package includes installation of additional bi-fold doors for enclosed bedroom closet. All other bedroom configurations include walk-in bedroom closet.
2. ProAssembly contractor to ensure proper HVAC service to the Bedroom. Additional costs may apply if additional mini-split wall heads/zones or HRV units are required. Includes sealing of any penetration through exterior walls for mini-split or Energy Recovery Ventilator units.



BEDROOM DOORS & EQUIPMENT



1 Bedroom Door



2 Bi-Fold Closet Doors\*



3 24" Combo W/D



4 +1 Bedroom ERV Unit



5 +1 Bedroom Mini-Split\*\*

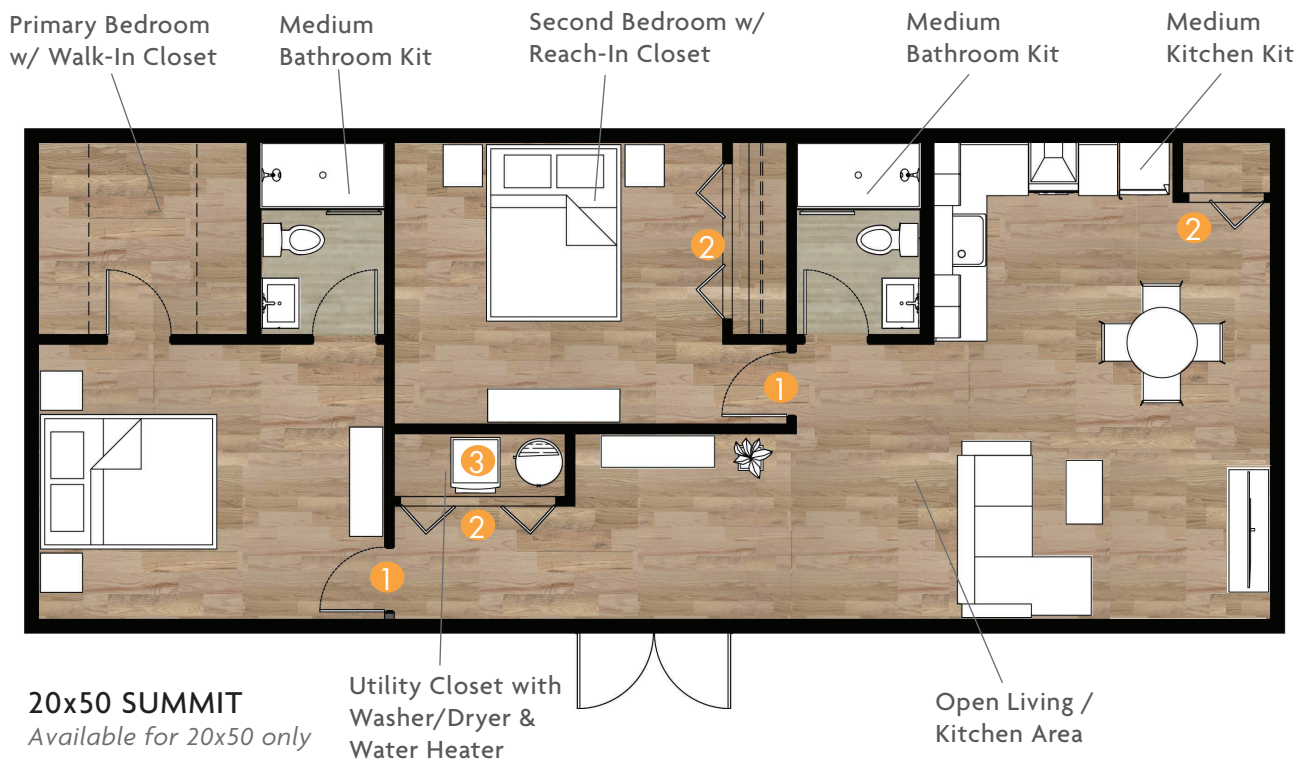
AVAILABLE FOR  
14x34 + Up  
SUMMIT SERIES  
SIZES ONLY

KIT INCLUSIONS	PROASSEMBLY INCLUSIONS - LIFESTYLE+ 2 BEDROOM 2 BATH	
SHELL ASSEMBLY LIFESTYLE INTERIOR BATHROOM INTERIOR MEDIUM KITCHEN INTERIOR 1 BEDROOM INTERIOR	✓	Furnish and install partition wall lumber and drywall for bedroom & closets**
+	✓	Coordinate all rough-in w/ the licensed plumbing and elec. subcontractors <sup>1</sup>
FULL-SIZE BATHROOM*	✓	Furnish and install partition wall lumber and drywall for pantry and closets
BEDROOM & CLOSET*	✓	Bi-fold utility and bedroom closet doors and associated trim <sup>1</sup>
KITCHEN PANTRY	✓	Bedroom and bathroom door and associated trim
TRI-ZONE MINI-SPLIT**	✓	Coordinate and install multizone mini-split system (1) additional head <sup>2</sup>
BEDROOM ERV UNIT	✓	All necessary baseboard, case and paint to finish the bedroom
	✓	Any smoke/CO alarms required by applicable code**
	✓	ERV (Energy Recovery Ventilator) in bedroom exterior wall <sup>2</sup>

\*SEE LIFESTYLE+ BATHROOM AND BEDROOM INCLUSIONS (pg 3 & 5)  
 \*\*MATERIAL TO BE PURCHASED LOCALLY BY CONTRACTOR (INCLUDED IN BUILDER PAY)

NOTES

- ProAssembly contractor shall coordinate with foundation subcontractor to ensure all rough-in from below the foundation is complete and accurate. Rough-in shall include the shower drain, toilet drain, sink drain, domestic water to the shower and vanity, and any associated vent lines.
- ProAssembly contractor to ensure proper HVAC service to the Bedroom. Additional costs may apply if additional mini-split wall heads/zones or HRV units are required. Includes sealing of any penetration through exterior walls for mini-split or Energy Recovery Ventilator units.



BEDROOM DOORS & EQUIPMENT



1 Bedroom Door



2 Bi-Fold Closet Doors



3 24" Combo W/D



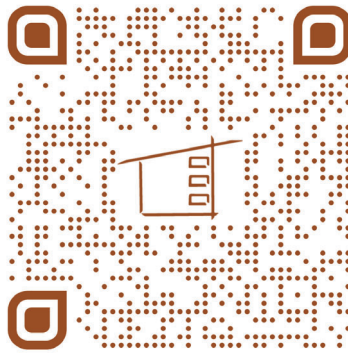
4 +1 Bedroom ERV Unit



5 +1 Bedroom Mini-Split\*\*

AVAILABLE FOR  
20x50 | 1000 sf  
SUMMIT SERIES  
SIZE ONLY





Installation Guides

[www.studio-shed.com](http://www.studio-shed.com)



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