



4001 Aurora Ave N • Seattle, WA 98103 • Phone: 206-494-3369

Scope of Work Detail

Site Planning:

- Pre-approved UCP plan set
- Architecture to prepare & submit for building permit
- Engineering
- Site survey (required for City of Seattle permit approval)
- Building permit
- Misc site consultant fees

Excavation / Demolition:

- Excavation and dirt export limited to the construction of the DADU and its utilities. Utilities generally include electric, sewer and water
- Assumes level grade and up to 125 cubic feet of excavation
- Excludes landscaping, disturbed soils to be backfilled and rough graded
- Excludes drainage. The city approved plan set does not include a drainage installation
- Excavation and underground utilities will be treated as an allowance and the final price may be adjusted based on site conditions
- Additional electrical and plumbing costs may apply depending on current state of homeowner's electrical service and panel box

Concrete:

- Structural concrete, flatwork and hardware required for concrete slab and footings
- Exterior patio, driveways and front stoop excluded

Framing & rough carpentry:

- Framing of all interior and exterior walls, ceilings, and roofs
- Excludes any exterior overhangs, decks, or other structures outside the main DADU outline

Electrical, plumbing & mechanical:

- Electrical rough in and finish for the interior of the structure
- Two exterior lights
- Two exterior receptacles
- Sub panel in DADU
- One Mitsubishi hyper-heat heat pump

- Heat lamp/fan combo for lavatory
- Typical fixtures for one bathroom, kitchen, and utility room
- One Hose Bib
- Water heater
- Water and sewer hookups to the new building. Assumes main sewer line can be connected in the main house.
Additional costs will apply if side sewer connections are required

Exterior Claddings:

- James Hardie siding and trim
- Mid-grade architectural composition roofing
- K-5 gutters with standard downspouts

Windows and doors:

- Vinyl windows
- Fiberglass exterior doors
- Solid core interior doors

Finishes:

- Subway tile or equivalent tub surround, with basic curtain rod
- LVP or equivalent floors throughout
- MDF "square stock" interior trim
- Light dash sheetrock Texture throughout
- Quartz countertops to be selected from options provided by Contractor
- Cabinets to be selected from options provided by Contractor
- Paint to be Sherwin Williams super paint. 2 color max for interior and exterior
- Window sills and liners to be sheetrock wrapped
- Basic door hardware included \$100 per door
- Basic bathroom hardware to be provided and installed from option provided by Contractor

Exclusions and Clarifications – The following are NOT included in the Scope of Work and are therefore an added cost:

- Appliances
- Gas lines
- Blinds or other window coverings
- Heated floors
- Exterior drainage
- Tree removal
- Slab foundation only. Any upgraded foundations will incur additional cost
- Splash blocks only for roof run off. Stormwater tie-in or additional drainage work is not included if required
- Water/sewer/electric hookups that require excessive trenching from the street
- Assumes all utilities to be at a max depth of 4 feet
- Skylights