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Altima Development Properties LLC)

Deliver and Set Contracts - Terms

ALTIMA RESPONSIBILITIES

1. Delivery of modules to site and all transportation-related permits, freight, tolls, etc.
2. Provide the crane and set crew to set the house on Buyer's foundation.
3. Set the home based on standard operating procedures.
4. Assemble roof and install shingles. (we can do finish siding, if requested by customer and agreed to by both parties)

Buyers Responsibilities : Please read thoroughly

1. Buyer is responsible to carry all appropriate **insurance** for the completion of all functions and home owners insurance.
2. Buyer is responsible for obtaining and paying for all necessary **permits**, and all local taxes and/or fees. If site requires special services such as police detail, utility disconnects, if **road bans** are in place at time of delivery it is buyers responsibility to obtain special permitting etc. buyer will pay for these services and permits.
3. Buyer shall provide proof of **financing**.
4. Buyer is responsible for installing **foundation** (and knee wall, if required) that meets specifications of the manufacturer as indicated on prints supplied to Buyer. Additionally, Buyer will provide one continuous footing through the center of the foundation to allow lally column positioning to be done when the house is set.
5. Lally columns to be supplied by Buyer and installed by **ALTIMA** (quantity required dictated by plan).
6. Buyer to install sill-seal and a 2x6 pressure treated sill plate on foundation. If anchor bolts are used, bolts must be counter-sunk and cut off flush to allow house to be positioned properly on foundation. (unless Contractor agrees to perform this function in writing) **Preferable**
If customer install a DOUBLE SILL Plate on foundation Wall Top

7. Site must be prepared to allow storage of modules upon arrival to lot and also allow 30x50 foot level space for crane set-up next to foundation. Buyer shall provide, at Buyer's expense, **heavy equipment** (excavator) and a **qualified operator** to properly position modules on both the day of delivery and the day of the set. This may cause delay and added cost to be paid by buyer If boxes are not moved expeditiously. Trailers will be stored on site until picked up by the manufacturer.

8. Foundation must be backfilled prior to arrival of modules.

9. Buyer is responsible for properly disposing of all plastic wrap and other scrap material associated with shipment of modules.

10. All carpeting installed in the modules will be covered with plastic for protection during on-site button-up. It is recommended that plastic not be removed until all interior work has been completed. Buyer is responsible for properly disposing of said plastic.
11. The interior walls will be dry walled and **primed** at the factory but will normally need touch-up on site. **Dry wall cracking is a normal occurrence during shipping and set of a modular home and is not considered a defect by the manufacturer.** Additionally, drywall cracks may occur over time as house "settles". Buyer is responsible for repairing and painting all dry wall cracks.
12. Exterior-If factory provides parts that are **decorative** such as false roof ends (**not** including dormers, set crew will attach dormers) Set Crew will not attach any decorative parts. These must be attached by the customer.
13. If the customer wants a double **sill plate**, then we (ALTIMA) must know this early in the life of the project so that **factory** can properly adjust the siding and in so doing relieve customer of a lot of extra siding work to accommodate that double plate. Very Important! **We Recommend installing a double sill plate**
14. Buyer is responsible for installing drywall (materials shipped loose) in any archway or pass through between modules (i.e., "marriage wall").
15. Buyer is responsible for seaming carpeting/vinyl at the marriage walls and installing carpet for stairway (carpet for stairs shipped loose). First Floor stairway comes complete from factory, but when stairway arrives unattached, then it must be attached by homeowner.
16. Interior and exterior doors may be installed at factory for shipment and may have to be re-shimmed on site after house is set. Buyer is responsible for adjusting doors for proper fit.
17. Interior doors located on the marriage wall to be installed and trimmed by buyer on site (doors and trim shipped loose),
18. Buyer is responsible for building any decks and/or porches (materials **not** provided by manufacturer).
19. Buyer is responsible for installing heating system (not supplied), connecting all heating loops, as well as any other basement plumbing (e.g., washer hook-up). Heating baseboards that cross the marriage wall to be installed by Buyer on site. Plumbing/heating pipes will be stubbed through the first floor into the basement area. On two story homes, buyer is to connect plumbing/heating pipes between floors.
20. Buyer is responsible for Installing all roof and range vents.
21. Buyer to insulate floors if required by building codes (material not provided).
22. Buyer is responsible for installing basement stairs (not included).
23. A 200 amp electric panel will be supplied (shipped loose). The front and rear sections of house will have a bundle of wires for each section to be connected into the panel box. The Buyer is responsible for mounting the panel box on cellar wall. Basement lights to be wired to the panel box on site. Lights at each exterior door are supplied (shipped loose) to be installed on site by Buyer. Buyer is responsible for bringing electrical service to house.
24. Buyer is responsible for all Trade functions required for occupancy permit
25. ALTIMA can estimate any of the above functions and responsibilities for the customer, if the customer prefers ALTIMA to complete the task.

BUYER'S SIGNATURE

Date,

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Date,

