



Austin ADU Formal Contract

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Submitted to:

Submitted by:

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Prospect 30 Eight Construction, Inc.
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Project Specifications

700 sq ft Detached ADU Project

General Project Contents

PROJECT PREPARATION

- Obtain architectural and structural plans.
- Obtain necessary permits.

FRAMING DEMOLITION

- Demolish existing garage and concrete flatwork.

EXCAVATION

- Excavate, backfill, and haul away excess soil.

CONCRETE

- Pour concrete slab, 4" thick.
- Set forms and pour concrete footers and walls.
- Provide perimeter drain and foundation damproofing.

PROSPECT 30 EIGHT

CONSTRUCTION, INC.



FLOOR FRAMING

- Provide and install 2" x 8" joists, 16"oc.
- Provide and install tongue and groove OSB subfloor, 3/4".

WALL FRAMING

- Provide and install wood wall framing, 2" x 4", 16"oc.
- Provide and install wood wall framing, 2" x 6", 16"oc.
- Provide and install oriented strand board sheathing, 1/2".

ROOF FRAMING

- Provide and install scissors trusses and 2' x 8" dormer and patio roof rafters.
- Provide and install oriented strand board sheathing, 1/2".

ROOFING AND GUTTERS

- Provide and install fiberglass shingles.
- Provide and install aluminum drip edge, flashing, and roof vents.
- Provide and install 5" seamless aluminum guttering.
- Provide and install 3" x 4" aluminum downspout.

EXTERIOR DOORS

- Provide and install 2 exterior doors, single lite, with locksets, (\$1,500 group allowance).

WINDOWS

- Provide and install vinyl windows, (\$5,000 group allowance).



SIDING

- Provide and install hardboard siding, fascia, soffit, and trim.

PLUMBING

- Rough-in bathroom toilet, sink, and shower.
- Rough-in kitchen sink and dishwasher.
- Rough-in washer plumbing and dryer vent.
- Provide kitchen sink, disposal, and faucet, (\$450 group allowance).
- Provide and install toilet, (\$225 allowance).
- Provide and install prefabricated shower pan and surround(\$1,200 group allowance).
- Provide install bathroom sink and shower faucets, (\$300 group allowance).
- Provide and install 40 gallon water heater.
- Run a new sewer line and tap to main, gas and water lines from house.

HEATING, VENTILATION, AIR CONDITIONING

- Provide and install mini split system, (\$10,000 HVAC allowance).
- Provide and install gas fireplace, (\$4,000 allowance).
- Provide and install engineered stone veneer around fireplace, (\$6/sq ft allowance).

ELECTRICAL

- Provide and install duplex outlet sets.
- Provide and install switch sets.
- Provide and install 3 way switch sets.



- Provide and install GFIC outlets.
- Provide and install 220 V outlets.
- Provide and install recessed lighting fixtures.
- Provide and install 3 outdoor flood fixtures, (\$75 per fixture allowance).
- Provide and install bathroom light and switch, (\$75 fixture allowance).
- Provide and install bathroom light with fan & switch, (\$100 allowance).
- Provide and install sub-panel arc fault protection.
- Provide and install hard wired smoke detectors.

INSULATION

- Provide and install insulation, in walls, R-22.
- Provide and install under-slab insulation, R-13.
- Provide and install insulation in rafters, R-49.

WALL COVERINGS

- Provide and install drywall, taped and finished, 1/2".

INTERIOR DOORS

- Provide and install 2 pre-hung interior hardboard hollow core doors, and 2 pocket doors, with locksets, (\$900 group allowance).

INTERIOR TRIM

- Provide and install MDF casing, (\$1.50/ ft allowance).

PROSPECT 30 EIGHT

CONSTRUCTION, INC.



- Provide and install MDF base, (\$1.75/ ft allowance).
- Provide and install melamine board closet shelves and steel closet rods, (\$350 material allowance).
- Provide and install stairs and railings.

FLOOR COVERING

- Provide and install engineered flooring, (\$4/ sq ft allowance).

CABINETS AND COUNTERTOPS

- Provide and install kitchen cabinets, (\$5,000 allowance).
- Provide and install countertops, (\$4,000 allowance).
- Provide and install vanity and top, (\$800 allowance).

APPLIANCES

- Provide and install dishwasher, refrigerator, range, and stack washer/dryer unit, (\$6,000 appliance allowance).

PAINTING

- Paint interior trim and doors.
- Prime and paint drywall.
- Paint exterior siding and trim.

PROJECT FINALIZATION

- Clean interior and exterior work areas.
- Deliver and service dumpsters and portable toilet.

ESTIMATED PROJECT COST: \$325,000-\$350,000