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 SOCKECC932L5

Important Notices Regarding Sockeye Homes' Package Construction Program

DESIRED PACKAGE	MAXIMUM SIZE	
\$20K Is What You Pay™	Room Width: up to Six (6') Ft	Room Length: up to Ten (10') Ft
\$20K Is What You Pay™	Tub and/or Shower Total Size: up to Fifteen (15') Sqft	
\$30K Is What You Pay™	Room Width: up to Twelve (12') Ft	Room Length: up to Twelve (12') Ft
\$30K Is What You Pay™	Cabinet Total LnFt including Appliances' Widths: up to Twenty Four (24') LnFt	
\$40K Is What You Pay™	Room Width: up to Ten (10') Ft	Room Length: up to Twelve (12') Ft
\$40K Is What You Pay™	Tub and/or Shower Total Size: up to Thirty Two (32') Sqft	
\$50K Is What You Pay™	Room Width: up to Fourteen (14') Ft	Room Length: up to Sixteen (16') Ft
\$50K Is What You Pay™	Cabinet Total LnFt including Appliances' Widths: up to Thirty Three (33') LnFt	

Sockeye Homes offers credit on some category items to be reused, such as appliances. Please consult with your Sockeye Homes representative to view the credit schedule and find out more details as it can affect the warranty.

Sales tax, permit cost, TDF (traffic and distance fees), jurisdictional license fees, mandatory testing of hazardous material (and if found hazardous, abatement and removal thereof) are not included in the \$20K/\$30K/40K/\$50K Is What You Pay™ package price(s) as these costs can vary per size, location, jurisdictional requirements and the home's current condition.

If the Homeowner's remodel-desired area exceeds the maximum size(s) listed above, Contractor may offer Custom Construction, amend the difference in cost with Additional Work Order or within the Cost Breakdown appendix, and/or create an appropriate addendum in accordance with the Construction Contract Agreement.

The current condition(s) of the Homeowner's property, its surroundings and/or remodel-desired space may contribute or amount to additional charges beyond the \$20K/\$30K/40K/\$50K Is What You Pay™ package price(s) if the following factors or similar in nature are discovered before, during and/or after the commencement of the Work:

- N1. The remodel-desired space is not on the street level thus requiring Contractor to climb stairs and/or use elevators to reach,
- N2. The Homeowner does not possess or is not able to provide Contractor a minimum of one (1) garage bay in the size 8' x 20' for material storage from the estimated delivery of the cabinetry and throughout the Work,
- N3. Not enough space is available to locate a 20' dumpster within 100' from the center of the remodel-desired space,
- N4. No free-of-fee parking is available within 200' from the center of the remodel-desired space for a minimum of Three (3) full-size trucks & vans at any time during the normal business hours,
- N5. The crawl space immediately underneath of the remodel-desired space is less than 24" in height,
- N6. The current crawl space does not have enough space for Contractor to work in,
- N7. The only way to access crawl space is to remove the finished or sub floor elements from above,
- N8. Due to concrete floor or wall that requires saw-cutting, jack-hammering and/or concrete removal and recycling.
- N9. Wall(s) in the remodel-desired space need to be removed, modified or rebuilt, and have angles that is/are not 90-dgrees,
- N10. Window(s) may need to be relocated, changed or modified along with finish trim work either or both interior or exterior,
- N11. There is less than 6" from the bottom of the Window(s) to the countertop surface,
- N12. Ceiling height is more than 8-feet, and/or have various heights,
- N13. Walls and/or Ceiling is/are not painted-sheetrock such as but not limited to lath & plaster, wallpaper, brick, stone, etc.,
- N14. Ceiling is vaulted, curved, coffered, angled, dropped, and/or soffit-framed, and/or is of any other special conditions,
- N15. Existing plumbing is galvanized, PVC, copper and/or cast iron piping and that may have excessive wear and tear (including clogging) that may require repairs and or replacement and/or extends the Work further into the other areas beyond the remodel-desired space (including the consequential wall/ceiling surface repairs),
- N16. Existing P-trap is higher than 15" off the finished floor height that may require modifications to cabinetry and plumbing trim-out,
- N17. Appliance relocation(s) is desired and it/they require rough-in electrical and trim-out extensions within the current circuit(s),
- N18. Existing electrical needs to be updated to include new GFCI's and AFCI'circuits,
- N19. Existing wiring does not adhere to today's GFCI's and AFCI's requirements,
- N20. Existing wiring and circuits are over-loaded hence do not meet or will not work for the new appliances, and it/they may require new homerun(s) to the panel (or require a new sub-panel),
- N21. Gas line extension including a stub and its own shut-off to meet code,
- N22. Gas line size that may not meet the new appliance's requirements for BTU throughput,
- N23. Only for \$40K Is What You Pay™] The Homeowner's current electrical panel does not have a slot open for the 20amp requirement, and/or the panel is located more than Fifty (50') "Wiring Route" LnFt away from the center of the bathroom floor,
- N24. [Only for \$40K Is What You Pay™] Wiring of the in-floor radiant heat requires to be exposed along the way to the panel, that may need metal conduit or other ways to meet today's electrical code,
- N25. Existing electrical panel is of Zinsco's or Federal Pacific's, the entire panel will need to be replaced due to government recall of fire hazards,
- N26. Existing smoke detectors are not hard-wired, and the jurisdictional inspector requires modifications or upgrades,
- N27. Any low voltage wiring and trim-out (such as communications, audio, video, speakers, etc.) require relocation,
- N28. Existing ventilation and/or exhaust duct does not properly vent to the outside that requires modifications or upgrades,
- N29. Current heating for the remodel-desired space requires relocation of heat registers,
- N30. Current heating for the remodel-desires space is of baseboard heaters, in-wall heaters, ductless heat pump, in-floor electric or hydronic radiant heat (in a case of hydronic, Contractor may not be able to offer any remodeling due to the system configurations), wood- or gas-powered firestove(s) or fireplace(s) and/or any other special HVAC systems that require additional considerations to remodel,
- N31. Existing wall and ceiling surfaces require more touch-up(s) than only within one (1) foot of the cabinetry or light fixtures for \$20K/\$40K/\$50K Is What You Pay™ (drywall included in packages does not address any repairs to the existing cracks, blemishes and/or imperfections),
- N32. Finished floor coverings that need new or refinishing beyond the package defined space(s) [\$30K/\$50K Is What You Pay™ packages do not include any flooring],
- N33. New millwork, casework and/or doors that are deemed necessary as consequential remodels including pre-finishing, staining or painting of the materials,
- N34. Any Interior, Exterior and/or Millwork & Doors Painting