

Atlantic Construction Co.

Residential addition · ME

EXECUTIVE SUMMARY

400 sf single-story residential addition for Atlantic Construction Co. — bedroom + bath addition off the back of an existing colonial in midcoast Maine. Quote covers foundation prep, framing, roofing tie-in, exterior siding match, interior finish, plumbing rough + finish, and electrical rough + finish.

KEY CLAUSES

10 M.R.S. ch. 219-A — Maine Home Construction Contracts Act (written contract, > \$3,000)

This Agreement is a residential construction contract subject to the Maine Home Construction Contracts Act, 10 M.R.S. ch. 219-A (§§ 1486–1490). The contract is in writing and contains all required terms including scope, payment schedule, start and substantial completion dates, and warranty terms. All progress payments are due within ten (10) days of invoice.

10 M.R.S. ch. 603 — mechanic's lien

Contractor reserves all rights under Maine's mechanic's lien chapter, 10 M.R.S. ch. 603 (§§ 3251–3269). If any payment is not made when due, Contractor may perfect a mechanic's lien against the Property in accordance with that chapter. Owner shall provide accurate ownership and lender information on request.

Warranty — 1 year materials & labor; 10 M.R.S. ch. 219-A

Contractor warrants the work free from defects in materials and workmanship for one (1) year from Substantial Completion, consistent with the warranty requirements of 10 M.R.S. ch. 219-A. Manufacturer warranties on installed products pass through to Owner. Maine common-law implied warranties on residential construction are not waived by this Agreement.

Payment cadence — 20/30/30/20

Mobilization (20%) · Foundation + framing complete (30%) · Rough trades inspected + exterior closed (30%) · Final walkthrough and punch list closed (20%). All progress payments due within 10 days of invoice per 10 M.R.S. ch. 219-A.

Winter shutdown clause

If work is suspended due to winter weather conditions between December 15 and April 1, Contractor will winterize the structure (temporary heat, sealed openings, protection of installed materials) at Owner's cost as a Change Order. Schedule extension will be agreed in writing. Maine winters routinely require protective measures for foundations, framing, and exterior envelope work.

SCOPE OF WORK — OVERVIEW

- S1. Site prep + foundation: frost wall footings for 400 sf addition
- S2. Floor framing: TJI joists, PT sill plate, rim board
- S3. Wall framing + sheathing + vapor control
- S4. Roofing tie-in: shed roof off existing colonial + ice + water
- S5. Exterior: Hardie lap siding to match existing, windows, exterior door
- S6. Plumbing rough + finish: bath with shower, toilet, vanity
- S7. Electrical rough + finish: 2 circuits, lighting, panel capacity check
- S8. Interior finishes: drywall, paint, LVP flooring, tile bath, trim
- S9. Interior door, closet, and connection to existing house
- S10. Permits, inspections, final punch list

SCOPE OF WORK**S1. Site prep + foundation: frost wall footings for 400 sf addition**

-> L1, L2

- Excavate 4 ft below grade for frost-wall footing; stockpile suitable fill on-site
- Form and pour 8" concrete frost wall with horizontal rebar per IBC 403.1.4 frost depth (42" Maine minimum)
- Waterproof foundation wall exterior; install drainage mat and 4" perf pipe to daylight
- Backfill and compact in 8" lifts; rough-grade away from structure at 6" per 10 ft

S2. Floor framing: TJI joists, PT sill plate, rim board

-> L3

- Pressure-treated sill plate with sill seal gasket, anchored per IRC R403.1.6
- TJI 210 or engineered equivalent joists at 16" o.c.; blocking at mid-span
- 3/4" T&G AdvanTech subfloor, glued and screwed
- Floor insulation: Rockwool batts + continuous rigid foam at rim to meet Maine energy code

S3. Wall framing + sheathing + vapor control

-> L4

- 2x6 exterior walls at 16" o.c.; headers engineered for 9 ft ceiling height
- Zip System R-3 sheathing taped at seams for continuous WRB per Maine energy code
- Flash + batt insulation strategy: R-21 batts + R-6 continuous outside sheathing for assembly R-27+
- Interior 6-mil poly vapor barrier per Maine mixed-climate requirements

S4. Roofing tie-in: shed roof off existing colonial + ice + water

-> L5

- Demo existing siding and sheathing at tie-in wall; install ledger and flashing per SMACNA
- 2x10 rafters at 16" o.c. for shed roof (2:12 min slope); full-coverage ice + water shield first 6 ft
- 30-yr architectural shingle to match existing as closely as available
- Ridge vent + soffit blocks for continuous attic ventilation per IRC R806

S5. Exterior: Hardie lap siding to match existing, windows, exterior door

-> L6, L7

- James Hardie lap siding to match existing colonial profile; prime + two coats exterior latex
- Two windows (owner allowance \$650 each): casement or double-hung to match existing
- One fiberglass exterior door (owner allowance \$900); install with pan flashing
- Aluminum drip cap + flashing at all window and door heads

S6. Plumbing rough + finish: bath with shower, toilet, vanity

-> L8

- Tie into existing 3" drain stack; new branch drain for shower, toilet, and lavatory
- PEX-A supply lines from existing manifold; HW and CW to all bath fixtures
- Licensed ME plumber (32 M.R.S. ch. 49) @ \$90–135/hr; permit included
- Finish plumbing: shower valve, toilet, and single vanity per owner selection (\$900 allowance)

S7. Electrical rough + finish: 2 circuits, lighting, panel capacity check

-> L9

- Panel capacity verification; add 2 branch circuits for addition (bedroom + bath)
- All bath receptacles GFCI; smoke + CO detectors per Maine fire code; bedroom arc-fault per NEC 210.12
- Licensed ME electrician (32 M.R.S. ch. 17) @ \$90–135/hr; permit included
- Finish: recessed lighting in bedroom and bath, vanity light bar, switched outlets

S8. Interior finishes: drywall, paint, LVP flooring, tile bath, trim

-> L10, L11, L12

- 1/2" drywall hung and finished Level 4; moisture-resistant drywall in bath wet zone
- Two coats interior latex, low-VOC; semi-gloss in bath
- LVP click-lock flooring (350 sf) in bedroom + hallway; 12x24 porcelain tile in bath
- Base trim, door casing, and closet shelf unit; primed + painted

S9. Interior door, closet, and connection to existing house

-> L13

- Remove existing exterior wall section to open addition to house; temporary shoring during framing
- Install flush-frame opening with appropriate header for 36" passage
- 6-panel interior door + hardware at new bedroom egress; bi-fold closet door
- Match existing interior paint and trim profile throughout

S10. Permits, inspections, final punch list

-> L14

- Pull all required building, plumbing, and electrical permits per local jurisdiction
- Coordinate and attend all required inspections (footing, framing, rough MEP, insulation, final)
- Owner walkthrough, punch list capture and close-out
- Deliver permit card + inspection certificates to Owner at final

PREVIEW
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ESTIMATE LINE ITEMS

L1. Excavation + frost-wall footing (S1)	\$8,500 - \$12,000
<i>Excavator mobilization + dig; form + pour frost wall + footing; waterproofing + drainage; ME sales tax on materials.</i>	
L2. Backfill + rough grade (S1)	\$1,800 - \$2,600
<i>Compact backfill in lifts; rough-grade drainage away from structure; surplus soil haul if needed.</i>	
L3. Floor framing + subfloor (S2)	\$7,500 - \$10,500
<i>PT sill, TJI joists, AdvanTech subfloor, rim insulation; carpentry @ \$55–90/hr; ME sales tax on engineered lumber.</i>	
L4. Wall framing + sheathing (S3)	\$9,500 - \$13,500
<i>2x6 framing + headers + Zip System sheathing; insulation batts + continuous rigid; carpentry @ \$55–90/hr.</i>	
L5. Roofing tie-in + shingles (S4)	\$8,000 - \$11,500
<i>Ledger + flashing; shed roof rafters + sheathing; ice + water + 30-yr shingles; trim + soffit venting.</i>	
L6. Exterior siding + trim (S5)	\$6,500 - \$9,000
<i>Hardie lap siding + prime + 2 coats paint; drip caps + flashing; ME sales tax on fiber-cement.</i>	
L7. Windows + exterior door (S5)	\$3,200 - \$4,800
<i>Two windows at \$650 allowance each + installation; one fiberglass door at \$900 allowance + installation + pan flashing.</i>	
L8. Plumbing rough + finish (S6)	\$7,500 - \$10,500
<i>Licensed ME plumber @ \$90–135/hr; drain + supply rough-in; finish fixtures at \$900 allowance; permits.</i>	
L9. Electrical rough + finish (S7)	\$5,500 - \$8,000
<i>Licensed ME electrician @ \$90–135/hr; 2 new circuits; GFCI/AFCL/smoke; finish lighting and outlets; permits.</i>	
L10. Drywall + paint (S8)	\$7,000 - \$9,500
<i>400 sf addition: hang + finish Level 4 + paint two coats; semi-gloss in bath; 3-day cure cycle.</i>	
L11. Flooring — LVP bedroom + tile bath (S8)	\$5,500 - \$7,500
<i>LVP 350 sf at \$3.50–5/sf supply + install; 50 sf porcelain bath tile + grout + sealer.</i>	
L12. Trim + closet (S8)	\$2,800 - \$4,000
<i>Base, casing, closet shelf unit (48" x 84"); prime + paint; quarter-round; thresholds.</i>	
L13. Tie-in opening + interior doors (S9)	\$3,500 - \$5,000
<i>Remove existing wall section; header; temporary shoring; 36" passage + bi-fold closet door; trim match.</i>	
L14. Permits, inspections, punch list (S10)	\$2,800 - \$4,200
<i>All permits (building + electrical + plumbing); inspection attendance; punch-list close-out; final clean.</i>	

COST SUMMARY

Subtotal	\$79,600 – \$112,600
GC Overhead + Profit (18%)	\$14,328 – \$20,268
Contingency (10%)	\$7,960 – \$11,260
Retainage (5%, state-specific)	\$3,980 – \$5,630
Total	\$104,900 – \$148,600

DRAW SCHEDULE

Mobilization: 20%
Foundation + floor framing complete: 30%
Rough trades inspected + exterior envelope closed: 30%
Final walkthrough and punch list closed: 20%

Need a scope checklist?

See the QC + inspection checklist BldSync generates for this kitchen reno — every assembly verified against state code + assembly standards.

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