

## Atlantic Construction Co.

Custom home · VT

### SCOPE OF WORK

- S1. Site prep: clearing, grading, driveway base, utility staging -> L1
- S2. Foundation: continuous frost-wall footings, slab-on-grade, waterproofing -> L2
- S3. Stick-frame structure: walls, floors, roof, engineered lumber -> L3, L4
- S4. Metal standing-seam roof: snow load rated, snow guards -> L5
- S5. Insulation + air sealing: closed-cell spray foam + RBES compliance -> L6
- S6. Geothermal HVAC + HRV + heat-pump water heater -> L7
- S7. Plumbing rough + finish: 2.5 baths, kitchen, laundry, mechanical room -> L8
- S8. Electrical: 200A service, full-home wiring, EV-ready garage circuit -> L9
- S9. Interior finishes: drywall, hardwood floors, tile, paint, cabinetry -> L10, L11
- S10. Septic/well coordination, permits, Act 250 review (if triggered), final -> L12, L13

### KEY CLAUSES

#### 9 V.S.A. ch. 64 — Vermont Prompt Payment (residential construction)

This Agreement is intended to comply with the Vermont residential construction and prompt-payment requirements set out in 9 V.S.A. ch. 64. All progress payments are due

#### 9 V.S.A. ch. 51 — Vermont mechanic's lien (attachment-based)

Contractor reserves all rights under Vermont's lien chapter, 9 V.S.A. ch. 51. Vermont's mechanic's lien is attachment-based with distinct notice timing; if any payment is not

#### Warranty — 1 year materials & labor; VT common-law implied warranties not waived

Contractor warrants the work free from defects in materials and workmanship for one (1) year from Substantial Completion. Manufacturer warranties pass through to Owner. Vermont

## Estimate · VT state rates

#	ITEM	SCOPE	LOW	HIGH
L1	Site prep + grading + driveway	S1	\$18,000	\$28,000
L2	Foundation: frost wall + slab	S2	\$32,000	\$46,000
L3	Framing — walls + floors	S3	\$52,000	\$72,000
L4	Roof trusses + sheathing	S3	\$22,000	\$31,000
L5	Metal standing-seam roof	S4	\$38,000	\$52,000
L6	Insulation + air sealing (RBES)	S5	\$28,000	\$38,000
L7	Geothermal HVAC + HRV + HPWH	S6	\$52,000	\$72,000
L8	Plumbing rough + finish	S7	\$22,000	\$30,000
L9	Electrical — 200A + full wiring	S8	\$24,000	\$33,000
L10	Drywall + paint	S9	\$28,000	\$38,000
L11	Hardwood floors + cabinetry + finishes	S9	\$68,000	\$92,000
L12	Septic + well coordination	S10	\$18,000	\$28,000
L13	Permits, inspections, punch list	S10	\$8,000	\$13,000

**Total range: \$518,000 – \$724,000**

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### DRAFT — AI-GENERATED. NOT FOR USE WITHOUT REVIEW.

Numbers are banded estimates derived from BLS, NAHB, and RSMeans cost data — not firm pricing for this specific project. Verify against your supplier and labor pricing before bidding. Clauses cite real state statutes; verify with a licensed attorney in your jurisdiction before signing. BldSync provides no warranty of fitness for any particular job. Use as a starting point, not a finished bid.