



65-1158 Mamalahoa Hwy, Suite 2E • Kamuela, HI 96743 • Phone: 808-756-5201

68-3546 Apau Place
Waikoloa, HI 96738

"MAKANI"

Aloha Homeowner

Thank you for considering Mid Pac Services as your contractor for your new home build. Please carefully review the scope of work below, with the specifications, allowances, and details in each line item. Please let us know if you have any questions.

Mahalo,

Mid Pac Services LLC
Hawaii Contractors License #: BC-19165

SCOPE OF WORK (specifications)

Title	Description
Lot/Land Cost	68-3546 Apau Place, Waikoloa Hi 96738, TMK: (3)-6-8-026-052, Secured by the contractor
Blueprints	Provide all necessary county-required, engineer-stamped blueprints. COMPLETED: See files uploaded to Buildertrend & this contract
HOA Fees/Deposits	Pay for all HOA building fees and deposits COMPLETED See files uploaded to Buildertrend
Building Permits	Provide all necessary Building Permits 1) Building permits - Active 2) Electrical permits – Active 3) Plumbing - Active COMPLETED See files uploaded to Buildertrend

Lot Clearing	<p>Clear and level lot to building condition suitable for the proposed structure</p> <p>COMPLETED</p> <p>See pictures uploaded to Buildertrend</p>
Excavation and Backfill	<p>Provide and spread all necessary Excavation and fill to level and grade lot for the proposed structure.</p> <p>COMPLETED</p> <p>See pictures attached to Buildertrend</p>
Retaining Walls	<p>Build retaining walls not higher than 3' on 3 sides of the property as is necessary.</p> <p>1) Kona side to retain the neighbor's boundary 2) Rear to retain backyard dirt 3) Kohala side to retain side yard dirt</p> <p>COMPLETED</p> <p>See pictures uploaded to Buildertrend</p>
Temporary Electric	<p>Provide temporary power necessary for the build.</p> <p>COMPLETED</p> <p>See pictures uploaded to Buildertrend</p>
Septic System	<p>Install Health Department approved, and engineer stamped septic system and leach field for a 4 bedroom dwelling.</p> <p>90% COMPLETE (Septic connect and sign off remaining)</p> <p>See pictures uploaded to Buildertrend</p>
Footings and Foundation	<p>All footing and foundation work per blueprints</p> <p>70% COMPLETE (Concrete pour & lanai concrete) (Scheduled for August 10)</p> <p>See pictures uploaded to Buildertrend</p>
Plumbing Ground	<p>Provide all Rough plumbing per blueprints.</p> <p>COMPLETED</p> <p>See pictures uploaded to Buildertrend</p>
Termite Protection	<p>All Termite work per blueprints and as required by county</p> <p>COMPLETED</p> <p>See files uploaded to Builder Trend</p>

Framing material (Lumber)	<p>All framing materials per blueprints</p> <p>COMPLETED</p> <p>Purchased through HPM (All framing lumber is GDF #1 S4S treated or better. Lanai beams are an architect GLM. Some lumber is a select grade)</p> <p>Scheduled for August 2021</p>
Framing Labor	<p>All framing work per blueprints</p> <p>Scheduled for August 2021</p>
Trusses	<p>All materials & design per blueprints</p> <p>COMPLETED</p> <p>Purchased through HPM</p> <p>Scheduled Delivery for August 2021</p>
Exterior Siding	<p>All siding work per blueprints and renderings attached</p> <p>COMPLETED</p> <p>Purchased through HPM (Vertical smart side with a 1x batt & horizontal hardi planks)</p> <p>Scheduled delivery for August 2021</p>
Roofing Material	<p>All Roofing Materials per blueprints. (Asphalt, high profile architect 80. Color: Black)</p> <p>(\$6000 Asphalt roofing material allowance)</p> <p>Scheduled for August / September 2021</p>
Roofing Labor	<p>All Roofing Work per blueprints</p> <p>Scheduled for August / September 2021</p>
Windows	<p>All windows per blueprints except for double hung windows. (\$13k window allowance)</p> <p>COMPLETED (Ordered/paid July 15, 2021) (Milgard, Tuscany series, Dual glazed, Lowe.) **DOUBLE HUNGS CHANGED TO SINGLE HUNGS**</p> <p>Scheduled delivery for September 2021</p>
Exterior Trim Labor & Materials	<p>All exterior trim work per blueprints and specs below</p> <p>1x4 minimum trim on the exterior around the door and windows. Contractor may decide to upgrade to a 2x material trim around the door and windows.</p> <p>Scheduled for August / September 2021</p>

Painting Exterior	All exterior painting per blueprints
	<ol style="list-style-type: none"> 1) All bare wood primed 2) Includes basic prep; caulking, spackle, misc 3) Up to 2 coats of finish colors 4) Up to 3 colors body, trim, doors (proposed Dark grey lower half color, satin) (proposed slate grey upper half color, satin) (proposed white trim, semi gloss) 5) Stained woods will be specified. 6) Bher or Ben Moore brand paints
	See attached renderings for proposed colors
	Scheduled for October 2021
Plumbing - Rough	All rough plumbing work per blueprints
	Scheduled for September 2021
Electrical - Rough	All rough electrical work per blueprints
	Scheduled for September 2021
Insulation	All insulation work per blueprints
	R13 walls, R30 ceilings
	Scheduled for September 2021
Drywall	All drywall work per blueprints
	<ol style="list-style-type: none"> 1) Currently plans are to apply a simple orange peel texture through out 2) Currently plans are to square finish corners and not a bullnose
	Scheduled for September 2021
Interior trim, hardware,	All trim work per blueprints and specs below
	<ol style="list-style-type: none"> 1) Base board minimum 4" colonial base 2) Colonial door casing,
	(\$1500 trim allowance)
Door, closets, hardware & finishes	All Door and closet hardware & finish work per blueprints and specs below:
	<ol style="list-style-type: none"> 1) All doors to follow door schedule on A - 2 of blueprints 2) Master bedroom walk in closet will have custom shelves and drawers 3) Bed #2 & #3 closets: Standard shelf and pole 4) Linen and laundry closets: Standard shelves 5) Hardware all brushed nickel 6) Locksets: Handles and not knobs. 7) Front Entry door: Custom wood/stain
	(\$2000 Allowance)
	**Contractor choices are assumed as a part of this contract unless early buyer chooses finishes no less than 45 days prior to install.
	Scheduled for October 2021

Painting Interior	<p>All interior painting per blueprints</p> <ol style="list-style-type: none"> 1) All bare drywall and wood primed 2) Includes basic prep; caulking, spackle, misc. 3) Up to 2 coats of finish colors 4) Up to 3 colors body, trim, doors, and 1 accent color per room. (proposed ceilings true white, flat sheen) (proposed walls grey/blue or swiss coffee, egg shell or flat sheen) (proposed accent walls a light grey, egg shell or flat sheen) (proposed true white trim, semi gloss) 5) Stained woods will be specified. 6) Bher or Ben Moore brand paints
	<p>See attached renderings for proposed colors</p>
	<p>**Contractor choices are assumed as a part of this contract unless early buyer chooses finishes no less than 45 days prior to install.</p>
	<p>Scheduled for October 2021</p>
Gutters and Downspouts	<p>All gutter work per blueprints</p> <p>Seamless, white, metal gutters with scattered downspouts</p> <p>Scheduled for October 2021</p>
Solar Hot Water Heater	<p>Provide Solar Hot Water Heater work per blueprints</p> <ol style="list-style-type: none"> 1) 80-gallon holding tank 2) Two Solar panels roof-mounted 3) Turn on/Shut off timer <p>(\$8000 Allowance labor & materials)</p> <p>Scheduled for September 2021</p>
Ceramic Tile	<p>All Ceramic tilework per blueprints & specs below</p> <ol style="list-style-type: none"> 1) Master bath Walk in shower: Wall tile to be no smaller than 12x18, tile set horizontal or vertical per contractors design, up to ceiling, approximate size of shower 3'deep x 6' wide x 9' high, 1 - 12" x 12" shampoo niche, front edge of tile to finish with a metal schleuter edge. Shower floor finish is a sheet pebble or river rock finish. Standard grout, sealer. Master bath vanity backsplash: If not matching granite 6" backsplash, contractor may use a 4"high x 12' long glass backsplash 2) Kitchen counter backsplash: grey/ blue tone 12" x 12" Glass/metal sheet tile up to cabinet bottom (\$1800 Ceramic Tile Material allowance) <p>**Contractor choices are assumed as a part of this contract unless early buyer chooses finishes no less than 45 days prior to install.</p> <p>Scheduled for September 2021</p>
Plumbing Final	<p>All plumbing work per blueprints</p> <p>Scheduled for September 2021</p>

Plumbing
fixtures &
finishes

All plumbing finishes and fixture per blueprints and specs below

- 1) 2 - shower only fixtures, and 1 - tub/shower combo fixture. (standard)
- 2) 3 - toilets and 1 bidet
- 3) 2 - master bathroom faucets: single hole, water fall feature/style 4) 2 - master bathroom bowl sinks, white.
- 4) 2 - sink/counter combo + 2 - faucets guest baths
- 5) 1 - master bathroom stand alone soaking tub
- 6) 1 - master bathroom soaking tub faucet
- 7) 1 - guest bath tub/shower combo
- 8) 1 - guest bath corner shower stall
- 9) 1 master bath walk in shower glass barn door

(Allowances \$5000)

**Contractor choices are assumed as a part of this contract unless early buyer chooses finishes no less than 45 days prior to install.

Scheduled for September 2021

Electrical Final

All Electrical work per blueprints

Scheduled for September 2021

Electrical
Fixtures &
Finishes

All electric finishes and fixture per blueprints and specs below

- 1) all switch, outlets, cover plates to be white decora
- 2) dimmers through out except garage, guest bathrooms, entries.
- 3) all lighting LED throughout
- 4) 1 ceiling fan per room, den, living, dining. w/ remotes
- 5) canned lights with trim throughout house
- 6) all bathrooms will have canned lights and a vanity light fixture
- 7) outlets on counter tops w/usb
- 8) under counter lighting at kitchen cabinets w/dimmer
- 9) 3 tier drop light fixtures at kitchen island w/dimmer
- 10) lanai w/ fan/lite combo.
- 11) all exterior entries lantern style fixtures

(Allowances \$2700)

**Contractor choices are assumed as a part of this contract unless early buyer chooses finishes no less than 45 days prior to install.

Scheduled for September 2021

Cabinets and
Vanities

All Cabinet & Vanity work per blueprints and specs below

- 1) All cabinets white, shaker, basic 1 knob pulls, brush nickel
- 2) All cabinets soft close blum hardware
- 3) All plywood cabinets
- 4) Kitchen cabinets to include base & uppers on refrig side wall only. Lower base cabinets for island.
5) kitchen Upper cabinets to be raised to a height of 54" to bottom, and no more than 86" to the top of cabinet, with ceilings soffited down.
- 5) Kitchen cabinets to include a standard drawer & door variety
- 6) Master Bathroom cabinets to include drawers and doors, and 1 linen cabinet

(\$7500 Cabinet & Vanity allowance)

**Contractor choices are assumed as a part of this contract unless early buyer chooses finishes no less than 45 days prior to install.

Scheduled for September 2021

Countertops	<p>All Counter work per blueprints and specs below</p> <p>1) Kitchen and master bath counters are a granite with an eased edge. Color TBD 2) Kitchen island will be single height and 34" across the counter top. 3) Bathrooms will be a sink counter combo</p> <p>(\$6000 Labor + Materials allowance)</p> <p>**Contractor choices are assumed as a part of this contract unless early buyer chooses finishes no less than 45 days prior to install.</p> <p>Scheduled for September 2021</p>
Special Flooring	<p>All Flooring work per blueprints and specs below</p> <p>1) Rustic grey luxury vinyl plans throughout house. Color may vary in some rooms but will maintain a luxury vinyl throughout.</p> <p>(\$2.9/sf Flooring material allowance for a Luxury vinyl, typical flooring)</p> <p>**Contractor choices are assumed as a part of this contract unless early buyer chooses finishes no less than 45 days prior to install.</p> <p>Scheduled for September 2021</p>
Bathroom hardware & finishes	<p>All bathroom hardware & finishes per blueprints and specs below</p> <p>1) all bathrooms with standard towel rods, tp holders, linen hooks throughout 2) all bathrooms w/ mirrors to size 3) brush nickel finish</p> <p>(Allowances \$800)</p> <p>**Contractor choices are assumed as a part of this contract unless early buyer chooses finishes no less than 45 days prior to install.</p> <p>Scheduled for September 2021</p>
Appliances	<p>Appliances per plans/blueprints include</p> <p>1) Refrigerator, microwave/vent combo, Electric oven/range, Dishwasher, Disposal 2) At the time of this line item, contractor has not chosen appliances</p> <p>(\$3550 allowance)</p> <p>**Contractor choices are assumed as a part of this contract unless early buyer chooses finishes no less than 45 days prior to install.</p> <p>Scheduled for October 2021</p>
Driveways	<p>Driveway work per blueprints & renderings attached</p> <p>1) Driveway, proposed salt finish 2) Border, proposed black a'a accent finish</p> <p>Scheduled for October 2021</p>
Garage Door	<p>All Garage Door work per blueprints</p> <p>50% COMPLETED (Ordered/paid July 20, 2021) (Raynor brand door, Raised Ranch panel, white steel, insulated w/ openers, glass on upper panels. See attached brochure)</p> <p>Scheduled delivery for October 2021</p>

Patio, Walks	<p>All Patio & Walks work per blueprints & renderings attached.</p> <ol style="list-style-type: none"> 1) Front 3 - concrete stepping pads to entry, 3x3. Salt finish 2) Front concrete door Entry. Salt finish 3) Rear concrete patio. Salt finish <p>Scheduled for August & October 2021</p>
Landscaping	<p>Landscaping work per renderings attached</p> <ol style="list-style-type: none"> 1) Minimum 4 stage sprinkler timer system 2) In ground sprinkler & drip system 3) Front, back, side yard weed barrier under 3/4" washed rock cover 4) Front, back yard top soil and grass. Approximately 400 sf of green, natural grass 5) Front, back yard Rock Art 5) Front and back yard scattered plantings 6) East & South side boundaries bordered with Areca palms 8) 1 tree back yard, 1 tree front yard <p>(\$4500 labor & material allowance)</p> <p>Scheduled for July - October 2021</p>
Fences	<p>Westside of Front yard Fencing only</p> <ol style="list-style-type: none"> 1) 2 row, white, 2x6 vinyl fencing, 3' high 2) 5 - 3' high A'a rock wall posts 3) Per renderings attached <p>(\$1800 labor & material allowance)</p> <p>Scheduled for September 2021</p>
Clean-up	<p>All jobsite clean up, hauling, dump fees, including a final house "turn over" cleaning</p> <p>Scheduled for May - October 2021</p>
Smooth drywall finish upgrade	<p>At the time of this estimate, contractor has not included a smooth drywall finish in the build. However, a change order for a smooth finish is estimated at:</p> <ol style="list-style-type: none"> 1) \$7500 <p>This change order would require 100% up front payment</p>
Gas Upgrade	<p>At the time of this estimate, contractor has not included LP gas for appliances in the build. However, a change order for the LP gas line is estimated at:</p> <ol style="list-style-type: none"> 1) \$5500 - \$7500 for storage tanks and 1 LP gas line to the kitchen. <p>This change order would require a 1-2 month lead time for engineering, permitting, and materials ordering prior to starting construction. This change order would require 100% up front payment</p>
A/C Upgrade	<p>At the time of this estimate, contractor has not included AC in the build. However, a change order for AC is estimated at:</p> <ol style="list-style-type: none"> 1) \$12k for 2 zones. Master bedroom, Living/Kitchen 2) \$20k for 4 zones. Master bedroom, Living/Kitchen, Bedrm 1, Bedrm 2 <p>This change order would require a 1-3 month lead time for engineering, permitting, and materials ordering prior to starting construction. This change order would require 100% up front payment</p>
Pool Upgrade	<p>At the time of this estimate, contractor has not included a pool in the build. However, a change order for a pool is estimated at:</p> <ol style="list-style-type: none"> 1) \$70,000 - \$85,000 for an inground pool of 12' x 20' 2) \$45,000 - \$55,000 for an above ground, deck/terrace pool 12 x 20'.

This change order would require a 2-3 month lead time for engineering, permitting, and materials ordering prior to starting construction. This change order could delay the overall final inspection of the project. This change order would require 100% up front payment by client. Contractor may request to close escrow for the %percentage of house completion prior to final inspection.

Contractors
Overhead &
Profit

Contractors Overhead
Contractors Profit

Excise Tax
(Hawaii)

4.712% HI Excise Tax

Realtor's

Realtor Commissions Commission

Total Price:

\$