

Turn-Key Offering

LEXAR HOMES OF NORTHWEST OREGON

Serving Clatsop, Columbia, Tillamook, Washington, Multnomah, Clackamas, Marion, Polk, Hood River, Linn and Yamhill Counties

Washington Counties of Clark, Skamania and Klickitat

Custom Built Convenience and Quality Craftsmanship

As an “on your land” builder, Lexar Homes focuses on constructing high-quality, energy-efficient homes. In our traditional model, we do not participate in land development or site preparation, allowing clients to have full control over how their site is developed. Due to increasing demand, Lexar Homes of Northwest Oregon is proud to offer a land development program to assist clients with site preparation as a turn-key, lot finishing solution.

Standard Included Services

- ✓ Site Evaluation & Survey
- ✓ Permit Paperwork (Fees Paid By Client)
- ✓ Site Prep and Excavation
- ✓ Utility and Sewer/Septic Connections
- ✓ Exterior Concrete and Prep
- ✓ On-Site Porta Potty and Address Posting
- ✓ Jobsite Cleanup (Twice)
- ✓ Final Cleaning
- ✓ Framing Dry-Out If Necessary
- ✓ Drywall Heat If Necessary

Turn Key Standard Offering

***Starting at \$55,000**

*Subject to site evaluation. Price shown is for properties with flat topography located within 50 miles of our Oregon City office. Sloped lots or lots further than 50 miles will incur additional costs. Final cost to be determined after initial site evaluation.

SITE EVALUATION

- ▶ Initial meeting with project consultant for on-site visit
- ▶ Meeting with project manager and excavator on-site after engineering plans are developed
- ▶ Survey & site-map created

PERMITS

- ▶ Lexar Homes will prepare building permit packages based on jurisdictional requirements. Not all permit requirements may be known until jurisdiction has reviewed your submitted permit package. This does not include land use permits or other permits required before a building permit can be applied for.
- ▶ Lexar Homes will follow through with completing builder permit package and keep you informed on any additional requirements set forth by jurisdiction.
- ▶ If local jurisdiction allows online submittal, Lexar Homes will submit the plans on the client's behalf and client will reimburse Lexar Homes for any permit fees.
- ▶ In select jurisdictions it may be required for the owner of the property to submit plans. In this case Lexar Homes will complete the package and turn over to client for submittal.
- ▶ In certain jurisdictions, a permit expeditor may be required for client to hire and work with

UTILITY CONNECTIONS

- ▶ Utility connection to existing functional utility stubs
- ▶ If utility stubs do not exist customer needs to contact utility company for installation
- ▶ Laterals need to be brought to property line before construction

SEWER/SEPTIC CONNECTIONS

- ▶ Connection to a new or existing septic or sewer within 50 ft. of home (additional feet charged by distance)
- ▶ For existing septic, a feasibility or evaluation will be required by all jurisdictions. Lexar Homes requires this to be completed by the homeowner prior to contract.

SITE PREP & EXCAVATION

- ▶ Foundation excavation and back fill
- ▶ Trenching for utilities (electric, water, gas, low voltage if applicable) and back fill within 50 ft. of home (additional feet charged by distance)
- ▶ Electrical conduit placement and inspection within 50' of home
- ▶ Final grading around foundation
- ▶ Garage infill and prep for slab up to 7 yards
- ▶ Flat work prep for driveway, porches and front walkway from driveway to front porch of 700 sqft (additional sqft charged by overage)
- ▶ Rain drains and footing drains
- ▶ Rock Under Foundation if needed up to 7 yards

POWER CONNECTIONS

- ▶ Temporary power station adjacent to power pedestal and install a permanent connection from existing power pedestal within 50 ft. of building site
- ▶ Temporary power station must be within 50' of home site
- ▶ If a transformer or upgrade to the existing electrical infrastructure is required, this additional cost is the responsibility of the client

EXTERIOR CONCRETE/PREP

- ▶ Concrete for 20'x20' sqft driveway
- ▶ Porches and front walkway from driveway to front porch at 200 sq. ft.
- ▶ 10' x 10' sqft back patio
- ▶ Additional concrete as requested by the customer can be provided or if house requirement runs over allotment for an additional price

By offering everything from design to construction to final touches, our turnkey offerings provide a convenient, all-in-one solution for homeowners looking to build a new home on their land

ADDITIONAL INCLUDED SERVICES IN STANDARD OFFERING

- ▶ On-site port-a-potty and posting of required address
- ▶ Job site material clean up (twice)
- ▶ Final home cleaning
- ▶ Framing dry out if needed
- ▶ Drywall heat if needed

Additional Site Development Requirements

Items below indicated with a '\$' can be performed by Lexar Homes for additional fees (please inquire)

SERVICES AVAILABLE FOR ADDITIONAL FEES

- ▶ Permits or Utility Hookup Fees
- ▶ Land-use, stormwater, or erosion control permits, fees, or professional needed
- ▶ Wire from Existing Power Pedestal to home (over 50') - \$
- ▶ Larger or Updated Electrical Transformer
- ▶ Overhead Power (if applicable) - \$
- ▶ Propane tank purchase and placement - \$
- ▶ Septic or Well: Permitting, wiring or installation
- ▶ Water meter installation, pump & temporary spigot
- ▶ City sidewalk or approach - \$
- ▶ Landscaping
- ▶ Payment of monthly utility expenses during construction - \$
- ▶ Import or Export of Materials - \$
- ▶ Clearing of trees or vegetation - \$
- ▶ Rock hammer - \$
- ▶ Existing structure removal - \$
- ▶ Builders Risk & Course of Construction Insurance
- ▶ Additional General Liability coverage may also be purchased by customer if desired
- ▶ State or City Sales Tax (if applicable) - \$
- ▶ Civil Engineer or Geo-Technical Services
- ▶ Permit expeditor
- ▶ Drywell - \$
- ▶ Additional city specific jurisdiction requirements
- ▶ Mold or mildew lumber treatment - \$
- ▶ Waddles, silt fence, or other erosion control items - \$
- ▶ Excavation required to flatten lots or remove trees and brush - \$
- ▶ Water-proofing of foundation - \$
- ▶ Any retaining walls needed to shore back dirt or the house - \$
- ▶ All properties are unique and may require additional items not listed above.