



Addendum B - Jobsite Standards and Expectations

This document was written to help lay down some ground rules and help set the expectations of everyone involved with the construction project. For the purposes of this document, “Owner” will refer to the client paying for construction and “Contractor” will refer to Redwood ADU as well all subcontractors and employees onsite hired by us in relation to the project.

Owner Responsibilities

Provide access to an electrical plug within 100’ of jobsite unless exception made in contract.

Safety is a top priority – no one is allowed on the active jobsite while work is in progress, especially not kids or pets.

After-hours walkthroughs are allowed only after prior written approval from Contractor, ensuring jobsite is safe.

Owner will need to provide jobsite access for Contractor including short notice access to jobsite.

Please clean up all dog droppings in walkway up to project and surrounding areas.

Prepare sprinkler/irrigation systems for digging. Water supply should be off, and lines moved out of the way if possible. If irrigation/sprinkler lines are broken during digging, Contractor will cap off, but will not be responsible for repair or re-routing of lines to maintain landscape.

Contractor Responsibilities

Contractor will not park in Owner driveway unless cleared with Owner beforehand.

Jobsite cleanliness is necessary for all contractors and subcontractors.

Contractor will provide site sanitation facilities (porta-potty) or use off-site bathroom. Owner should not be expected to provide restrooms or wash areas.

Contractors will adhere to the noise ordinance laws regarding approved hours of construction.



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General Expectations

There will be days without workers physically onsite. Redwood ADU works on 4 or 5 projects at the same time with two crews, this will allow the crew to be at a work site approximately 40% of workdays (M-F). However, this does not mean progress is not being made, or that the project is delayed. Much of the work we do is office based.

Constant communication between Project Manager and Homeowner is expected.

Construction is a work in progress, there will be components that may seem broken or incomplete at stages of the project. This is normal for jobs of this nature.

After final inspection, we will go through a punch list with Owner to make sure all remaining work is documented.

Structural lumber (including roof sheathing) will get wet when building. This is normal, and the building materials are designed to be exposed to water and the elements temporarily, without degrading.

It is quite common for the Owner to start ordering household furnishings and appliances towards the end of the project. Please keep in mind that until final inspection, it is still an active jobsite, and those items cannot be stored inside the building unless prior written approval given by Contractor.

PG&E is highly impacted by the fires and very behind schedule. No matter how early we contact them for meter installations or panel upgrades etc., they are often extremely backlogged. This is out of our control.

Redwood ADU requires our contact info and Lic# visible on all jobsites in case of emergencies. We accomplish this by installing a temporary lawn sign in the front yard for the duration of the construction project.

We agree to uphold the responsibilities and expectations above:

Owner Full Name:

Owner Signature:

Date

Contractor Representative Full Name:

Contractor Representative Signature:

Date