

COSTA RICA HOME BUILDER

PAYMENT SCHEDULE

MATERIALS TO BE PURCHASED & WORK TO BE COMPLETED BY CONTRACTOR	PAYMENTS FROM OWNER
1. PRELIMINARY CONSIDERATIONS	
Land Acquisition	
Registro Nacional Informe Registral	
Ingeniero Topografico Survey	
Appraisal	
Legal Services	
Closing Costs	
Title Insurance	
Real Estate Commission	
Interest (during construction)	
Financing Fee's	
Taxes (real property-land)	
Environmental Impact	
Other-	
1.PAYMENT	0
2. PRELIMINARY OFF-SITE REQUIREMENTS	
Architectural Design & Drafting Services	
Construction Plans	
Site Plans	
Blueprints (how many copies)	
Specifications of Building Materials	
Landscape Architect & Plan	
Insurance, General Liability	
Insurance, Construction Risk	
Insurance, Workers Comp	
Permits, Colegio Ingenieros y Arquitectos	
Permits, Servicio Electricidad	
Permits, INVU, Receptora Permisos Construccion	
Permits, Municipalidad	
Permits, Water Meter, Tap Fee	
Permits, Sanitary Tap Fee	
Electricity, fee for provisional power &/or transformadora	
Sub-Contractor Agreements	
Other-	
2.PAYMENT	0
3. PRELIMINARY ON-SITE REQUIREMENTS	
Topografico Survey	
Ingeniero Topografico establish grade levels	
Ingeniero Topografico install locate property boundaries	
Ingeniero Topografico locate house & drive	
Ingeniero Topografico locate water tap	
Ingeniero Topografico locate sanitary tap or tank & field line	

Electrician set temporary pole	
Electric Company inspection & connection to pole	
Water Company install tap	
Soil Analysis & Percolation Testing	
Site Clearing, extra for drive or septic field line	
Hauling, debris to dump	
Equipment rental, pumps, hoses, latrine	
Bodega to store materials & house workers	
Guard	
Excavations, Grading & Utility connections, bid or hourly rate	
Grade Stone, #3 for access to bodega & foundation	
Excavate to run sanitary line 15" under lowest bath floor	
Grade Stone, #3 under sanitary line	
Locate and stake sanitary/septic clean-out	
Varilla, cement & stone for footers	
Other-	
	3. PAYMENT
	0
4. CONCRETE & FOUNDATION WORK	
Tapias & Muros, thickness and height to be calculated by engineer	
Foundation walls & columns, block or poured, per plan	
Steel Varillas, per plan	
Cement	
Stone	
Wood, 1x2's, 1x4's, 1x8's, 1x10's, 1x12's to form footers & columns	
Footers per plan with 4 horizontal varillas tied to vertical varillas every 60cm	
Subterranean finished walls for interior living areas to be 104" high x 10" thick	
Subterranean unfinished walls for garage or storage areas to be 88" high x 9" thick	
Foundation/Crawl space walls to be 48" high x 9" thick with varillas vertically protruding every 60cm	
Drop/float 2-2x4's on top of walls before pouring slab for brick ledge	
Drop and 8" brick ledge on inside of foundation walls for sunken rooms	
Knockout is walls for sanitary is 6", windows or crawl access per plan	
Water tank, per plan with 40cmW,x 20cmH footers, with 2 horiz varillas tied to vert varilla every 60cm	
Septic Tank, per plan, as above or set plastic in excavated hole with perforated drain field per plan	
Clean around perimeter of footers and compress 2" of #57 stone	
On subterranean walls remove all metal then use putty knife to apply roof mastic to cover all holes	
Install seeping drain tile around perimeter of retaining and inside walls & drain to lowest grade	
Spread 12" of #57 stone over all drain tile	
Backfill with sand or clean topsoil so as not to scratch waterproofing on exterior of walls	
4" slabs, backfill with sand and compress to allow for 4" of #57 stone under concrete floor	
Then cover stone with thick plastic, 3/8" varillas connected to all rods protruding from footers	
4" drives, flatten existing stone then #3 varillas tied in 20cm squares on pins for an even height	
4" walkways, stake 4" high forms then install mallas electrosoldura inside	
Other-	
	4. PAYMENT
	0
5. ROUGH INSTALLATIONS	
EXTERIOR-per plan including minimum 9' height for 1st floor ceilings	
Framing-front, rear and side elevations & roof rafters per plan,	
Framing-presenta, facia, soffits per plan,	
Roofing-sheathing, flashing, galvanized metal laminates, skylights frame 2x6 curbs, per Exhibit B	
Windows per plan with individual, 1 piece, removable screens on inside, per Exhibit C	

When exterior sheathing is 1/2" need 3-5/8" extensions jambs on exterior of windows	
Doors per plan with weatherstrip and threshold, per Exhibit C	
Sliding doors to have extra framing support above, per Exhibit C	
Insulation-exterior & interior walls, ceilings, attic	
Exterior Walls Finish, stucco on block, 2 manos, 1cm-pringe, 1cm repello with lime, or Durarock	
Exterior Facia, Soffits Finish, Durarock, finished with Durarock pasta	
Brick or Stone facing, steps or sidewalks	
Garage Door-flush or panels, metal or roughtex, locking catch installed with door for security	
Other-	
INTERIOR-per plan including the following details	
Soffits for HVAC runs, recessed lights, exhaust fans, nailers for lights centered above cabinets	
Fireplace, factory built, tack-in 2x6 blocking 64" from floor for mantel, Hearth=8"H, 62"W, 20"D	
Clipped or tray ceilings, cloths chute, towel bar studs, frame skylight shafts	
Drywall nailers, handrail nailers 36"H from floor, extra support over windows for window treatments	
Closet door openings, 4-0=49-1/4", 5-0=61-1/4", 6-0=73-1/4" to be beaded and wrapped w/drywall	
Drywall Hang 1/2",green board in baths, bead & wrap all openings, soffits & J-bead top of skylights	
Drywall Finish with pasta, finely sand all walls & ceilings,	
Other-	
	5. PAYMENT
	0
6. ELECTRICAL -all wiring to be installed through plastic or metal conduit with no wiring exposed	
Service-Per plan with 220 volt outlets for dryer, oven, A/C, hot water system & pumps	
Lighting Fixtures & Fans-fixtures to be provided and installed by builder equal to Exhibit D	
Switches-single & double pole for all ceiling lights and fans	
Telephone, Cable & Internet- each room to have 1 outlet for each service per plan	
Intercom, security system, central vacuum	
Kitchen plugs-at least 5 doubles & 1 GFI at sink,10cm's above counter + 1 GFI below sink	
Bath plugs-1 double GFI on side of each sink	
House, attic exhaust fans	
HVAC-layout ducts, dryer & cooktop vents, exhaust fans & cloths chute	
Other-	
	6. PAYMENT
	0
7. PLUMBING -per plan with fixtures, water heater & pumps installed by builder	
Water piping-1/2 PVC cold & hot water lines per plan & 1 cold line with 1/4" control per icemaker	
Propane gas lines	
Hot Water Tank & Pumps- tanks per Exhibit F & any pumps per Exhibit G	
Laundry-washer connection box with hot/cold water & dryer vent recessed in wall, sinks per Exhibit F	
Showers, shower head & controls per plan & Exhibit F	
Toilets & controls per Exhibit F to be located per plan & vented outside	
Sinks, faucets, drains & controls per Exhibit F, all drains to have traps & located per plan	
Other-	
	7. PAYMENT
	0
8. INTERIOR FINISHES	
Walls-block, plastered smooth with finish of revestimento acrilico.	
Drywall with pasta finished smooth	
Painting-1 coat primer & 1 coat of finish acrilica paint, color by owner	
Woodwork-finish wood, all nail holes filled, sanded & painted with 1 coat primer & 1 coat finish aceite	
Doors-per plan with solid wood jambs & casing painted equal to woodwork above	
Baseboards- per plan and painted equal to woodwork above	
Stairs-per plan, solid wood with handrails bolted into wall studs & painted as woodwork above	
Shelving-per plan, vinyl covered metal for shelves and hanging cloths	

Floors- to be evenly finished so owner can select, vinyl, ceramic or carpet per Flooring Allowance	
Kitchen, Bath & Laundry cabinets per plan and Exhibit H	
Kitchen & Laundry Countertops-per Exhibit H, with splash caulked at walls, size & location per plan	
Bath Vanity Countertops-per Exhibit F, with splash caulked at walls, size & location per plan	
Accessories-1 towel bar per sink, 1 paper holder per toilet & detailed in Exhibit F	
Shower Doors-1 per tub or shower & Mirrors 1 per sink & detailed in Exhibit I	
Appliances-located per plan as detailed on Exhibit J and installed & connected by builder	
Window Coverings-for windows & exterior doors as detailed on Exhibit K and installed by builder	
Door Hardware-1 passage set and bumper per door	
Cleaning, including windows & skylights	
Other-	
	8. PAYMENT
	0
9. EXTERIOR FINISHES	
Deck, porch, trim, posts, shutters, mail box	
Concrete steps, patios	
Garage door opener	
Gutters & downspouts, galvanized aluminum, seamless, prefinished or need paint same as exterior	
Paint-set nails, caulk with paintable silicone, spray acrilico on stucco, aceite on metal flashing	
Water & Electric Meters-call utility companies to set meters prior to landscaping	
Concrete Floors & Walls-Fill cracks with Macco #59870 super caulk, then apply masonry paint	
Clean up, finish grading	
Propane Tank, set & connect	
Lanscaping-sod, seed, trees, shrubs	
Other-	
	9. PAYMENT
	0
	TOTAL OF ALL PAYMENTS FOR COMPLETION OF THE CONSTRUCTION
	0