



Custom Design + Build on Your Lot

STRUCTURAL INTEGRITY

- 9' Tall 10" Poured Reinforced Concrete basement
- 9' First Floor walls
- 2 x 6 Exterior Walls
- Engineered Roof Trusses
- 3/4" T&G Sub-flooring nailed , glued and screwed
- 7/16" OSB Roof Sheathing
- 5/8" Drywall on all ceilings
- Cement board/mud base tiled areas

EXTERIOR FEATURES

- Brick/Stone TBD
- Painted six-panel entry door with one or two sidelights and deadbolt
- Grids and classic louvered shutters for front windows per plan
- Premium Cement Fiber Siding (James Hardi Board).
- Andersen 200 energy-efficient, maintenance-free Clad Wood windows & patio doors
- Kwikset satin nickel exterior door hardware
- Glass block basement windows
- CertainTeed Landmark shingles
- Seamless Gutters and downspouts

INTERIOR FEATURES

- Full interior painting
- Painted six-panel garage/house service door
- Painted Colonist 6 Panel Doors
- Kwikset satin nickel door hardware
- Painted Base and casing moldings
- Partial Open Rail Stairs (See Plan)
- Garage interior completely drywalled and slick taped
- Custom Master Closet Design

SITE IMPROVEMENT ALLOWANCE

- Not Included in Quote. See Below
- Preliminary Price Quotes Assume Level, Cleared Ready to Build Lot.

KITCHENS AND BATHS

- Granite kitchen and vanity counter tops. Laminate tops in laundry
- Custom hardwood cabinets
- Master Bathroom with Separate Tub and Shower per plan
- Mirrors and Master Shower Door
- Master Bathroom Tiled Shower
- Tiled Bathroom flooring

ENERGY EFFICIENCY & MECHANICAL

- 90+ % high-efficiency gas furnace
- High-efficiency central air conditioning
- 50-gallon gas high-efficiency water heater
- Insulating exterior wall sheathing OR OSB exterior sheathing (your choice)
- Tyvek housewrap to further reduce moisture and air infiltration
- R-40 ceiling insulation
- R-21 wall insulation (2x6)
- Insulated 16' x 7' & 8' x 7' garage doors per plan
- Electric smoke alarms with battery back up
- Carbon monoxide detector for additional safety
- Prewire for garage door opener
- 2 exterior GFI electrical outlets
- Coach light wiring at exterior doors
- 200-amp service per plan
- 2 Frost-free spigots

INCLUDED ALLOWANCES AND FINISHES

- Rough Lumber & Truss Package
- Typical Plans
- Custom Cabinets
- Granite Kitchen and Bath Tops
- Mirrors and Shower Door per plan
- Hardwood Foyers and Kitchens
- Tile Flooring and Baths
- Carpet and Vinyl Flooring per plan
- Complete Lighting Fixture
- Kitchen Appliances
- Complete Plumbing Fixtures

All Site Improvements Not Included. To be estimated upon site visit and billed at Builder Cost + 15%

Contact us today for your On Your Lot Custom Design + Build Proposal

Bob@krausbuid.com www.krausbuid.com 248-494-1822



Note: Provided Allowances to be determined upon Site Visit and Assessment

Typical Site Allowance Items	
Item	Cost
Building Permits & Fees	\$0
Surveys, Topo and Plotting	\$0
Tree Clearing etc.	\$0
Initial Grading/Temp drive	\$0
Soil Compaction Testing	\$0
Required Engineering	\$0
Required Structural (Piers)	\$0
Soil Erosion Controls	\$0
Other Testing	\$0
Land Balancing	\$0
Non Typical Excavation	\$0
Import/Export Fill Dirt & Comp. Sand	\$0
Non Typical Backfill	\$0
Final Grade	\$0
Sump Line	\$0
Electric Service (By Owner)	\$0
Gas Service (By Owner)	\$0
Water Tap Fees (By Owner)	\$0
Water Tap & Line	\$0
Sewer Tap Fees (By Owner)	\$0
Sewer Tap & Line	\$0
Septic Design Fees	\$0
Septic Permits	\$0
Septic System Install	\$0
Well Install	\$0
Driveway	\$0
Walks	\$0
Patios/Decks	\$0
Landscaping	\$0
Irrigation	\$0
Retaining Walls	\$0
Concrete Pumps	\$0
Winter/Weather Charges	\$0
Drop Grade Brick Cost (If Applicable)	\$0
Walkout Bsmt Extra Cost (If Applicable)	\$0
Daylight Bsmt Extra Cost (If Applicable)	\$0
Other	\$0
	\$0
Builder Service Fee	15% \$0
	Total \$0