



248-972-5549

For your guidance the following is the Typical Pre-Construction Process of a  
**Build on Your Lot Design+Build Project**

**Phase 1: Initial conversation with the Builder.**

At this time we will discuss your goals, design preferences, budget, any unique concerns you may have and explore the possibilities of Kraus Design + Build bringing your dream home to life.

**Phase 2: Preliminary Design & Budget Bid Presentation.**

As determined by our conversations regarding your design preferences, desired features, level of finishes and total investment target we will present your Customized Preliminary Design Sketches. We also will present you with a Budgeting Proposal including a scope of work, general description of included features and anticipated allowances as well as incorporating information regarding your building site if you own or have selected one at this time.

We anticipate there will be plan revisions requested. We will provide one revision to both the floorplan and front elevation as requested to best fit your family and lifestyle.

*At this point you decide to retain us for Design and Development Agreement.*

**Phase 3: Design Development**

During the design development phase we will work with you to develop the final design and specifications, provide guidance on material selections and present a fixed cost budget to be incorporated into a comprehensive construction agreement.

We also perform a detailed inspection of your home-site bringing in our experts and trade partners as deemed necessary to evaluate your site and establish a comprehensive home site scope of work and improvement allowances.

There are varying degrees of home-site preparation necessary depending on your building location. It may be as simple as scraping the topsoil and vegetation or a more extensive excavation and land balancing depending on the type of foundation your design requires.

Typically included in your Lot Improvement Allowances are items such as:

1. Permits, surveys, staking, as-builts and grade certifications as required by municipality.
2. Utility services allowances including water/well, sewer/septic, electric and gas lines, sump lines.
3. Lot clearing of trees, stumps, rocks and brush.
4. Provisions for temporary construction access and permanent driveways.
5. Required basement excavation backfill, rough and final grading.
6. Importing and exporting of fill or excess dirt and required fill sand and stone.

We know every dollar counts. We will work strictly within your Investment Target to create a home that not only meets but exceeds your expectations.

We will present the final design including detailed specifications and a fixed quote with the applicable Site and Finishes allowances. There will be no mystery and more importantly no surprises.

You will be provided the Finalized Construction Agreement (Contract) to review.

*At this point you retain us for construction*

#### **Phase 4: Ratify Construction Agreement**

Our team will begin the steps required to prepare your project for construction.

- Complete plans for permit application.
- Work with structural engineers as required
- Coordination of survey
- Obtain required permits
- Assist owner with selection allowances
- Finalize material lists
- Coordinate with trade partners
- Prepare construction schedule
- Order materials, fixtures and special order items
- All other work as necessary

#### **Phase 5: Construction Begins**

There is no better time than Today to start the process for your

Custom Design + Build New Home.

Call: 248.972.5549

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