



## Lifestyle Design Series: Design + Build on Your Lot

### STRUCTURAL INTEGRITY

- 7'-10" Tall 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

### EXTERIOR FEATURES

- Maintenance-free vinyl siding.
- Jeld Wen energy-efficient, maintenance-free vinyl windows & patio doors
- Painted six-panel entry door with one or two sidelights and deadbolt
- Grids and classic louvered shutters for front windows per plan
- Kwikset satin nickel exterior door hardware
- Glass block basement windows
- CertainTeed Landmark shingles
- Seamless Gutters and downspouts

### INTERIOR FEATURES

- Full interior painting
- Painted base and casing
- Painted six-panel interior doors in a variety of styles
- Painted six-panel garage/house service door
- Drywall-wrapped windows with painted wood sills
- Wood-capped Knee-walls at stairs
- Kwikset satin nickel door hardware
- Painted Board Closet shelving in master closets, White wire shelving in others
- Garage interior completely drywalled and slick taped

### SITE IMPROVEMENT ALLOWANCE

- None Included. See Below

### 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
- 1 garage door opener
- 2 exterior GFI electrical outlets
- Coach light wiring at exterior doors
- 150-200-amp service per plan
- 2 Frost-free spigots

### KITCHENS AND BATHS

- Granite kitchen counter tops. Laminate tops in baths and laundry
- Custom hardwood cabinets
- Master Bathroom with Separate Tub and Shower (per plan)
- Mirrors and Master Shower Door
- Tiled Bathroom flooring
- 1 Piece Acrylic Tub and Shower

### INCLUDED ALLOWANCES AND FINISHES

- Cabinet and Tops Allowance
- Mirrors and Shower Door (per plan)
- Hardwood Foyers
- Tile Flooring and Baths
- Carpet and Vinyl Flooring per plan
- Lighting Fixtures
- Kitchen Appliances
- Plumbing Fixtures

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

*Bob@krausbuild.com 248-494-1822 www.krausbuild.com*



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 & Compaction 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/Stone Cost (If Applicable)	\$0
Walkout Basement Extra Cost (If Applicable)	\$0
Daylight Basement Extra Cost (If Applicable)	\$0
Other	\$0
<b>Sub Total</b>	<b>\$0</b>
<b>Builder Service Fee</b>	15% <b>\$0</b>
<b>Total</b>	<b>\$0</b>