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411 E. 41st ST. Sioux Falls, SD 57105

Thank you for considering A-Plus Construction for your housing needs. In order to explain a process that many people do only one time in their life we have assembled a small booklet, which explains our building system. Building a home is an adventure. Our goal is to make it a positive experience and we hope you will find this information helpful.

Brad, Russ and Larry

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VENDOR LIST FOR 2020

The following is a list of contractors who worked on your home. We are including their phone numbers. Feel free to contact them for additional work or questions concerning your home.

Plumbing: Northern Plains Plumbing (Jeff) 359-4054

Electrician: Degen (Brad) 366-9387

HVAC: Absolute Comfort (Kevin) 376-4337

Sheetrock/drywall Davis Drywall 941-3856

Cabinets: Builders Millwork (Nagi) 332-9800

Millwork, Hardware, Windows: Builders First Source (Brian) 216-4827

Framing Material and Shingles: Builders First Source 338-2311

Painting: Best Deal 323-8098
Product provider is Sherwin Williams

Flooring Carpet Simple Floors 553-9077

Garage doors: Pro Garage Doors 368-2555

Gutters: Super Seamless (Nate) 366-8035

Appliances: KARLS (Chris Kahny) 376-0311

Landscape Sod Busters, (Mike), 728-8623

Concrete Flatwork Kohler (Jeff) 413-5945

Fireplace Midwest Fireplace 338-8280

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BUILDING WITH A-PLUS

Each item from the two-page bid cost sheet are listed below to help explain what goes into each cost and to explain what options if any you have on those selections. The prices are intended to be an estimator for you and is no way a guarantee of price point.

Not Allowance Items

These are items that you will not have control over, but must be done, and do not offer you the ability to make a selection between options. There are some items that are not considered an allowance but may still have additional costs that will be passed to the buyer. Those items are noted in their sections. This category does have a few items you could elect to do an upgrade for an additional cost. These types of items would include; furnace filter upgrades, whole home humidifiers, upgrades to garage doors, etc.

Lot Cost

This would include the initial purchase price of the "lot" and any additional costs to make it suitable for building and landscaping. Often you have to buy topsoil to finish the lot, this is called fine grade. A common amount of "black dirt" to include in a lot would be 10-15 loads depending on the depth of soil (4-6 inches) and the size of lot. Some developments also have a mandatory system that collects sump water that is discharged from your home. This could cost between \$1,000.00 and \$1,400.00. These will add to the total cost of the lot and will be added to the final cost of the home. These are considered conditional items and will not be covered by A-Plus.

Stakeout

This places the home outline on the lot. This is not a survey.

Building Permit

A building permit in Sioux Falls on a 1,600-square foot home is around \$700, in Harrisburg the total building fees would exceed \$2,300. (The two-page bid breakdown uses Sioux Falls as a default.)

Water Permit

In Sioux Falls the water permit fee is NOT part of the building permit. In many other communities it is. We default to the larger meter which cost around \$325, rural water varies by county.

Utilities

This is to pay for the electric, natural gas (heat), and water to build your home. **This is only an estimate;** the cost could go up if utilities are not placed on site by the developer. If utilities are not on site we may need to use a generator which **adds additional costs.**

Dirt Work

The money to excavate, backfill, and hook up the water/sewer in Sioux Falls has been included. One thing we cannot foresee is an “over dig” which is when extra excavation and or cement is needed to place your home on solid soil. This occurs less than 20 percent of the time and the cost usually is under \$2,000 to fix any issues. **This cost is the responsibility of the developer and/or buyer.** Our excavator also places the drain tile and crushed rock. If you decided to change the slope of your lot or position the home in a way that will require the landscaping to be built up, **this cost is the responsibility of the buyer, not A-Plus.**

Foundation and Footings

This is the cost of a poured foundation. Winter charges from November 1st thru April 1st are not uncommon and **are additional costs.** Most of our homes have a cement stoop, which also requires footings. **This is included in the bid only if on the house plan.**

Water Proofing

This is sometimes referred to as “damp proofing”. This is applied to the outside of the home before backfilling. We use a clear solution (not the old tar type).

Flat work

This has been included in the bid per the print on your lot. If you elect to have extra concrete, the rule of thumb is \$4 per square foot. Any changes to flat work from the original plan can impact the final cost. Please note the City of Sioux Falls does not allow driveways over 32 feet in width or parking/RV pads on the side of the garage.

A corner lot might be cheaper however; you might have an additional \$3,000 in flatwork due to the additional length of sidewalk. On a corner lot an ADA curb may be an additional \$600.

There are options of stamped (designs) and /or dyed concrete that require a bid from our vendor. These are **NOT** included in the bid.

Sand/Gravel

This is needed for the flatwork (cement on the ground). We pay per load. If you add additional concrete additional sand will most likely be needed.

Materials

The framing will be a 2x6 construction. Sheathing is 7/16 OSB; Louisiana Pacific siding, soffit, & fascia; and laminate asphalt shingles. Windows include Anderson 100 series and will be discussed with you prior to ordering (slider, casement, double hung, etc). We use engineered floor trusses and engineered roof trusses. Metal soffits are not standard and do cost more.

The interior mill work will be noted on your personal proposal sheet. The millwork we currently default to includes wider casing and base, three panel mission doors in a poplar wood. We will also give you allowances for metal spindles (per plan), door knobs and other needed hardware. The standard is stained millwork, painted millwork is labor intensive and will add a significant increase to your bid.

You may choose your front door. Your allowance will be noted on your allowance sheet.

Window Well

We prefer to integrate the window well system with the foundation to give us the best long term solution. Our window wells are poured and connect to the drain tile of the house. An average size concrete window well cost \$1,000 filled with crushed rock for drainage. The extra cost of a garden lot could be offset by the absence of window wells.

In some cases you might choose to do stone/rock window wells or do a retaining wall to avoid a window well. Any changes from the standard window well may impact your final price.

Deck Labor

Straight stairs with metal spindles or 2x2 cedar wood is standard. The bid includes the material and labor needed to complete the deck per plan.

Additional stairs, landings, divider stairs, composite wood, special rails, or footings could alter this bid. In addition certain deck styles or "hidden fastener" systems could affect the price, **all require estimates and are extra.** Composite decking has a wide range of options and would be an **additional charge.**

We prefer to include a poured front stoop in the bid to reduce the need for a front deck. Railing is included if on the print. The cost of a stoop is in the flat work bid.

Subcontracting

This pays the labor needed to complete your home.

Framing

Only a change by the buyer will increase the cost. Once the framer begins there will be a charge for **ANY** changes. Code requires all exterior walls in a basement to be framed and insulated except the mechanical room.

Trimming

Our trim carpenter installs all cabinets, Formica, and cultured marble tops. He does not install granite or other stone countertops. He installs all interior doors, trims all interior windows, cases all windows and doors and applies all baseboards. In addition he creates the handrail system and installs all hardware. There will be additional charges for crown molding, fireplace mantles, and wet bars unless noted in the two-page cost sheet. Non-standard selections (ie: deviating from spindles for a railing) may result in additional charges at the home owner's expense based on their selections.

Labor Roofing

This is to pay the roofer.

Plumbing

During the initial meeting, make A-Plus aware of any special request. (Tiled shower, larger hot water heater, extra gas lines, etc.) You selected a “plumbing package” based on options/styles you wanted. If you decide to purchase your plumbing fixtures from some place other than the wholesaler, the plumber will charge \$30 per fixture to install. Some specialty items (ie: pedestal sink) cost additional to install. **This will be passed to the homeowner as part of the final cost of the home and not paid by A-Plus.**

The “base number” in plumbing is where we start. On your final two page bid cost sheet we will want to include as many of these options as we can to avoid any surprises at the end. If you are not finishing the basement you might want to consider having a tub/shower delivered for future use. A 52 gallon electric hot water heater will be included.

Computer Work

This fee is paid to our accountant to process payment with lien wavier checks, issue 1099's, pay excise tax and a host of other items. This is paid per house.

Heating and AC (HVAC)

This includes all material to heat and cool your home. We have information at the office regarding the brand and energy efficiency of the products. A 95% efficiency furnace, 13 SEER air conditioner, and venting of the dryer and bath fans will be included.

Popular options **at additional charge** include whole house humidifier, larger air filter, and garage heaters. This vendor also does heat pumps, geothermal, and in floor heating. Garage furnaces are a popular option that will add approximately \$2,500. Keep in mind there will be additional charges in addition to the garage furnace, including an extra gas line, thermostat, etc.

Electrician

Our electrician will provide the materials and labor to wire your house to code. A 200-amp panel is standard. We will give you the specifics for your home in your bid; this would include the number of can lights, step lights, cable/data jacks. Popular options **at additional charge** include under cabinet lighting, sound systems, and dimmers. We have a price sheet that lists some of the most popular options.

The electrician will arrange a time to “walk through” your home with you prior to the wiring process. This is your chance to address placement of lighting, outlets, and switches.

Insulation

Standard wall insulation includes fiber glass batts installed with ventilation chutes and plastic vapor barrier. Standard ceiling insulation includes blown in fiberglass. To upgrade to “blown in blanket” insulation or foam application is a potential option **at additional charge**. A popular option is insulating the garage ceiling **at additional charge** of approximately \$700.

Drywall

This includes product and labor to complete your home with a standard “orange peel” wall texture and a “crows foot” textured ceiling. Unless noted we default to **square** drywall corners. The garage receives a “fire tape” finish and is unpainted. Drywall features (trex ceilings, arches etc.) are included in the bid **ONLY** if on the plan. Options **at additional charge** include texture choice and additional finish work in the garage.

Staining Woodwork

The millwork is stained and lacquered off site with your choice of millwork color. This vendor also fills nail holes after trimming. They will leave stain on site when the job is completed. **Painted woodwork is more than twice the charge of stained woodwork.**

Interior Painting

The bid will have one ceiling color and one wall color. This bid includes all labor and materials. Many people choose to have bids on individual rooms or paint a room or two themselves.

Exterior Painting

This includes the siding and painting of the metal doors. This is a one color siding bid. The trimming of a house in a contrast color or colors is an upgrade and will add **additional cost**. If you select a fiberglass door and want it stained, it is **an additional charge**.

Fireplace

The allowance includes unit (fireplace) and exterior finish. We can usually get a fireplace with a nice finish for \$4,000.

Garage Door & Openers

Our standard garage door is a steel on steel insulated door. The common sizes in width are 16’ on the double and 9’ on the single. The height will be noted on the print. Many people prefer the 8 foot tall doors rather than the standard 7 height. **Your bid needs to include openers on both doors and the height and width shown on the plan and a keypad.**

Popular options **at additional charge** include “lights” or windows in the door, wider doors or non-traditional styles.

Gutters

Seamless gutters will be installed. You will choose the color.

Insurance

There are three types of insurance that we carry. They include general liability, builders risk, and uninsured/underinsured sub contractors.

Construction Loan

This is an allowance. You need to tell us how you plan to finance the home. We have one major lenders that we have established a line of credit for presold homes. **These costs can be 2 % of the cost of the home.**

"Cortrust Bank" Charges a 0.5% fee **plus** interest on the construction loan. However, if you get your permanent financing at Plains they will waive their 0.5% origination fee normally charged in permanent financing and use the same appraisal.

You might choose to run your own construction loan. A popular option is to also include some closing costs to avoid out of pocket payment at closing. The amount you see listed is the costs associated with the construction loan, not any fees associated with your permanent financing.

Additional Items

Garbage, dumpster: This pays for the collection and removal of construction debris.

Overhead: This is a line item for A-plus construction operational expenses.

2% Excise Tax: State of South Dakota Department of Revenue

A-plus Cost: What we will make to build your home.

Final Cleaning: Before you move in cleaning.

Allowance Items

Some items you will have to decisions on and can make selections based on the estimated price.

Closet Systems

There is an allowance for closet organizers; the allowance includes nice master closet shelving, basic shelving in additional bedrooms (rod and shelf), shelving for hall closets, etc. If you have a walk in pantry the allowance will include pantry shelving as well. This vendor also can do "lockers", and "drop zone" shelving.

Exterior Stone or Brick/"Stucco"

Our stone vendor will supply product and labor for \$18-\$23 per square foot. An exterior with 100 square feet of stone with the number stone will run around \$2,500. Brick will generally cost about \$3.00 per square foot less than stone (depends on brick cost). Your estimate includes stone per plan.

Some areas have covenants that require a specific amount of stone. In almost all cases the developer approves the plans in advance of building which is when the amount of stone/brick is addressed. Popular features include fireplace finish, stone columns, and archways.

Cabinets and Countertops

These should be selected very early; some vendors need up to eight weeks to deliver cabinets. The kitchen cabinet layout is important as it might require a window to be moved or plumbing to be moved which should be addressed early on. We will install your cabinets and standard countertops. If you choose granite, quartz or other custom countertops the price of the product should include installation by the vendor. Granite or quartz can add a week or more to the home.

Floor covering

Your allowance is on your estimate. This is how floor covering works in our homes generally.

- A. Carpet: Carpeted areas get a per square foot factor of \$3.50 per square foot or \$31.50 per yard. This should include the pad, installation and carpet. Carpet in our model homes is acquired at this price.
- B. Wood: Wood floor allowance is \$7.50 per square foot. Your product **should not exceed \$4.50 per square foot**. The installer receives \$3.00. Product includes the cost of the floor, transition strips, and any required underlayment. Stairs, any wood drop, and other add on are **all additional charges**.
- C. Tile: Tile floor allowance is \$11.00 per square foot. The product in this case is just the tile and **should not exceed \$2.50 per square foot**. The installer receives \$8.50 per square foot for basic installation. The installer takes care of everything needed to install the tile including stain resistant grout.
- D. Vinyl: Vinyl floors are to be done by your flooring contractor. Their bid must include underlayment.
- E. Laminate: Per square foot charge of \$1.50-\$2.00 to install. Products start at \$1 per square ft, however laminate does not hold up to scratches and water as well as vinyl.

Appliances

Make sure your vendor **includes delivery**. You will also need to make sure you select appliances that fit your space, consider door opening space for the refrigerator also. We will install your microwave, and dishwasher. A true vented range hood is an expensive item and will add additional work to the HVAC labor of approximately \$600 on top of the appliance.

Bathroom Hardware & Mirrors

This is for the towel bars, towel rings, toilet paper holders and the mirror. These are installed by the trimmer.

Sod, Sprinkler, & Landscaping

Your bid will include basic landscaping, (rock, plastic and edging) a sprinkler system, and sod. It does **not** include a fence allowance unless specifically addressed in the two page bid cost sheet breakdown. You might want to add to the basic allowance to include trees shrubs, or retaining walls.

Tile Shower

If your bid includes a tile shower allowance, this is for both product and labor. You would have selected the allowance level you wanted. Installing tile on walls does cost more and the majority of your allowance will be to cover installation costs. The tile will be installed to a height of 7' unless you specified this during the bid process. It will also include two corner shelves that will be installed with the tile, these are not shelves built into the wall. There is no bench in the shower unless it is specifically noted on your bid.

Frequently Asked Questions

1. How long does it take to build a new home?

Generally five to six months from the issuing of a building permit. The contract will specify how many days from the date the building permit was issued. After you sign a contract it often takes two weeks or more to obtain construction financing, appraisal, and title insurance on the lot. We cannot dig until the construction loan is in place.

2. How can get a hold of someone if I have a question?

In this day and age of instant communication the best still seems to be email. Email produces a hard copy record so it can be shared and prevents things from getting missed when passing communication on to others. We of course take phone calls however, please understand you may need to leave a detailed voicemail. We will do our best attempt to get back to you, but we may not be able to return your call immediately. Last month we had over 9500 minutes of calling and 3200 text messages. **Unless it is an emergency call and text during business hours only.**

3. Will something be done at my house every day?

That is a goal but there will be blank days in the project. This is due to materials not being available (trusses) or labor unable to fit it in until a certain day. We often run into a domino reaction when a delay backs everyone up. This is often caused by weather so there is not a lot of control.

4. What is the most important decision to make after we decide on a floor plan and lot?

Cabinets are really important for the entire project to work smoothly. This is one of the first things so we can make sure the cabinet layout you pick works with windows and plumbing. The size of the front door is also critical as the exterior framing is of course one of the first things done.

5. What do we need to get started?

Five items are required before we can begin:

- Signed copies of the following: Contract, Allowance sheet, Description of work, and Blueprint
- Final Blueprint
- A commitment letter indicating your ability to buy this house when complete.
- A lot purchase agreement.
- Cost breakdown sheet

6. What can delay house completion?

Generally with a six month contract we should not have a problem. The main reasons for delays are terrible weather, labor strikes, availability of materials, and delay in decision making. In past years trusses have been eight weeks out. This is a delay that can affect contract completion it's not your fault nor is it A-Plus Construction. Delays related to home owner decisions can push the completion date out and costs related to those delays will be billed to the home owner.

7. What about my bank and permanent financing? When can I lock in? What about the time they need to process the loan?

Each bank has its own rules on requirements for final appraisal. **It is a good idea to add two or three weeks to the home completion to allow for loan completion.** This time should not be viewed as part of the contract time. The contract time is from the issuing of the building permit until the four final inspections are signed off and a C.O. (Certificate of occupancy) is issued. A rate lock in is usually for 60 days. Do not to make a deadline that will only work if everything goes right.

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WHISH LIST ITEMS

GARAGE

Windows in the doors
Insulated attic (wall insulation is included.)
Garage furnace
Garage drains
Water in the garage
Additional dry wall finish
Painting of garage

INTERIOR

Grills in windows
Gas line to deck (the gas line to the furnace is the only gas line that is standard.)
Heated bath floors
In floor heat
Crown molding custom trim items
Larger water heater
Under cabinet and custom lighting
Surround sound data cable etc.
Rocker electric switches
Tiled backsplash
Appliance installation (see appliance policy.)
Individual room colors (more than the 2 included in the bid.)

EXTERIOR

Additional trim colors
Metal soffits
Landscaping/retaining walls
Composite decking
Stone/brick mailbox
Concrete features (colored/stamped)
Additional water faucets (2 are included.)

IF IT IS NOT SPECIFIED ON BID OR IS AN A-PLUS STANDARD IT IS NOT INCLUDED.

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ALLOWANCES

- 1. STONE:** Your allowance is _____.
 - a. Ledge stone finish at the top will add 200-300 per house.
 - b. Include number stone
- 2. ELECTRIC FIXTURES:** Your allowance is _____.
 - a. Do not forget light bulbs
 - b. Bulbs are included in "can lights" (do not need to be purchase)
 - c. Installation of lights is done by the electrician and is part of his bid.
- 3. BATH HARDWARE:** Your allowance is _____.
 - a. Towel bars, towel rings, toilet paper holder, and "hooks".
 - b. Mirrors come out of this budget also.
 - c. Hardware is installed by the trimmer.
- 4. CLOSET ALLOWANCE:** Your allowance is _____.
 - a. Vendors include: Closets n More, Close Pro's
- 5. CONSTRUCTION INTEREST / LOAN FEES:** Your allowance is _____.
 - a. This is only an allowance.
 - b. Some fees include: origination, appraisal, and survey (etc)
 - c. Total cost of the construction loan can total over 2%

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CABINET ALLOWANCE WORK SHEET

YOUR ALLOWANCE IS _____

- 1. Cost of cabinets, counter tops and hardware is all part of the cabinet allowance**
- 2. A-plus will install all cabinets and laminate counter tops.**
- 3. Granite, quartz, and other custom tops are installed by the vendor who sells the product.**
- 4. Cabinets need to be ordered early. Some companies need 8 or more weeks to deliver the product.**
- 5. If you choose a custom top (granite/quartz) additional time will be needed at the end of the project. Your vendor will want the cabinets to be installed for on site measuring. Tops are then produced and installed by the vendor. This process can take two weeks or more.**
- 6. A-plus does install cultured marble tops in bathrooms.**
- 7. Hardware installation is included.**
- 8. Final design of the kitchen, color of stain, and type of wood are questions to be addressed with your kitchen vendor.**

**YOUR CABINET ALLOWANCE IS _____ YOUR CABINETS
WERE ORDERED ON _____ WHEN WILL THEY BE DELIVERED?**

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PLUMBING WORKSHEET

SEE PLUMBER SHEET (PRODUCT AND PRICE

HOW TO UPGRADE:

You may buy your own faucets, sinks and toilets.

1. You will get a credit for not using a product listed above.
2. A charge of \$30.00 per fixture that the plumber installs that he does not provide.

Example:

1. Your faucet	\$125.00
2. Credit	(\$118.00)
3. Install charge	\$30.00
4. Total upgrade cost	\$37.00

Advantage

1. Reasonable cost to upgrade
2. Your choice of style, color etc

Disadvantage

1. The plumber does not warranty products he does not provide.
2. You must shop, and deliver the replacement to the job site.
3. In case of the tub/shower valve the product must be purchased and ready for installation at the conclusion of framing.
4. Credits listed on the PLUMBERS PRICE AND SELECTION SHEET

The plumber will also upgrade the products you want. He is willing to meet you at the wholesale house as you make your selection.

Advantage:

1. Product and labor are warranted.

2. Delivery is included.
3. No extra \$30.00 per item charge

Disadvantage

1. Typically more expensive.

Note: Some items carry an extra charge for install (above the \$30.00), due to the complexity of the installation. (Example a vessel sink to a drop in sink, or a free standing tub or faucet)

Your job site supervisor has a current list of credits and upgrade charges.

Feel free to contact us with any questions.

BASIC CREDITS: Current as of 08-20-2020 *Subject to change.

1. LAV FAUCETS: \$117
2. BATHTUB TRIM: \$102
3. SHOWER TRIM: \$93
4. 5' WHITE BATHBAY: \$300
5. KITCHEN SINK (stainless steel): \$179
6. KITCHEN FAUCET: \$211
7. GARBAGE DISPOSAL: \$96
8. WATER CLOSETS: \$90
9. STANDARD WATER HEATER: \$400
10. TOILET: 100

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TUB/WHIRLPOOL-TILED SHOWER AND FIREPLACE EXAMPLES OF CURRENT COST 2019

1. Tub/ Whirlpool/Jacuzzi: Your allowance is \$2500.00.

- A. Cost of tub: \$1000
- B. Cost of faucet \$300
- C. Temperate valve \$250 (state code)
- D. Installation \$350 (plumbing, framing, etc)
- E. Cost to install \$300.00

This example comes to \$2200.00

2. Tiled Shower

EXAMPLE IS BASED ON A 3 X 5 SHOWER

Our installer will provide all materials needed for the project excluding tile. Our standard shower includes seven foot walls, two shelves and one shower valve.

This is an example only!

WALL TILE ALLOWANCE: \$2.50 PER SQUARE FOOT. YOU WILL NEED APPROXIMATELY 150 SQUARE FEET OF WALL TILE. (\$375.00)

FLOOR TILE ALLOWANCE: \$10 .00 PER SQUARE FOOT. TILE (MOSAIC). YOU WILL NEED 20 SQUARE FEET OF FLOOR TILE (\$525.00). Quantity increased to allow for waste.

Popular options include: Ask for prices.

- A. Tile to ceiling (9')**
- B. Bench**
- C. Multiple shower heads**
- D. Tile the ceiling**

Your total is _____

3. FIREPLACE: Your allowance is \$4500.00

Fireplace unit and installation	\$3150.00
Stone/Tile	\$ 500.00
Simple Mantle	\$ 400.00
Gas line to unit	\$300.00

These are examples check with your job site supervisor if you have additional questions.

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A-PLUS APPLIANCE POLICY

YOUR ALLOWANCE IS _____

When you purchase your appliances **delivery and installation** should be included.

A-plus construction standard appliance preparation is for the following.

1. Installation of the dishwasher. (Electrical and plumbing)
2. House will be wired for an electric range.
3. Installation of a microwave above a stove is included.
4. Laundry will be set up for an electric dryer.

The following will result in additional charges.

1. A vented range hood. Often the cost of the venting materials and labor can be over \$600.00 dollars.
2. Installation of "wall ovens" cook tops or microwaves within cabinets.
3. Gas for stove or dryer will be an additional \$400.00 per appliance

What we will not do:

1. Pick up your appliances. Delivery should be included in the price.
2. We do not move appliances from garage to the house.
3. We do not hook up your washer and dryer.
4. We do not warrantee your appliances.

REMEMBER TO PURCHASE ALL CORDS AND ACCESSORIES NEEDED.

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ELECTRIC ALLOWANCE SHEET

1. Regular can lights _____. Total includes outside cans and interior can lights.
2. Water resistant can light above every shower/bath unit.
3. Step lights are included (three per level).
4. What color would you like your devices? White or light almond
5. Basement (if finished) includes 8 can lights.
6. The electrician will install all "standard" lights associated with this home. Remember to purchase light bulbs for your fixtures.
7. Your bid includes the basic wiring of your home to code. This includes fire/carbon dioxide detectors, cable and phone outlets, and the whole house fan (new code).
8. We install a 200 amp panel. (room for expansion)
9. The rope lighting outlet and switch is included if it is shown on the plan. Please provide the rope light you want installed
10. Electric range and dryer outlets are standard. (Not gas)

POPULAR OPTIONS

1. Additional can lights. \$50.00 (each installed with standard bulb.)
2. Under cabinet lighting. (\$300.00 to \$500.00)
3. Rocker panel light switches.
4. Dimmers
5. Extra outlets. Extra cable/phone
6. Extra exterior outlets Two are included.
7. Ceiling fans in covered deck or garage.
8. Christmas light outlet in the soffit with switch inside of the house
9. Special floor outlets.
10. Lights that turn on automatically when the door is open. (pantry closet)
11. Any costs associated with geothermal heating.

Please note

The electrician will schedule a walk through. Please have a current copy of your kitchen layout. This is the best time to discuss any additional charges. The electrician is very helpful in suggesting location and options.

Once the painting is completed please have your lights and bulbs in the house. Mark the box with the location the light should be installed. In the case of ceiling fans please note the side of the blade you want visible. (Many have 2 different sides). Many bath lights have the globe that can point up or down.

After dry wall is installed some wires are not visible. "Can" lights in the soffit, lights in the bathroom and above the fireplace have wires behind the wall that the electrician retrieves at time out.

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338-1578

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aplus@midconetwork.com



411 E. 41st ST. Sioux Falls, SD 57105

Russ Daugherty
728-1442
Larry Elverud
728-1441
Brad Mair
728-4894

ONE YEAR LIMITED WARRANTY

The following explains the A-Plus Construction One Year Limited Warranty:

This warranty is extended only to the original buyers of the home and is non-transferable.

Note: It is important to understand the One Year Warranty period is not one year of free maintenance on your new home. The purpose of the warranty is to provide a guarantee to you regarding the workmanship and quality of the products used to construct your new home. The warranty does not apply to anything related to what could be considered normal and typical wear and tear. The intention of this document is to clarify the difference between normal wear and tear and defects in workmanship and quality of product.

After the final walk-thru prior to closing, a copy of all agreed upon punch list items will be noted and the customer will receive a copy. These punch-list items can normally be completed in a matter of weeks, if not completed before you move in. This time may vary based on the workload and the amount and type of request.

It is very important to document all things that you need to be repaired prior to closing. Our typical agreement with subcontractors is that they will return one time prior to closing and they will repair anything on the punch-list which are documented as warranty items. Warranty work will be done by our vendors between 8-5 Monday through Friday.

After which any additional items you wish A-Plus Construction to inspect should be made on a list around 30 days and at 11 months and delivered to us. Upon receipt, A-Plus Construction will review the list and begin inspection. If any items are in question as to falling under the warranty you will be notified immediately. This policy is to protect the homeowner as well as A-Plus Construction. If the item is an emergency as specified under "Emergencies" please contact us as soon as possible at one of the numbers provided.

As previously mentioned, repairs can usually be done in a matter of weeks. This time may vary as to the workload and the amount and type of requests. All callbacks and warranty-related work are administered through our job site supervisor and he will communicate the status of your repairs to you. This work will be done by our vendors.

Homeowners Name

Thank you for purchasing your new home at **Address., Sioux Falls, SD** from A-Plus Construction. Attached is our One Year Limited Warranty as well as some helpful information. The steps involved with handling warranty items are also covered. Your warranty in your new home begins on **August 14, 2020** and ends **August 14, 2021**.

This information packet explains how to best use the services of A-Plus Construction. If you have an **after hours emergency**, please call Brad, Russ or Larry.

We appreciate the pride you have in your new home, and we will do everything possible to assure you a great start toward many years of enjoyment. Should you have any questions about the Limited Warranty, please feel free to call us and we will be happy to visit with you.

Sincerely,

Russ Daugherty Larry Elverud Brad Mair

Russ Daugherty, Larry Elverud, & Brad Mair
A-Plus Construction, LLC
Owners

Appliances

All manufacturers' warranties apply and are located in the kitchen for you to register. See appliance policy if you have questions.

Drywall

Over the course of time, walls might develop nail pops and settlement cracks. This is a normal part of the "drying out" process and can easily be addressed by the homeowner with a little spackling compound. If the settling is extensive (over 1/8" wide) it should be noted on your punch list. A-Plus Construction will come back at the end of the year to do a drywall touch-up which covers crack only. The warranty does not cover nicks and dents made by the homeowner; these are the responsibility of the homeowner.

Paint and Stain

A high quality paint has been used on the interior and exterior of each new home. Touch-ups on painted walls will not always be an exact match due to dust, cooking, odors, smoke, sunlight, and other elements of nature. Special care should be taken of newly painted walls when moving furniture. Marks may be cleaned by lightly wiping with a damp rag.

Homeowners should be careful not to let lawn sprinklers spray against the exterior of the house as this may cause the exterior paint to crack or chip. *Stained woodwork will have some variation of color due to type and textures of the wood and is not a call back item.* Paint and stain are left at closing for customer use. All paint touch-up after closing is also the responsibility of the homeowner. **Please notify us if paint and stain are not on site. Paint touch-ups after repair are the responsibility of the homeowner.**

It is very common for white wood work to shrink during the first year; this is normal and typical from white wood work and is not a warranty item.

Caulking

The exterior and interior of your home has been caulked with a high quality caulk. Caulking beyond the closing date is not a call back item. A quality caulk such as "poly-seam" seal caulk is recommended for touch up purposes. We recommend the use of a "squeeze tube" so a caulking gun won't be needed. The tube also has a cap on it so it can be resealed.

Cosmetic Items

Chips, scratches, or marks in the tile, woodwork, walls, light and plumbing fixtures, marble and Formica tops, doors, vinyl and wood flooring, cabinets, carpet, appliances, sinks, tubs, etc., which are not recognized and noted on the final walk-thru punch list are NON-WARRANTABLE conditions. The cosmetic aspects of the home include exterior caulk and interior caulking. Re-caulking is a maintenance item and is the responsibility of the home owner

Fragile Items

After the closing walkthrough, any broken glass, mirrors, windows, torn screens or broken window grilles etc. are the responsibility of the home owner.

Floor Squeaks

Due to seasonal changes, squeaks can appear, disappear, and reappear. If a serious squeak persists over a long period of time, please note on the punch list for our inspection. We will do our best to eliminate them. Due to the nature of wood floor squeaks cannot always be eliminated.

Heating, Ventilation, and Air Conditioning

Heating and air conditioning is covered by the manufacturer's warranty. It is the owner's responsibility to be sure that the filters are kept clean and changed on a 30 day basis as recommended by the manufacturer. Failure to do so may affect the performance and your warranty. The equipment is subject to manufacturer's warranty. A good maintenance program, such as an annual check-up is recommended. Seasonal adjustments of registers (by homeowner) will be required to obtain your comfort level.

Plumbing

If the plumbing is "stopped up" during the warranty period and the person servicing the plumbing finds foreign materials in the drain caused by the homeowner, the homeowner will be billed for the service call. Your new garbage disposal is equipped with a "free wheel" wrench which looks like a small solid rod, bent-elbow with square ends, and is to be used should the disposal ever jam. Insert the end of this wrench in the very bottom center of the unit and turn left and then right. You may also have to push the red reset button once.

The homeowner must take precautions to prevent freezing pipes during the severe cold weather. Water systems should be turned off if the house is to be left for a long period of time. Hoses **MUST** be removed from outside water spigots, especially after the first of September. The spigots are freeze proof. They will not freeze or burst without a hose being attached. Water damage due to a shower/tub over flow, improperly sealed doors and pipe burst caused by homeowner carelessness will be the buyer's responsibility (see emergencies).

The whirlpool pipe cleaning should be done per the manufacturer's directions. Please see the whirlpool operating instructions for exact cleaning procedures.

Electrical

Electrical outlets within approximately 6 feet of water supplies or over concrete are Ground Fault Interrupter (GFI) circuits. If the outlet senses a current surge it immediately trips itself. If the outlets trip, the owner may reset the GFI by pressing the reset button. There will be one GFI breaker for each kitchen circuit, and one GFI circuit for each bathroom circuit and one in the garage. Please familiarize yourself with these GFI locations and call us if you have a question. Please check your GFI breakers before you request a service call. These circuits are not recommended for computers, or any high amp surge demand appliances such as freezers or air conditioners etc.

Concrete and Bricks

Concrete foundations, walks, drives, and patios can develop hairline cracks which do not affect the structural integrity of the home. Cracks will only be repaired when they meet the following criteria:

- Basement Walls: if crack is more than 1/8" wide or if they leak.
- Flatwork: if crack is more than 3/16" wide with a 1/4" vertical displacement
- Garage, Driveways, and Patios have limited warranty as they will move with frost each winter.

Cracking within these tolerances is the homeowner's responsibility, and they can be fixed by the homeowner with concrete caulking. Outside of these tolerances the contractor will caulk or replace at his discretion. **Do Not Use "Ice Melt" type products or salt on concrete and avoid getting lawn fertilizer on your concrete.**

Water in the Basement

Test your sump pump regularly. During heavy rains make sure your sump pump is working,

Doors and Woodwork

Interior doors should not warp (more than 1/4") if proper humidity levels are maintained in the home. Woodwork may shrink due to the drying out process, and woodwork that shrinks is a normal condition.

Decking

Cedar decking boards will crack and fade. This is natural and not a warranty item. You may choose to stain/seal which will help but not eliminate this process.

Yard

Necessary grades and swales have been established to ensure proper drainage away from the home. This site drainage is limited to the immediate grade and swales affecting the structure. No pooling (standing water) should remain in the immediate area 24 hours after a rain has stopped; except drainage (sub-division swales) which may drain longer and sump pump discharge.

The homeowner is responsible for maintaining the proper backfill around the foundation to insure proper drainage away from the home and to periodically check the down spouts to ensure water flows away from the home. Landscaping must allow for water to flow away from the home.

Fill dirt may be added to areas that have settled over three inches. We will have black dirt delivered if you need it and you will spread it out. Settling is normal. However, no determination will be made while there is snow or frost on the ground or while the ground is saturated. The homeowner has the responsibility to spread ground cover to prevent erosion.

During excavation the hole is dug 2' wider than the foundation. This area is subject to settling. Excessive tapping with a packer is not recommended because it may crack the foundation. We also hold off on gutters as long as we can to allow the rain to help settle the soil. This is not a defect in workmanship and is considered maintenance. You are free to proceed with landscaping as you wish, but we encourage you to take this natural process of settling into consideration when planning your timeline. If landscaping is done too early, you may be required to have it redone to ensure the water drains correctly. If any landscaping needs to be redone, this is the responsibility of the homeowner.

The homeowner is responsible for the watering of any new sod, trees, and shrubs after the closing. Monitor sprinkler time because watering can get expensive. **Warranty for sod, irrigation and rock is by the provider.**

Condensation

Windows will collect condensation on interior surfaces where extreme temperature differences are present. This is also part of the drying out process of a new home. Showers, cooking, laundry, dishwashers, and other normal activities for a family of four can add humidity into the air in the house. To help remove condensation in your bathroom after showering it is recommended that you run the bath fan for 20 minutes after showers.

Roof and Window Leaks

Roof, window, and exterior door leakage need to be reported **immediately** to A-Plus Construction.

Sprinkler Systems

Water lines will crack if the system does not have the water removed each fall (at your expense). Failure to do so which results in damage is not covered under warranty. If you desire to have lines moved to accommodate landscaping, fences, playgrounds, etc. that will be at the homeowner's expense.

Emergencies

The following items are considered emergencies:

- Roof leaks
- Plumbing leaks
- No heat or air-conditioning

The undersigned acknowledge receipt of this limited warranty provided by A-Plus Construction

By _____

A-Plus Construction

Date

By _____

Homeowner

Date _____