

BOLEN
CUSTOM HOME BUILDERS
LLC

CONSTRUCTION PROPOSAL FOR

Name
address
city, state, zip

Complete turnkey construction
Custom Built Home

This price may change if not accepted by ____ date ____

Current Date

BOLEN CUSTOM HOME BUILDERS LLC

CONTRACT FOR CONSTRUCTION OF HOME

name

address

City, state, zip

Custom Home built by BOLEN CUSTOM HOME BUILDERS LLC using plans by BOLEN CUSTOM HOME BUILDERS LLC blueprint designer. Contractor is fully licensed and insured. The following will be provided in contract for your new construction:

- I. A CUSTOM BUILT HOME, of approximately ____ s.f and ____ car garage
 1. Sill plate to be 2 x 6's
 2. Sill seal full width of plate
 3. F.H.A. Jack post with support beam included per code (2 x 10's)
 4. 2 x 10 floor joists with 3/4" plywood UL fir deck, 16" O.C. glued, screwed and nailed, also 1/4" lauan board over all vinylled areas.
 5. Floor trusses and truss ties will be 16" O.C. also stud walls will be 16" O.C.
 6. Joists bridging nailed to all floor joists
 7. 7/16" O.S.B. sheathing will be installed on all exterior walls with Tyvek excluding garage. ALL BASEMENT WALLS WILL HAVE 1" STYROFOAM SHEATHING TO GRADE.
 8. Garage will have 7/16" O.S.B.
 9. Exterior walls will be 2 x 6's placed 16" O.C.
 10. All lumber will be stud grade #2 and better
 11. Roof trusses will be 4/12 pitch placed 24" O.C.
 12. Roof design will be per plan
 13. Roof decking will be 1/2" O.S.B. oxboard with ply clips
 14. There will be one layer of 15# black felt paper installed with a self-sealing CertainTeed Horizon 3- Tab shingle over paper _____ color
 15. ****CertainTeed Horizon shingle 25 year warranty on material only, 5 year SureStart Protection warranty (labor and material)

16. All soffit and fascia will be prefinished aluminum_____color
17. Steel entrance doors per plan
18. Garage door and garage door opener
19. Window schedule per plan
20. Also installed in exterior walls will be 6” of insulation Visqueen sheeting over insulation and 12” of insulation in the ceiling
21. Interior Doors and Trim
22. Ridge Vent
23. All closet shelving and door handles are included
24. Proper vent in attic
25. Siding_____
26. _____

II. Builder will include (**Allowance of \$**) for cabinets, vanities, and counter tops. All will be installed at no charge to buyer.

III. Carpet and Vinyl (**Allowance of \$**)

The following are subcontracted extras which will be done by the builder and will become part of this contract:

IV. **FIREPLACE (Mantel and Hearth Allowance of)**

1. 1-6000GDVFL Fiber Log Burning Unit
2. 1-Gas Hook-up
3. 1-Standard Brass Trim Front Replacement Front Mesh 6,000
4. 1-Wall Switch Kit
5. 1-Gas Fan Kit
6. 1-Vent Cap Trap D-Series
7. _____

V. EXCAVATION PROPOSAL (Allowance of \$)

1. Stripping of Top Soil
2. Digging of Basement
3. Back fill and rough grade
4. Extra fill not included
5. 20' x 45' driveway with road gravel
6. _____

VI. MASONRY PROPOSAL PER PLAN

A. Foundation

1. 12 Course 12" block and top 2 insulated & splitface
2. 22x8 footings
3. 6 column pads
4. 3 ½" floor with visqueen
5. Tar to grade
6. Drain tile, stone & sump pit
7. _____
8. _____

B. Front Stoop

1. 12 courses 8" block
2. 16x8 footing
3. 4" topping
4. _____

Masonry Cont.

D. Garage 24' x 26'

1. 6 courses 8" block
2. 16x8 footings
3. 4" floor with wire mesh
4. 2 windows slide by 16x32
5. _____

VII. ELECTRICAL PROPOSAL

A. Home wiring and labor included

1. 1 – 200 amp underground service
2. 1 – Quiet Vent system
3. 1 – Electric Range Hook-up
4. 1 – Washing Machine Hook-up
5. 1 – Electric Dryer Hook-up
6. 1 – Doorbell system
7. 1 – Furnace Hook-up
8. 3 - Telephone jacks
9. 3 - Smoke Alarms
10. 1 – Sump Pump Hook-up
11. 1 – Garbage Disposal Hook-up
12. 1 – Dishwasher Hook-up
13. 1 – Direct Vent Water Heater Hook-up
14. 1 – Light in Shop
15. 8 – GFI receptacles
16. 3 – 120V Receptacles in Shop
17. 5 – Lights in Basement
Temporary Light Hook-up in Basement
18. 1 – Air Condition Electric Hook-up
19. Buyer's Choice of Light Fixtures (Allowance of \$

- 20. _____
- 21. _____
- 22. _____
- 23. _____

B. Garage 24' x 24'

- 1. 3 – Receptacles in Garage
- 2. 2 – Lights in Garage
- 3. _____

VIII. PLUMBING PROPOSAL PER PLAN

A. Main Bath

- 1. 1 – Lasco tub/shower module
- 2. 1 – Delta 1348 tub/shower faucet (chrome)
- 3. 1 – Delta 522MPU lav. faucet
- 4. 1 – Mansfield 130-160 water closet w/ seat
- 5. _____

C. Master Bath

- 1. 1 – Lasco fiberglass tb/shower module
- 2. 1 – Delta 1348 tub faucet (chrome)
- 3. 2 – delta 522MPU lav. faucet (chrome)
- 4. 1 – Mansfield 130-160 water closet w/ seat
- 5. _____

C. Kitchen

- 1. 1 – Dayton Elite 33x21 kitchen sink

2. 1 – Delta 400 kitchen sink faucet w/ spray (chrome)
3. 1 – Dishwasher hook-up
4. _____

PLUMBING CONT.

D. Basement

1. 1 – State 50 gallon Natural Gas Power Vent water heater
2. 1 – Mustee utility sink w/ Delta faucet
3. 2 – Mansfield freezeless hose bibbs
4. 1 – Floor Drain
5. 1 – Mansfield water closet w/ seat
6. Rough-in for tub/shower (Drain only)
7. 1 – Sanitary pit & pump (\$550.00)
8. 1 - ½hp disposal (\$125.00)
9. _____

E. Laundry area per plan

- 1 Hook-up for washer and dryer with expansion chamber per code
- 2 _____

F. Exterior Plumbing

1. Exterior water faucets, 1 in rear and 1 in front per buyers location. Interior shut off included.

G. Hook-up to sewer and water to the lot line only

H. Water and sewer permit included

I. Material to be included in the above mentioned Plumbing Proposal

1. Waste water and vent pipes to be plastic P.V.C.
2. All water lines to be copper

IX. HEATING PROPOSAL

1. 1 – Arcoaire 75,000 BTU High Efficiency Sealed Combustion Furnace

Furnace has a year parts and labor warrenty

2. Ductwork, pvc venting, gas piping, rough in, register, thermostat, condensate ran to floor drain, skuttle
3. Complete installation of and Arcoaire 1 ½ Ton Central Air System
4. _____

X. DRYWALL PROPOSAL

1. Hang ½” drywall on all walls in house, light texture
2. Hang 5/8” drywall on all ceilings in the house
1. Tape and spray with texture in the house
2. Hang ½” drywall on house garage wall, firewall
3. _____

XII. THE FOLLOWING ARE NOT INCLUDED IN THIS CONTRACT:

1. All painting and staining of exterior and interior of home
2. Raking and seeding of all disturbed soil
3. Gas hook-up to home
4. Public Service hook-up, we do not include trenching of a utility

XIII. Any and all changes will be made in writing and will be signed by both the builder and the purchaser:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

XIV. BUYER IS REQUIRED TO PROVIDE PROOF OF BUILDERS RISK INSURANCE ON SIGNING OF CONTRACT. This is to be purchased separately from the contract by the buyer.

We hereby propose to furnish labor and materials complete in accordance with the above specifications for the sum of :

(Here we fill in amount) and 00/100 with payments as follows:

1. (Here we fill in amount of First draw)(\$---,---,--) on signing of contract.
2. (Here we fill in amount of Second draw) (\$---,---,--) on delivery of basic home package.
4. (Here we fill in amount of Third draw) (\$---,---,--) on completion of rough-in of plumbing and electrical.
5. (Here we fill in amount of Fourth draw) (\$---,---,--) on completion of drywall.
6. Remaining (Here we fill in amount of Final Draw) (\$---,---,--) on completion of home.

Authorized Signature: _____

Michael J. Bolen, President
BOLEN CUSTOM HOME BUILDERS

Acceptance of Proposal:

Date: _____

Signature: _____

Signature: _____

NOTICE OF LIEN RIGHTS

AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, BUILDER HEREBY NOTIFIES OWNER THAT PERSONS OR COMPANIES FURNISHING LABOR OR MATERIALS FOR THE CONSTRUCTION ON THE OWNER'S LAND MAY HAVE LIEN RIGHTS ON OWNER'S LAND AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO THE UNDERSIGNED BUILDER, ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER NOTICE WITHIN 60 DAYS AFTER THEY FIRST FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION, AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO HIS MORTGAGE LENDER, IF ANY, BUILDER AGREES TO COOPERATE WITH THE OWNER AND HIS LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DUELY PAID.

This notice must be given within ten days after the first furnishings of labor or materials for the construction upon your land contracted between you as owner and the undersigned as builder.

Dated this _____ day of _____, 1998

Company Name: BOLEN CUSTOM HOME BUILDERS

Signed By: _____

Title: _____

Address: 701 South Superior Street, Antigo, WI 54409

Antigo, WI 54409
 (715)623-3729 FAX (715)627-7885
 email: bolen55@newnorth.net
<http://www.bolenrealty.com>

