



A GUIDE
TO BUILDING
YOUR DREAM HOME

**NEW HOMES
NEW CONSTRUCTION
COMMERCIAL CONSTRUCTION
ADDITIONS
REMODELING
HOME INSPECTION**

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www.mikeschollbuilders.com

Serving Jackson & Surrounding Areas

THINGS TO KNOW

HOW MUCH DOES IT COST TO BUILD A HOME?

Building custom homes is one of our specialties. Every year we have people ask the most common questions “How much does it cost to build a new home?” The answer “it varies and depends on each individual house”.

There are several variables that will help determine the cost to build your new home.

- Current cost of materials
- Rising cost of labor
- Rising cost of insurance coverage
- New regulations imposed by the government.
- Other miscellaneous costs (permits, taxes, etc.)

“What is the square foot cost to build a new home”? Based on the variables, the cost per square foot comparison for any custom or semi custom home is the same answer “it varies and depends on each individual house”.

Over the years, we as a company have realized how important these questions are to the potential customers. We have developed a cost sheet for our speculation homes that we build. This handout information is helpful for customers to get an idea what it costs to build a new home.



BEFORE BUILDING

STEPS TO YOUR NEW HOME

You are ready to build that dream home, extend that garage, or add on that backyard deck!
But where do you start?

These steps will help guide you to your dream project.

- **BANK APPROVAL** ~ Research your local banks, credit unions and other financial institutes for funding your projects. Receive a pre-approval letter from the financial institute. Once you sign the proposal contract, we will need written approval from the bank to start the project. We will provide you a copy of the proposal contract for your bank.
- **PLANS** ~ Research what project plans will work for you. We specialize in custom home building and can assist you in picking out plans. Any drawings and blueprints that we create, develop and distribute can be used for our free estimate to you. You can obtain copies of the drawings and blueprints for a small fee.
- **PRINTS** ~ A full set of working blueprints must be provided to Mike Scholl Builders, Inc. before a written proposal contract is developed. Preliminary prints are not acceptable as final blue prints. Your financial institute will also need a set of final blue prints.
- **SITE PREPARATION** ~ New buildings can not be started without stake surveys. Stakes must be visibly marked by the client. Contact your local township building for assistance on building codes for you area.
- **PERMITS** ~ Once the job is awarded to Mike Scholl Builders, Inc., we will provide permits for the job when applicable. To purchase permits, a full property description with the owner of the property and the property number must be provided. A property survey drawing with the locations for the home, septic, and well must also be provided.
- **PROPOSAL CONTRACT** ~ Mike Scholl Builders, Inc. will provide a complete, written estimate of your job in a form of a signed, proposal contract. A written job proposal contract can be provided to the client once Mike Scholl Builders, Inc. receives all pertinent information (i.e.—blue prints).

CHOOSING A BUILDER

The following guidelines should be considered when you are considering building a new home, an office, barn, or any other type of construction including remodeling.

□ A builder who has a Builders' License from the State of Michigan Department of Labor & Economic Growth.

✓ Mike Scholl Builders, Inc.— license #2102141655

□ A builder who has current liability insurance and workers compensation coverage.

✓ Mike Scholl Builders, Inc. has liability insurance and workers compensation coverage for all of their employees.

□ A builder with a permanent business address.

✓ Mike Scholl Builders, Inc. home office address is 6740 Carter Rd., Spring Arbor, MI 49283.

□ A builder who can provide written references.

✓ Mike Scholl Builders, Inc. provides written references, a testimonial sheet, and information on the company's website. (www.mikeschollbuilders.com)

□ A builder who has many years of being in business and has long term experience.

✓ Mike Scholl Builders, Inc. has been in business since 1986!

□ A builder who does not have any official local complaints, or civil suits against the contractor or company.

✓ Mike Scholl Builders, Inc. has no civil suits pending and has excellent customer service.

□ A builder who will provide a complete written contract outlining the services to be provided and the total price for the job.

✓ Mike Scholl Builders, Inc. provides a signed completed written proposal contract to the customer.

□ A builder who does not ask for cash up front without a signed, valid contract.

✓ Mike Scholl Builders, Inc. provides written payment terms in the proposal contract.

□ A builder who is a member of the Home Builders Association.

✓ Mike Scholl Builders, Inc. is a member with the National Association of Home Builders and Home Builders Association of Jackson.

VARIETY SHOW HOUSES



barns, garages and more...



interior designs...



MORE PICTURES AT
WWW.MIKESCHOLLBUILDERS.COM



***We build custom homes
to suit you on your lot or ours!***



Insured & License #2102141655

Memberships:

Home Builders Association of Jackson
National Association of Home Builders
National Federation of Independent Business

New 02/23/2007