



OUR PROCESS

WHAT YOU DO – HOW WE DO IT

We can build your quality custom home (designed to your budget and specifications) in as little as 90 days AND we have innovative plans to dispose of your current home debt as well.

In addition, we are never use "high pressure", so please do not hesitate to contact us.

Chris Thelen and Jeff Pung, the owners/builders/craftsmen for Sierra Homes, are local artisans who will personally guide each customer through design, selection and construction as if they are "family". And, because **each home is unique**, you may choose to make as many or as few of the design decisions as you prefer. The rest will be handled by Chris and Jeff as if your home were their own.

Surprisingly, unlike most custom builders, your price will be a great value as well. Chris and Jeff don't support a large staff or luxurious offices and design centers. They are truly "hands on" and pride themselves in passing on the savings, energy efficiency and unique style they create to their loyal customers. Though **quality, service and structural integrity are high**, prices are lower than ever in our new construction homes. Land owners, craftsmen, sub-contractors and vendors have all dropped their prices dramatically, as have we, just to keep working at turning out the Sierra Homes that make us feel so proud and contribute to our local economy.

(As always: New Construction prices and specifications are subject to change prior to final contract).

For example:

- a Sierra Sunroom is only \$10K as opposed to \$18-29K with other local builders.
- a third stall added to the standard 2 car garage is only \$6400-6800 as opposed to \$9500-\$17000+ with other local builders.
- We use sound proofing/air flow restricting blown cellulose insulation as opposed to less expensive fiberglass, at no additional cost.
- We finish our lower level family rooms at the incredibly low cost of \$25 pr. sq. ft. as opposed to up to \$45 pr. sq. ft.
- We are 5 Star Energy ratable AND exceed the Michigan Energy code as well!

Please keep in mind that we will happily evaluate your present home and the ever changing market to help you decide how and when to proceed. (As always remember: New Construction prices and specifications are subject to change prior to final contract).

Liz Horford of the *TrustTeam* Realtor Group

I will tell you that Sierra meets or beats our competition in every aspect of quality and customer service. If you want to streamline this process, just write your offer with a "meet or beat" clause and bring along the competitions' list. We will never copy another builder's plan, but, we have a myriad of our own better plans AND we are ALWAYS willing to CUSTOMIZE!

OUR STANDARD FEATURES AND CRAFTSMEN ARE THE SAME FOR ALL PRICE RANGES OF SIERRA HOMES

Many of our competitors have different crews and specifications for different price ranges.....Not so with SIERRAJust another way "The difference is in the details".

Please look at these particularly important differences that make us stand out in energy efficiency:

- ceiling insulation - R40
- wall insulation - R15 blown in wet spray cellulose
- windows(fenestration) R 2.85
- basement walls R13 in living areas and R10 in unfinished
- furnace 92% efficiency with humidifier and high efficiency air cleaner
- air conditioning 13 SEER minimum
- air infiltration the entire home is caulked and sealed before insulation (all wood to wood joint are sealed as well)
- duct leakage - ducts caulked and sealed and sized for future finished basements leakage below 100 cfm and metal ductwork (not plastic like some).
- we blower door test EVERY house to make sure that our standards are met...we don't rely on a formula to say that our house passes "in theory". We actually test every one, individually!
- we use blown-in cellulose (a sound proofing material as well) versus fiberglass batts - look on the internet for great examples of the difference in air infiltration between the two products...the R value is one thing...the air infiltration is the KEY thing!

Some of our high end competitors have "up-charges" for features we consider standard. For example, customers of one quality builder of fine homes were often surprised that the base price with that other company included bright brass light fixtures, door hardware etc. (popular in the 70's) and that the normal (for SIERRA anyway) is brushed nickel or oil rub bronzed. With the competitor, these selections resulted in an "up-charge". Again, they build a fine homewe just feel ours are better quality and value.

We are currently drawing a NEW plan to add square footage to satisfy the very popular request for a separate soaking tub and shower in the master bath. With that we can add square footage to the main level in the rear entryway because a large mud room with cubbies and benches is a very popular option as well.

Tell us what you would like. We will do our best to make it happen and we both will be PROUD of the price.