

Rural Builds



KRM has extensive experience in completing rural builds, having collaborated with multiple counties and navigated numerous unique challenges to create exceptional new homes in rural areas for our clients.

While each rural build is unique, the following outlines KRM's approach to creating your rural oasis:

Initial Site Assessment: Our experienced Superintendents will visit the potential build site to complete a comprehensive checklist. This includes evaluating tree and brush clearing requirements, culvert needs, dirtwork and grading specifications to achieve the desired grade, proximity to utility hookups (gas, electric, water), and other site-specific factors such as manholes, light poles, and storm intakes.

Cost Estimation: Following the site assessment, our Sales and Estimating teams collaborate to compile the cost of your home, including any necessary allowances based on your lot. We aim to prepare you for potential costs upfront, ensuring you can plan accordingly and avoid surprises mid-build.

Potential Costs Associated with Rural Builds:

- *PERC Test, Septic Permit, Septic System, Ejector Pit:* KRM coordinates the PERC test and works with preferred vendors to obtain a bid for the septic system.
- *Electric Hookup and Trenching:* We liaise with the electric provider to estimate the required work and provide a trenching allowance based on the distance from the transformer to the home.
- *Propane/Gas Service:* We review covenants to determine if propane tanks can be above ground or must be buried, or if natural gas is available for connection.
- *Overdig and Widened/Expanded Footings:* While soil tests post-digging will confirm this need, we provide an upfront range based on previous builds.
- *Additional Grading/Dirt Work:* Our experienced excavator assesses the land grade to determine if dirt needs to be brought in or removed, providing an estimate based on the required loads.
- *Culverts:* We estimate the cost based on the required culvert size.
- *Tree/Lot Clearing:* Once the house location is determined, we work with our vendor to estimate removal services.
- *Increased Driveway Length Costs:* For longer driveways, we provide an upfront allowance for either concrete or rocked driveways.

Conclusion: While the process may seem daunting, KRM's extensive experience ensures a smooth and enjoyable build, turning your rural dreams into reality. With over 20 rural builds completed in the last four years, we have refined our process to minimize stress. Contact us today to learn more.

