



NIACC House Build – 2016/2017

February, 2017
Revised February 9, 2017

The information below is regarding the NIACC House Build during the 2016-2017 academic year for NIACC Building Trades. The Architects designed the house to be easily moved to your location.

What the home will include:

- Complete structural shell, ready to be set on an appropriate foundation or basement wall
- Basic double 4" vinyl siding (could be upgraded at the expense of the buyer)
- Craftsman style exterior doors for the construction phase to be upgraded after move [upgrade at owner's expense]
- Windows and sliding door installed
- Roughed-in plumbing with shower and tub; pipes stubbed to the future basement for hookup
- Electrical will be "roughed-in" for future Breaker Box in the basement
- Insulated to local energy rating specifications (inspected by City of Mason City)
- Drywall hung, taped and knockdown finished textured ceiling
- Interior doors and "basic" casement trim installed (could be upgraded at the expense of the buyer)
- Mission Style Baseboards installed (could be upgraded at the expense of the buyer)

What the home will NOT include:

- Breaker Box and Meter Socket will not be included in the bid price as location of wiring will vary from site to site
- Kitchen cupboards
- Bathroom Vanities
- Closet fixtures
- No toilets set
- No flooring
- No porch or deck/patio
- NOTE: Priming, Painting or staining of walls, trim, or doors must be sub-contracted or done by the owner.

However, if the buyer has preferences and has made selections and purchases prior to the structure being moved, the students may install above items if time permits or parties agree to terms.

Change orders:

- Any change orders and/or additions to the above inclusions will be at the instructor's discretion if it fits the time table and feasibility for the learning. Examples:
 - Interior door and door knobs
 - Kitchen cupboards
 - Vanities
 - Closet storage solutions
 - Basic flooring in bedrooms (snap together laminate)

Buyer responsible for:

- Location to place the house and all associated costs for the lot, slab, foundation, etc.
- Arranging for the moving of the house and all associated costs– house must be removed from NIACC no later than June 15, 2017 however the buyer is responsible for the house once the purchase transaction is complete.
- All plumbing and electrical hook up and inspection costs after the house leaves NIACC. Contractors used are at the discretion and expense of the buyer.
- Building permit – note, NIACC paid for approximately ½ of the building permit (for a house located in Cerro Gordo County) prior to the start of the build. A copy will be supplied to the buyer.
- Garage – the addition of a garage, as shown in the drawing, is at the expense of the buyer.
- Buyer is responsible for insurance upon possession.

Contact Mary Spitz at 641.422.4111 or 1-888-466-4222 ext. 4111 for an appointment to view the house.

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