



## Value Added

### The Things We Do Other Builders Don't

- Excavation:** Kelsch Construction does not cut corners on pad preparation. We properly follow all Geotech engineering and we push for reaching final grade as soon as possible. This means as soon as the concrete foundation is poured, and while it is curing for seven days, we hurry and get all utility lines trenched and inspected and then properly covered before framing begins. This does two things, first, it allows the ground to settle properly during the rest of the construction. Second, it saves making a mess later. The only utility we have no control over is gas. They trench their own lines and install at the same time, usually near the end of the build.
- Concrete:** If your home is a slab on grade or basement and with all garage slabs, we demand our concrete sub-contractors to power-trowel the foundation for the smoothest finish possible. We also make sure expansion cuts are done within 24 hours after the concrete is poured to minimize cracks to a hairline. Before we pour concrete, we also add #4 rebar every 3 feet on center. Most builders do not include any rebar in the field of their foundation. We do. With more and more homes choosing luxury vinyl, this is a big plus. We also push for a Zero Step Tolerance "whenever possible." This means more subtle ramps outside exterior doors and no steps.
- Framing:** Kelsch construction encourages our clients to select engineered 2X4 floor joists. Please enquire about the value they bring. We also frame sub-floors with Advantech sheeting and their Advantech polyurethane glues. We have never had a loose or squeaky floor when we use this technology.
- Water** Kelsch does everything possible to prevent water from damaging your investment. This includes the following.
- We seal between wall sheeting and concrete foundation to stop bugs and to prevent moisture wicking into the home. No other builder does this. We use a primer, felt, and second primer coat to secure this known point of penetration.
  - We demand sill plates under every exterior door, especially if your floor is a wood sub-floor.
  - We install a complete exterior seal to prevent water, air, vapor and thermal penetrations. The goal is to get to 1ACH50 air tightness and we use Siga Tape on all exterior wall sheeting joints to accomplish this. It's a small added investment for a greater value in return.
  - For any upper decks attached to the home with living below, we encourage a fully enclosed deck to stop any water penetration to below. To accomplish this, we use a KMA product and several layers of colored top coat.
- Roofing:** Kelsch construction is the only contractor in southern Utah who installs aluminum roof shingles. See attached flier for side-by-side comparison with other roofs.
- Sub-Contractors:** In selecting a sub-contractors, we always select quality, time and cost, in that order and together. All three are equally important.
- Research:** Kelsch construction spends about five hours a week studying and finding new technologies and better practices in construction science.
- Budgeting:** Kelsch construction refuses to bait and switch clients with intentionally low bids to get the work. We budget to build the job and not to get the job. We are also strictly cost plus and we factor every cost and every contingency possible. We are traditionally under budget at the end of the build. Please see our testimonials at [www.kelschconstruction.com](http://www.kelschconstruction.com).