

Building Your
Craftsman Home



WELCOME TO

A&M Building and Contracting Inc.

Featuring: Craftsman Homes Edition

A&M Building and Contracting has over 45 years of experience constructing Residential & Commercial projects in the East Tennessee area. We strive for excellence in craftsmanship, which comes, through our combined years of experience as well as having our own Design – Build team in house.

Over the years, we have established long term relationships with local suppliers and sub contractors, which insures that the same quality product and craftsmanship is found in all of our projects no matter what the cost or size.

A&M is excited to share with you our Craftsman Homes line of great house plans to fit your family's needs. These homes have been carefully designed and repeatedly built to ensure the smoothest building process for you as the home owner. We have also selected great quality product options to select from to make your house custom to your style.

This brochure has been designed for you to create your home step by step. Our design professionals are also here to assist you in choosing your color selections and finishes. Once your selections are final we have included a blank Custom Home Specifications Sheet for you to fill out and return to us. We encourage you to visit our website and social media accounts for further information on these homes as well as our company.

AARON LEHNERT | OWNER

A&M Building and Contracting
office: 865-380-4100
office@ambuilding.net | tncraftsmanhomes.com





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- 1 Select a House Plan
- 2 Choose Your Colors & Finishes
- 3 Invest in Your Upgrades
- 4 Sign a Construction Contract
- 5 Your Finances & Warranty

With our wide range of floor plans you are sure to find one that meets your lifestyle needs.

Selecting a House Plan



The Christopher Model
Starting at \$197,900



The Swenton Model
Starting at \$229,900



The Cooper Model
Starting at \$229,900



The NGD 1094 Model
Starting at \$194,900



The 1800C Model
Starting at \$229,900



The Christopher Model

Starting at \$197,900

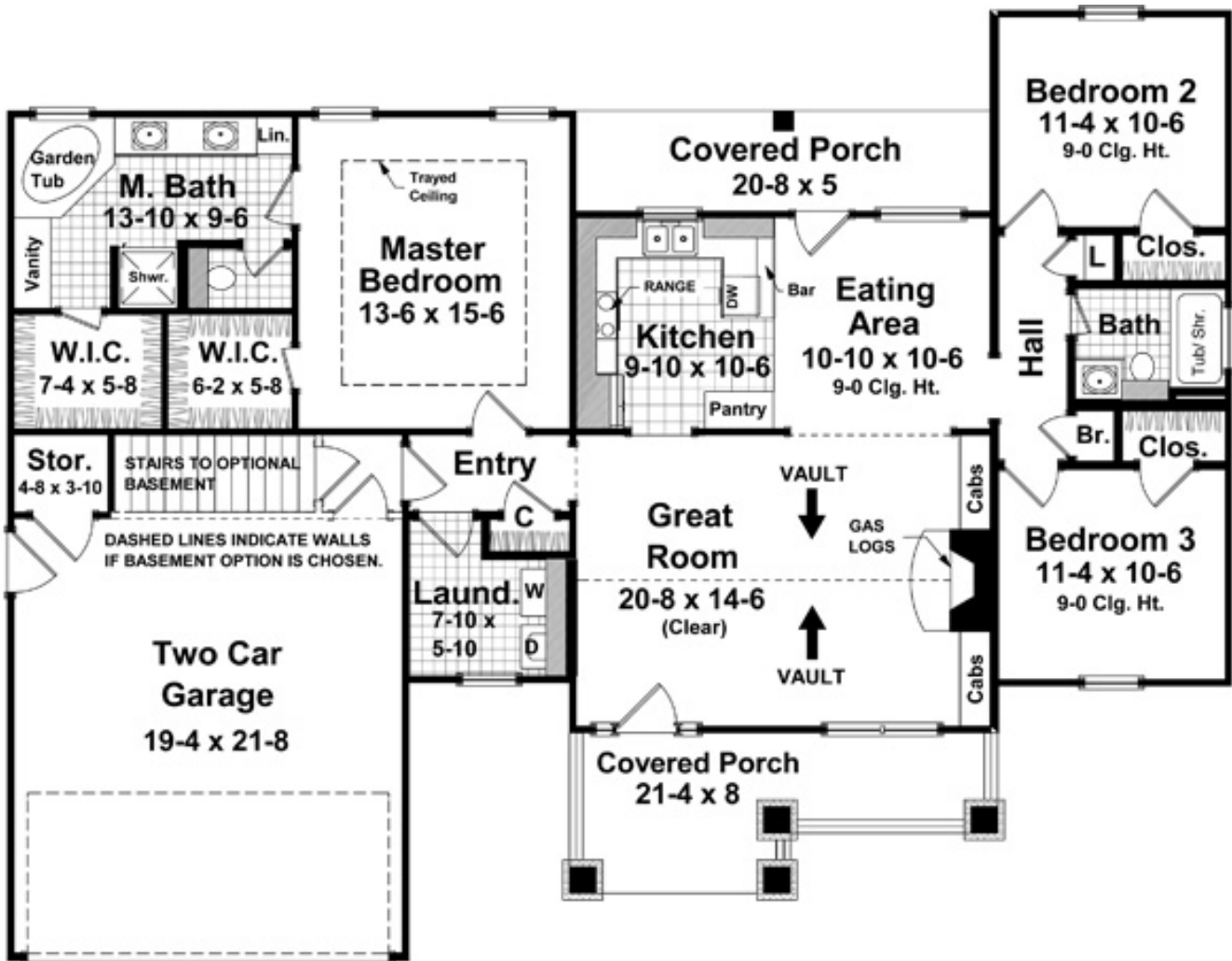


*Price is subject to change due to labor or material cost increases. Not included in the cost is the concrete driveway, underground utilities, and excavation costs as they are subject to the property selected. A cost for these items will be provided to you upon request. Lots or properties are not included. Included in the cost is 4 courses of block, If your property requires more foundation additional costs will incur. Images feature upgrades.

3 Bedrooms | 2 Baths

261 Sqft Bonus Room Option & Basement Option

Make this popular floor plan your new home today! Lots of windows and an open floor plan with split bedrooms make this a great home to live in. Great laundry room across from the master and a large master bedroom and bathroom with 2 walk-in closets to boot. This home has great lines and curb appeal. Plus an oversized garage with an optional bonus room & basement available.



Heated & Cooled Sqft:	1,509
Garage Sqft:	440
Total Sqft:	1,949
Front Porch Sqft:	139
Back Patio Sqft:	104
Optional Bonus Room Sqft:	261

Popular Upgrades for This Model:

- Tile Shower with Glass Door
- Stone Fireplace
- Tile Kitchen Back Splash
- Bonus Room
- Stone on Exterior



The 1800C Model

Starting at \$229,900

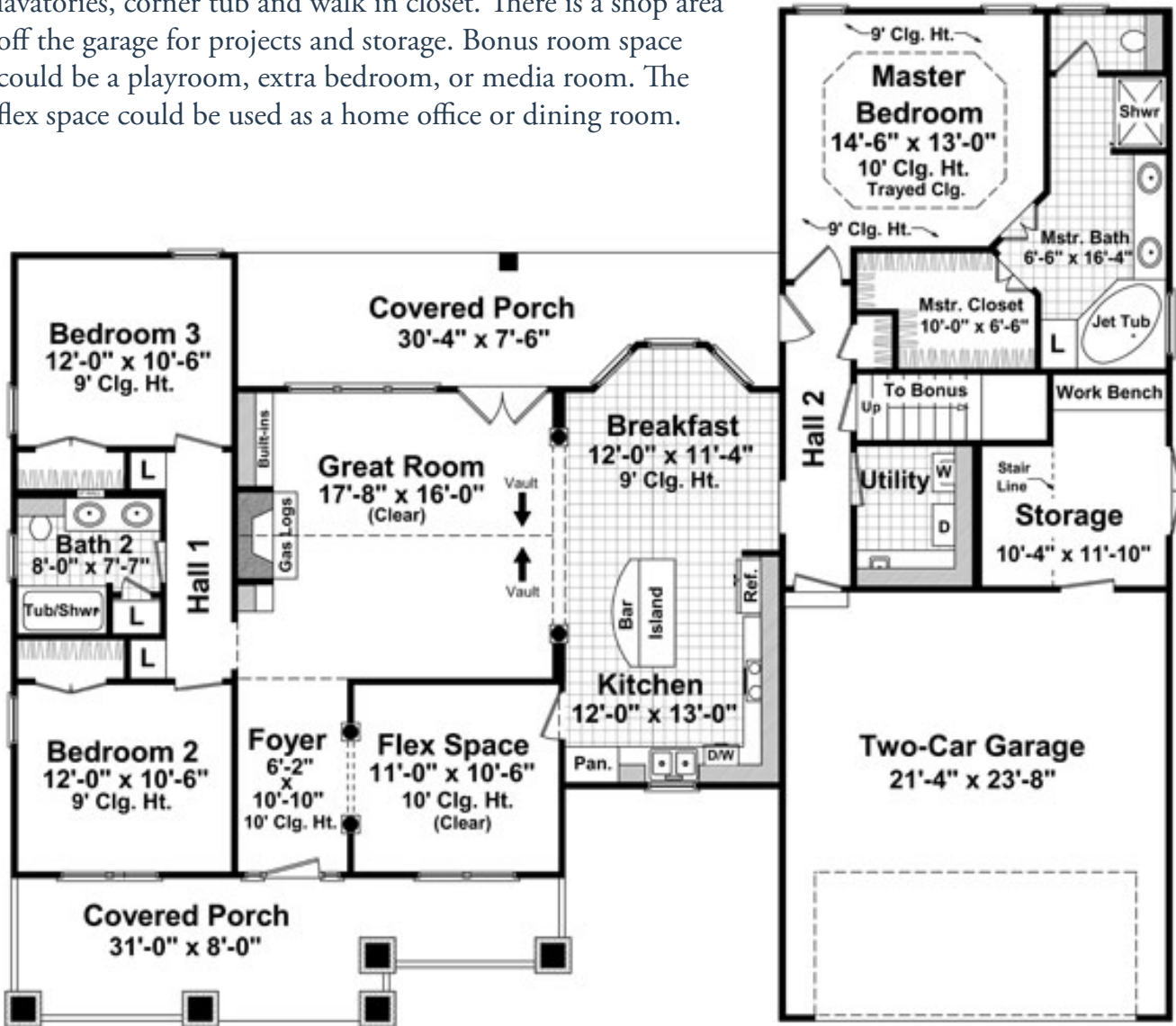


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3 Bedrooms | 2 Baths

309 Sqft Bonus Room Option

Front and rear covered porches add valuable entertaining space. A spacious Great room is vaulted with a gas fireplace. The roomy kitchen has an island with an eating bar for casual family meals. The hall bath is equipped with dual lavatories for convenience. The master bedroom has a raised ceiling and opens into the well equipped bath with dual lavatories, corner tub and walk in closet. There is a shop area off the garage for projects and storage. Bonus room space could be a playroom, extra bedroom, or media room. The flex space could be used as a home office or dining room.



Heated & Cooled Sqft:	1800
Garage Sqft:	509
Total Sqft:	2309
Front Porch Sqft:	216
Back Patio Sqft:	213

Popular Upgrades for This Model:

- Walk-in Tile Shower
- Stone Fireplace
- Custom Cabinets
- Unfinished Bonus Room
- Living Room Built-ins



The Cooper Model

Starting at \$229,900

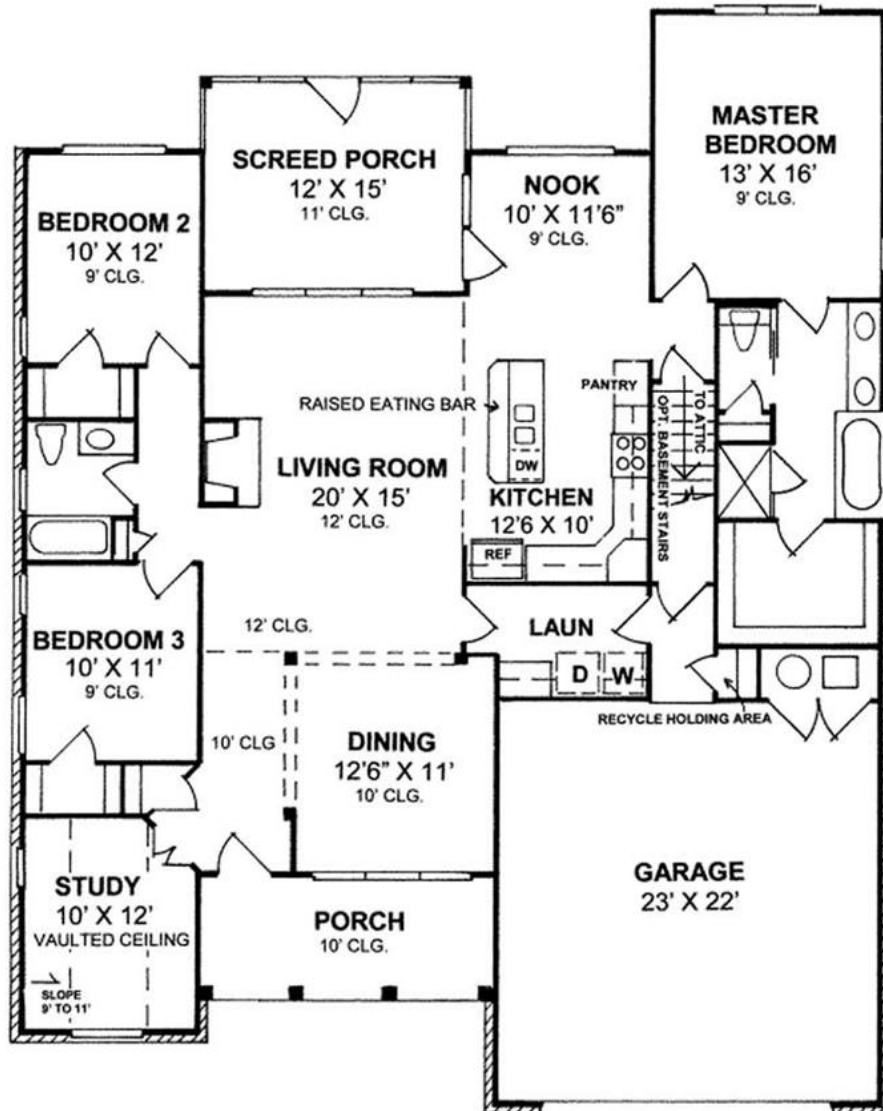


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3 Bedrooms | 2 Baths

265 Sqft Bonus Room Option

This home has it all. From the 3 bedrooms to the study to the covered porch, there is plenty of space for the family. After a long day gather in the formal dining area for dinner and enjoy. Packed with craftsman style details this home is already a winner.



Heated & Cooled Sqft:	1780
Garage Sqft:	506
Total Sqft:	2286
Front Porch Sqft:	132
Back Patio Sqft:	180

Popular Upgrades for This Model:

- Tile Shower with Glass Door
- Tile Back Splash
- Crown Molding
- Screened in Porch
- Bonus Room Upgrade



The Swenton Model

Starting at \$229,900

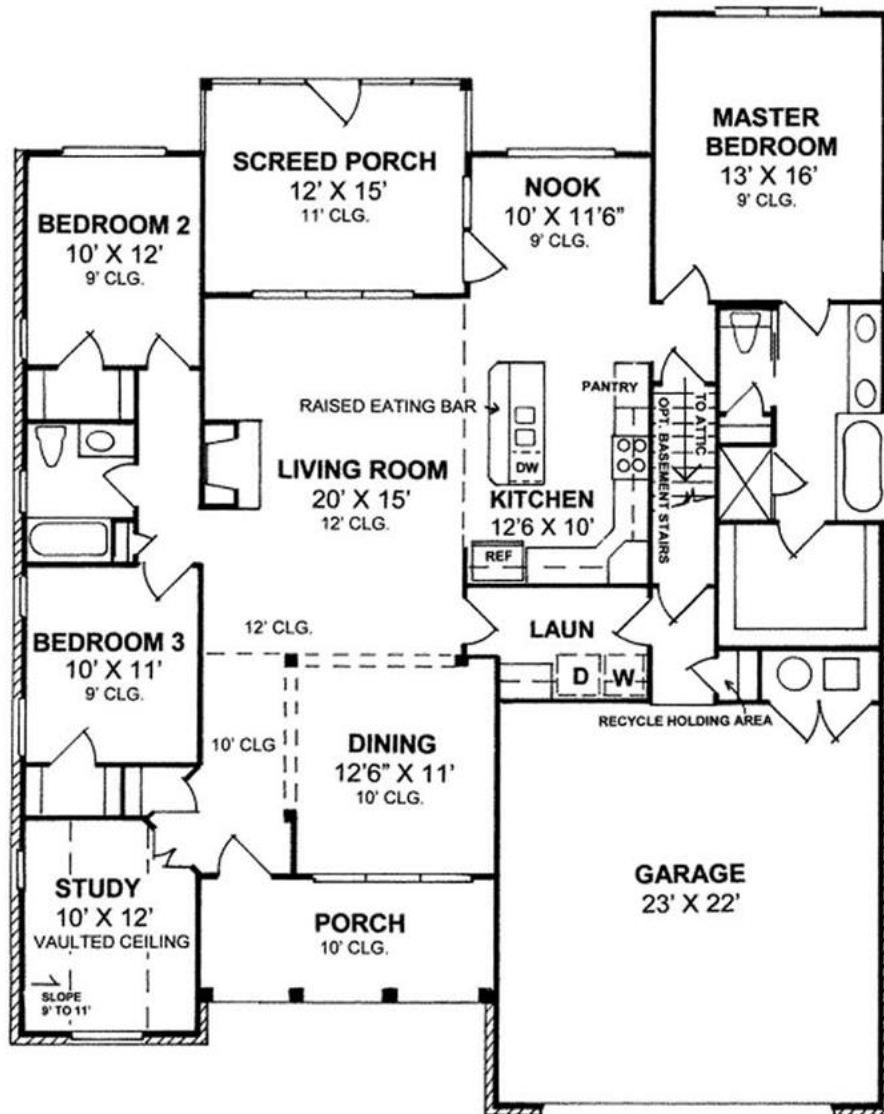


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- Tile Shower with Glass Door
- Tile Back Splash
- Crown Molding
- Screened in Porch
- Bonus Room Upgrade



The NDG1094 Model

Starting at \$194,900



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3 Bedrooms | 2 Baths Basement Option

This home features craftsman style charm providing a focal point for great appeal. An expansive great room with the vaulted ceiling and romantic fireplace combines with the formal dining room allowing for the ultimate in relaxation. A well-designed kitchen has abundant storage and a conveniently located laundry room with garage access. The master suite has private access to the rear porch and a private bathroom with two walk-in closets. The split bedroom design allows plenty of space for the children.



Heated & Cooled Sqft:	1485
Garage Sqft:	459
Total Sqft:	1944
Front Porch Sqft:	92
Back Patio Sqft:	128

Popular Upgrades for This Model:

- Tile Shower with Glass Door
- Stone Fireplace
- Tile Kitchen Back Splash
- Expanded Square Footage
- Stone on Exterior

Here is the fun part! Use the provided work sheet to fill out your selections and colors. There are hundreds of combinations available!

Choose Your Colors & Finishes

Horizontal Vinyl Siding



RUGGED CANYON



DEEP GRANITE



ENGLISH WEDGEWOOD



CORN SILK



HARBOR GREY



EVEREST



QUIET WILLOW



SCOTTISH THISTLE



PEBBLESTONE CLAY



WICKER



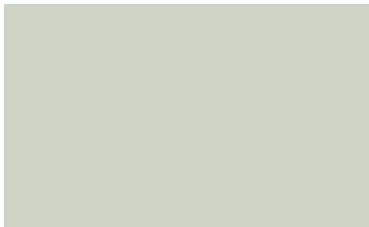
SANDTONE



VICTORIAN GREY



TUSCAN OLIVE



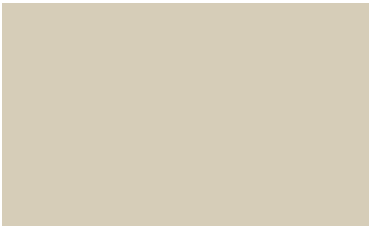
SILVER GREY



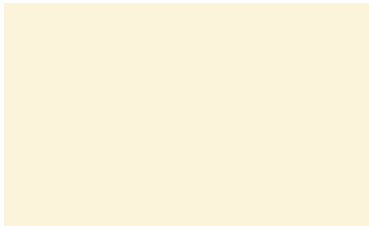
ALMOND



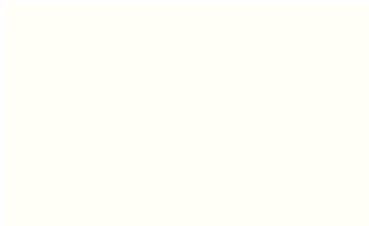
SAGE



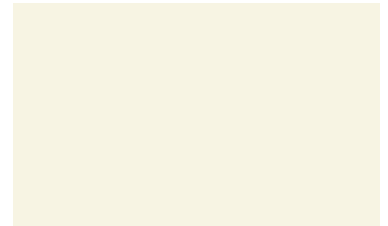
DESERT SAND



CAMEO



WHITE



LINEN

Upgrade Colors Available



NATURAL SLATE



NEWPORT BAY



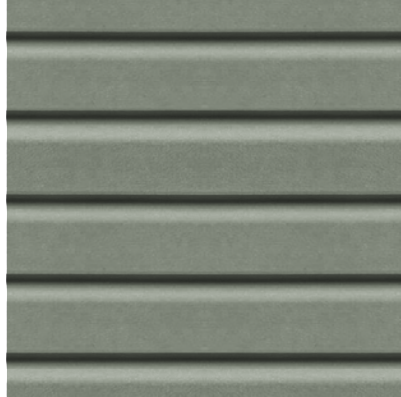
BRANDY WOOD



MAHOGANY



RED BRICK



Board & Batten Vinyl Siding

Horizontal Vinyl Siding

Vinyl Shake Siding

Board & Batten Vinyl Siding



HARBOR GREY



EVEREST



SCOTTISH THISTLE



PEBBLESTONE CLAY



CORN SILK



WICKER



SANDTONE



VICTORIAN GREY



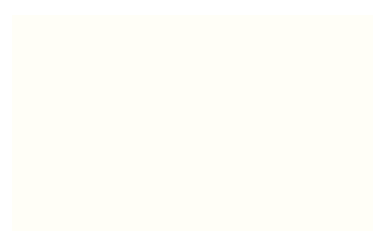
TUSCAN OLIVE



DESERT SAND



ALMOND



WHITE

Upgrade Colors Available



RUSSET RED



RUGGED CANYON



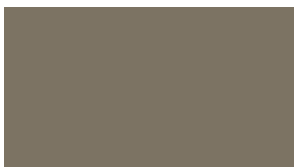
DEEP GRANITE



ENGLISH WEDGEWOOD



QUIET WILLOW



MONTANA SUEDE



LAKESHORE FERN

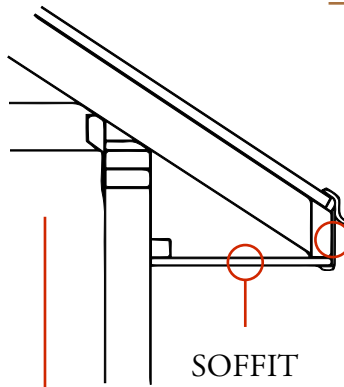


MISTY SHADOW



AUTUMN HARVEST

Exterior Materials Guide



FASCIA

SOFFIT

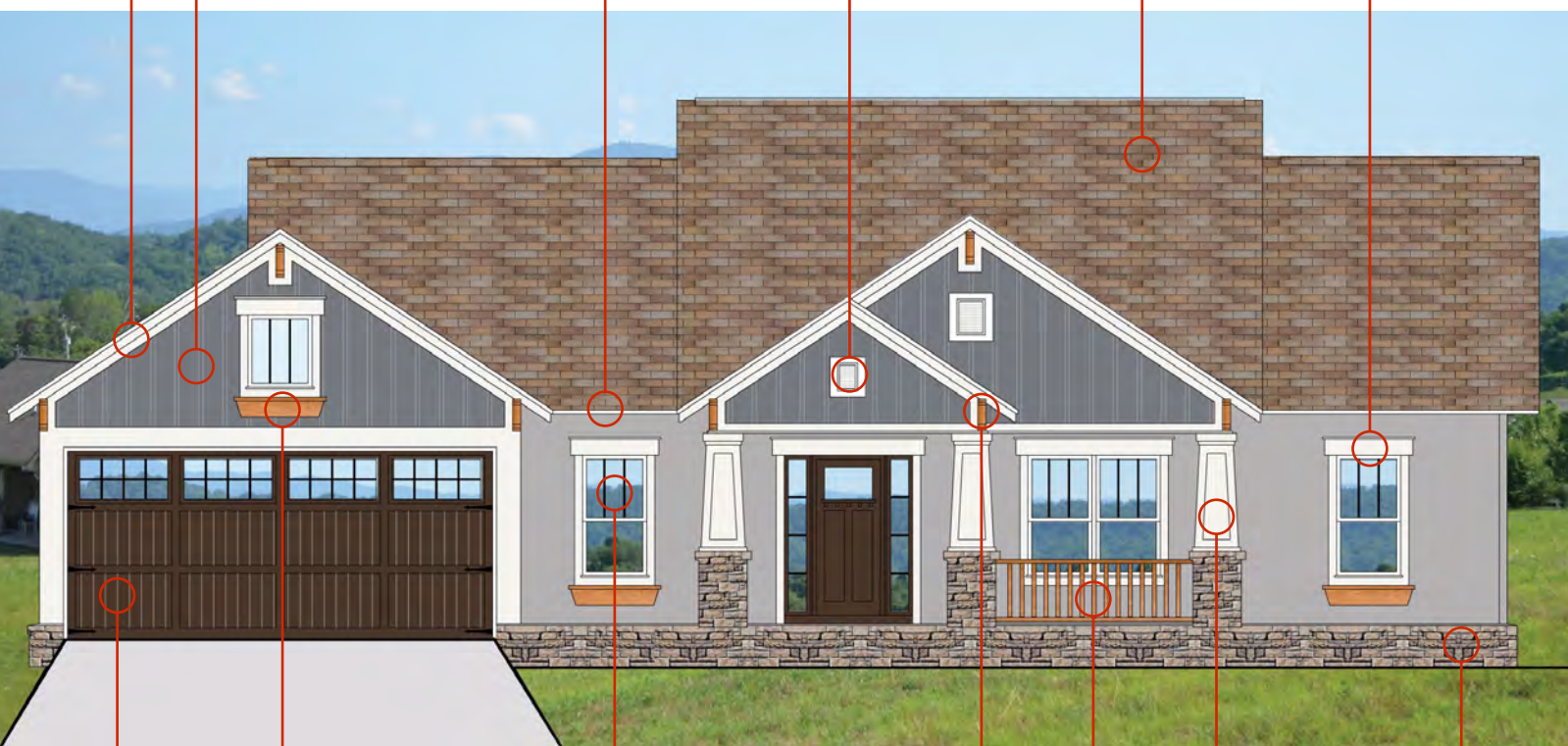
VENT
NOT INCLUDED

ROOFING

BOARD & BATTEN
OR SHAKE

GUTTERS

TRIM



FLOWER BASKETS
NOT INCLUDED

WOOD DETAILS

TRIM

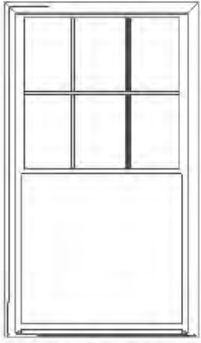
GARAGE DOOR

WINDOW GRILLS

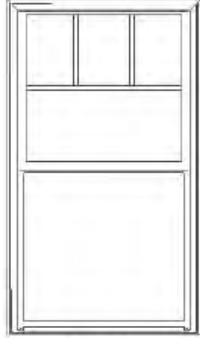
RAILING
NOT INCLUDED UNLESS
CODE REQUIRES

FOUNDATION MATERIAL

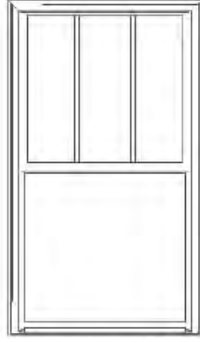
Window Pattern & Color



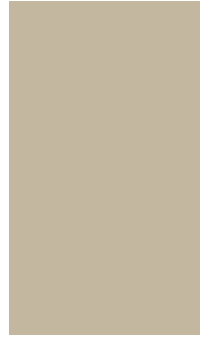
HALF-COLONIAL



PLAZA



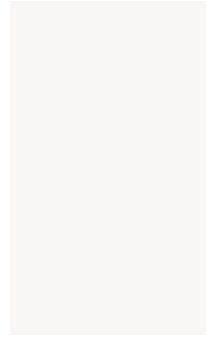
THREE OVER ONE



BEIGE



CLAY



WHITE

Exterior Wood Stains



NATURAL



NATURAL OAK



CEDAR



BUTTERNUT



TEAK



DARK OAK

Roofing Colors



DESSERT SAND



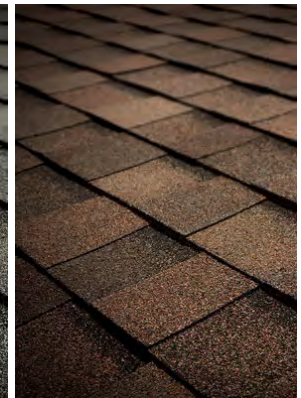
WEATHERED WOOD



RUSTIC BLACK



OXFORD GREY



RUSTIC SLATE

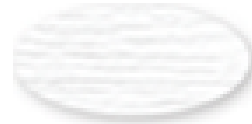
Garage Door Selections



TRADITIONAL RAISED PANEL



RAISED RANCH PANEL



WHITE



ALMOND



DESERT TAN



SANDSTONE



BROWN



BLACK
(FOR AN UPGRADE COST)



#306 Sherwood



#305 Williamsburg



#397 Stockton

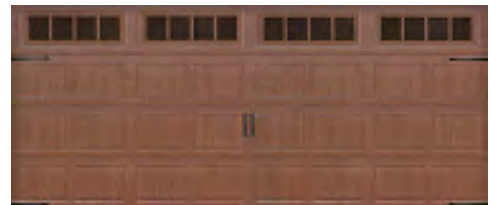


#597 Stockbridge

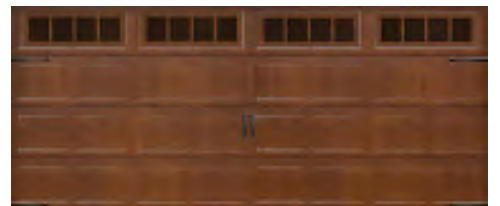


#897 Prairie

Upgrade to a Wood Finish



OAK



WALNUT

Shake Vinyl Siding



WHITE / SNOW 123



EGGSHELL 034



SAHARA 048



LITE KHAKE 095

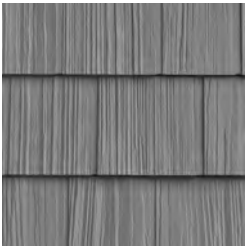


COCOA 248



OATMEAL 069

Upgrade Colors Available



EASTERN GREY 258



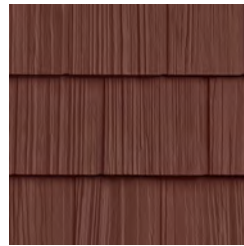
OCEANSIDE 202



DEEP GRANITE 692



MUSKET BROWN 594



RUSSET 278



RED CEDAR 834

Craftsman Lighting Option



Traditional Lighting Option



Additional Lighting



Brushed Nickel Fans



Oil Rubbed Bronze Fans



Oil Rubbed Bronze Light



Brushed Nickel Light



Garage Lights



1



2



Exterior Lighting as Plans Requires

Craftsman Plumbing Package



Tub & Shower Units as Per Plan



Soaker Tub as Per Plan



Tub & Shower Faucets



Tall Toilets



Bathroom Sink Faucets



Soaker Tub Faucets

Craftsman Plumbing Package



Pull Down Sprayer Kitchen Sink Faucets



Kitchen Sink Garbage Disposal



Stainless Steel Kitchen Sink - Single Bowl



Stainless Steel Kitchen Sink - 50/50 Bowl



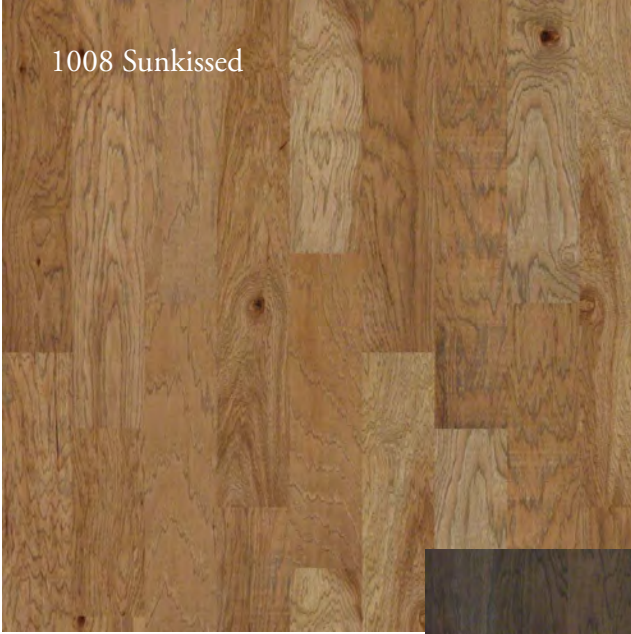
Stainless Steel Kitchen Sink - 60/40 Bowl



Stainless Steel Kitchen Sink - 40/60 Bowl

Engineered Hardwood Options

1008 Sunkissed



9012 Espresso



5021 Sterling



7016 Vintage



5019 Mesquite



Subway Staggered Design



100 Sanctuary

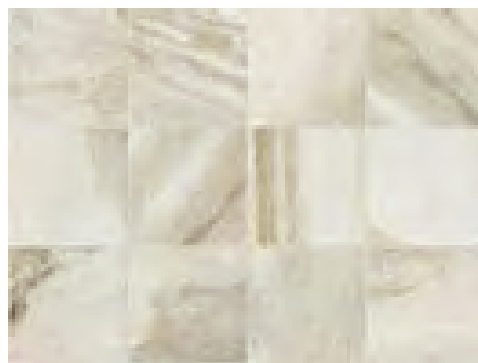


200 Breccia

Traditional Square Design



100 Sanctuary

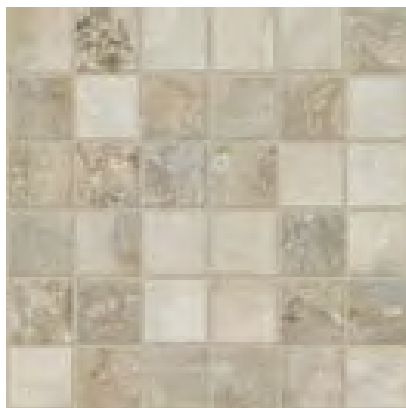


200 Breccia

Upgraded Tile Shower Floor Design



100 Sanctuary



200 Breccia

Carpet Options



110 Winter White



100 Snow Peak



111 Suede Buff



112 Linen



110 Winter Wind



702 Twig



105 Soft Sand



501 Taupe Stone

Fireplace Options



Craftsman Style with Raised Hearth



Craftsman Style with Flat Hearth



Traditional Style with Flat Hearth



Traditional Style with Raised Hearth



Stone Fireplace with Raised Hearth and Wood Mantle Upgrade



Cabinet Options



Light



Medium



Sable



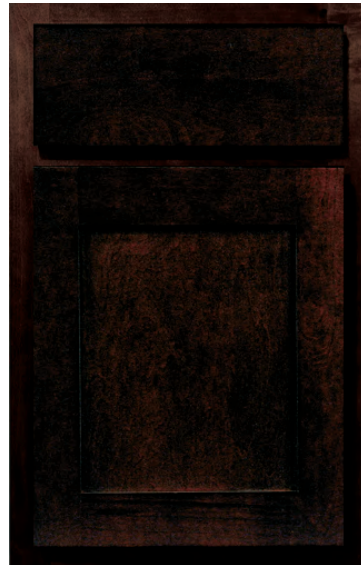
Natural



Sienna



Spiceberry



Coffee



White - Upgraded Cost

Interior Trim Package



Craftsman Trim



Traditional Trim



Cashal



Corvado



Caiman



Rockport



Colonist



Carrara



Brushed Nickel Knob



Oil Rubbed Bronze Knob



Levers Available for an Upgraded Cost

Upgraded Stone Options



Tuscan Villa® - Florentine



Old World Ledge - Etowah



Old World Ledge - Grey Quartzite



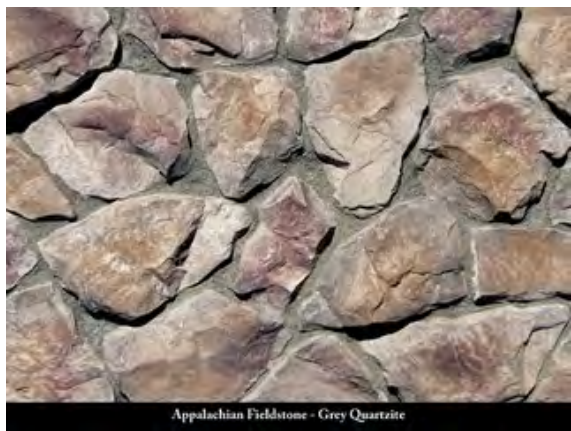
Eastern Mountain Ledge - Grey Quartzite



French Country Villa® - Bordeaux



Eastern Mountain Ledge® - Chablis



Appalachian Fieldstone - Grey Quartzite



Eastern Mountain Ledge - Palmetto Blend

Brick Color Options



Old English Tudor



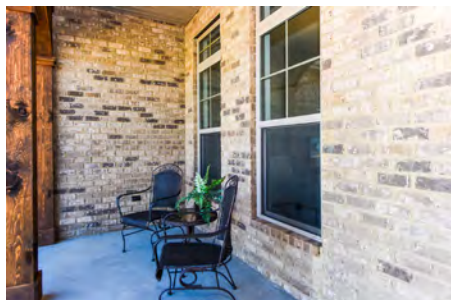
Jefferson Wade Tudor 6035



Magnolia Ridge



Morning Smoke



Stonefield Tudor



Front Door Options

1



2



3



Sidelights Included Per Plan

Our homes are almost fully customizable. Ask us about a feature or product you want in your home and we can get you a price.

Invest in Your Upgrades

The Upgrade Process

Steps & Frequently Asked Questions

After reviewing the plans and finishes you found things you want to add or customize to make your new home exactly what you want. Here are a few things we get asked...

What if I find a product I want in my home but it is not part of the Standard Amentities?

Please present us with any information you have on the item and we will find a supplier we can purchase it from. There also may be an additional charge to install the product. Once we get the price it will be sent to you to approve.

Does A&M charge a fee for every upgrade?

No. We want you to have an amazing home, our job is not to nickel and dime you.

What if I find a product A&M uses in their homes for a cheaper price?

We appreciate you are watching your pennies! Feel free to present it to us, but for most cases A&M purchases all of their products from trusted vendors for 2 important reasons: 1, the quality of the product is not the same even if they share all of the same item codes. 2, Vendors stand behind their products and will warranty them even after you have moved in.

Will the finishes in my home be builder's grade?

We use the same vendors, suppliers, and subcontractors on our Craftsman Homes as we do on our Custom Homes. We have negotiated pricing for the products we use in these homes. They are trusted name brands that we stand behind and help minimize problems for you as homeowners years down the road.

If I am handy or licensed in a certain field can I work on my home during construction?

All situations are different and need to be addressed in writing before the contract is signed. If you are not licensed in the state of Tennessee and would like to work on your home you must be able to safely perform the work on A&M project schedule or do the work once the house is completed. Work will be approved or denied on a case by case basis.

CRAFTSMAN HOME STANDARD AMENITIES LIST

A&M BUILDING AND CONTRACTING

Exterior Walls / Foundation

- 2' wide x 8" deep 3000 P.S.I.
- Concrete
- 2 runs of half inch rebar
- Slab Foundation to plan
- Brick on front of home and foundation only
- Dutch Lap Siding on dormers, sides, and back of home
- 15" Raised Panel Shutters on front side only

Insulation

- R-13 Exterior Wall (Fiberglass Batt)
 - R-38 Ceiling
 - Air Infiltration House Wrap
- Spray Foam insulation offered at an upgraded cost.*

Baths

- 60" One-piece Tub
 - Single Lever Anti-Scald Faucets
 - Vanity Cabinets
 - Granite Vanity Tops
 - Elongated Toilets
 - Gallon Flush Water Saver Stool
 - Lighted Power Exhaust Fan
 - Glass Mirror with Light Bar
 - Ceramic Tub Deck & Skirt for Drop-in Tub
- Tile Showers and glass doors offered at an upgraded cost.*

Floor Covering

- Hardwood in Kitchen, Dining, Living Areas, Foyer & Hallways
- Carpet in Bedrooms & Closets
- Tile in Bathrooms & Laundry/Utility

Drives, Walks, & Landscaping

- Concrete Drive to garage
- 42" concrete sidewalk to front door from driveway
- Mailbox – Salisbury 4800 Series

Electrical

- Electrical Wired to Code
- 200 AMP Service w/Circuit Breakers, 40-Breaker Box

- Ground Fault Circuit Interrupters
- (GFCI) for Exterior Receptacles & Bath and Kitchen Circuits
- Exterior Light and receptacle at each Door
- Chandelier in Dining Room
- Fans in Master Bedroom and Living Room (2)
- 220 Volt Dryer Wire
- 110 Volt Washer Receptacle
- Smoke Detectors AC/DC Wired in a Series in Bedrooms. Carbon Dioxide detectors in hallways
- Telephone Jacks (2)
- Cable Connections (2)
- Door Chime at Front Door

Heating & Air Conditioning

- Thermostat Pull-Wire
 - Carrier 14 seer heat pump sized per load requirements
- Dual Fuel or Gas offered at an upgraded cost.*

Fire Place

- House plans that include fireplace only 36" built in vent free box
 - 26" aged hickory gas logs
 - Remote control not included
 - Fan not included
 - Mantle with trim and granite hearth
- Stone fireplace offered at an upgraded cost.*

Plumbing

- 50 Gallon Electric is standard
 - PVC Drain, Waste and Vents Connected In Floor
 - Water Shut-Off at all Fixtures
 - Supply Line PEX
 - Washer Plumbing
- Gas Tankless and gas vented fireplace offered at an upgraded cost.*

Roof & Ceiling

- 7/12 Roof Pitch 24"oc
- 12/12 Roof Pitch 24"oc
- 7/16" OSB Structural Sheathing with Roof Clips

CRAFTSMAN HOME STANDARD AMENITIES LIST

A&M BUILDING AND CONTRACTING

- Shingle Underlayment
- 30 Year - Architectural Shingles
- Continuous Ridge Vent
- Vented Soffit, Metal Fascia
- Metal Drip Edge - All Roof Edges
- 12" Eave Extensions
- 12" Rake Extensions
- 1/2" High Strength Ceiling Drywall with One Coat Latex Paint Vapor

Kitchen

- Wellborn cabinets
 - Concealed Cabinet Hinges
 - Drawer Over Door base Construction
 - Granite countertops in kitchen.
 - Lazy Susan in Corner Base Cabinet (per plan)
 - 8" Stainless Steel Double Bowl Sink
 - Single Lever Faucet with Sprayer Attachment
 - Separate Light over Kitchen Sink Wired for Electric Range
 - Four Recessed Can Light Fixtures
 - Ice Maker Line
- Cabinet Hardware and under cabinet lighting are available for an upgraded cost.*

Interior Walls

- Barrier, Smooth Finish (primer coat)
- Shingled Gable End Returns per plan
- 2x4 Wall Studs 16"oc
- Double 2x4 Top and Single 2x4
- Bottom Plate 8' Ceiling Height 7/16"
- Structural OSB Sheathing Double 4 1/2"
- 2x4 16"oc
- Single 2x4 Top and Bottom Plates
- Primed 1/2" Sheetrock Walls
- Painted in Flat SW Paint, 1 wall color included

Exterior Doors & Windows

- 36" Insulated 6-Panel Door/Vinyl
- Wrap Brick Mold w/ Metal Threshold
- 32" Insulated 9-Lite Rear Door
- Dead Bolt - Front and Rear Doors
- Single Hung, Tilt Sash, Low "E" Insulated

- Glass, DP50 Vinyl Windows with Grids on Front of Home Only

Interior Doors & Trim

- White doors w/ Finish
- Round Knob Passage Sets
- Privacy Locks on Master Bedroom and All Baths
- Door Stops on All Swing Doors
- White Painted Wood Baseboard, Doors, and Window Casings
- Wire Closet Shelving w/ Integrated Rod Single Shelf in Closets
- Three Shelves in Linen Closets

Porches

- Per Floor Plan
 - Vinyl Ceilings
 - Front Porch Concrete Slab
- Porch Screening is not included with any of the plans but is available for an upgraded cost.*
- Porch railing is only included when the foundation is too high and code restrictions require it.*
- Light fixtures, TV cables, Outlets, and fans are available for an additional cost.*

Appliances

- Kenmore Brand
- Stainless Steel
- Microwave Vent Hood, Electric Oven, Dishwasher, Side by Side fridge.

Now that you have chosen your finishes,
it is time for contracts. Feel free to ask any questions
you may have at any time.

Signing a Contract

Signing a Construction Contract

The Process & Procedure

At this stage you will already have a property to build on, a house plan selected, your color and finishes finalized and your financing secured.

Who can I expect to give me the prepared contract?

If you are working directly with A&M our office will prepare the contract for your project and send it to you. If you are working with a Real Estate Agent they will be the one who sends the contract. Either way the contract is the same and will have the builders signature on it.

What exhibits will be included in the contract?

It will include the set of plans you chose with any modifications noted in red, your order sheet featuring your color selections, and a modifications sheet with your upgrade breakdowns.

When will construction start after the contract is signed?

It depends on A&M's timing and weather conditions. Each house may vary in timing and you should discuss the timeline with the builder.

How long does construction take?

Our goal for each house is 4-6 months. However schedules can change due to various reasons and weather conditions. Be assured our goal is to finish your home in the fastest manner possible.

This chapter will explain how invoicing works and cover your warranty information.

Your Finances & Warranty

Invoicing & Payments

The Process & Procedure

Invoicing Schedule

You will receive an invoice once a month for the percentage of progress completed on your job. If you have a construction loan we will also send it to the bank for them to do an inspection.

Receiving Payment

If your home is personally funded we accept cashiers checks as well as personal checks. Construction loans require you to approve the funds to be released to A&M. This can be done by cashiers checks or automatic bank draft. Arrangements can be discussed at the time of signing the contract.

Deposits

A&M requires a \$20,000.00 deposit at the time of the contract signing. This money will be used to purchase materials for your home between draws. At the end of your project you will receive a \$20,000.00 credit on your last invoice.

Paying Your Bill

Full payment must be made within 10 days of when the invoice was sent you. This is ample time for the bank to do an inspection and release funds.

Change Orders

If you want something additional added to your project we can issue a change order during construction if the schedule allows. All change orders must be paid upon receipt.

Our Warranty

The Process & Procedure

Prior to moving into the new home the homeowner will do a walk through and make a punch list of any items to be addressed upon completion of the project. All Items in punch list will be reviewed and addressed before the move in date.

You Have Moved in but Found More Items; What Do You Do?

After the Homeowners have moved into the new home they are covered by a 1 year warranty. As the home adjusts and settles through all four seasons you may notice new items arise that need repairs or touchups. During your one year period as things arise you may report them to the office, and it will be added to a warranty punch list. Nearing the end of the Homeowners one year warranty we will review the list of warranty items and schedule a time to assess the items at the home. At this assessment A&M will make a plan of action to address all the items on the list within a reasonable time frame. Due to timeframes and weather the work done on the home may even be done after the 1 year anniversary has passed, however we request all items be brought to our attention before that anniversary date arrives.

Even though the items may not be addressed until the conclusion of your warranty. Any serious mechanical or structural items that need immediate attention will be dealt with in a reasonable time frame of being reported.

Reporting a Warranty Item List

When reporting a warranty issue please email or call the A&M Office. In order to get all warranty issues processed properly and in a timely matter we ask that you please refrain from reporting such issues to the staffs personal numbers or emails to include the project supervisor that worked on your project.

Please use the following contact info for any and all warranty reports:

Email: Office@ambuilding.net

Phone Number: 865-380-4100