

# Choosing A Pole Barn Home



**A New Concept In Affordable Home Ownership**

By  
**Arthur and Marc Santelli**

# Choosing A Pole Building Home

First, why should we build a Pole Barn home? We've been building Pole Buildings for over 40 years, and this is a first for us. One reason is the request we receive to make our Pole Buildings "livable" and into a home.

A second reason is the affordability factor. Too many people, young and old, are shut out of home ownership today due to the high costs of purchasing a home.

A third reason is the waiting. The typical wait for a new home to be built can be 5 to 6 months - depending on weather and other factors. Our Pole Barn Homes are built (the outside "envelope" or shell) in 5 days from the start. We even build in winter! If you finish the interior, with or without assistance, your total time to completion could be 3 to 4 months.

Santelli Lumber's Pole Barn homes are affordable, quick, safe, and have high quality materials and construction.

Think for a moment into the future. You're living in your new Pole Barn home. What do you tell people when they ask about your new home? "I live in a Pole Barn Home! It's a two story building with my garage and workshop below, and I love it!" Or you tell them, "It was a way I could buy land with a home now, instead of waiting several more years. And who knows how expensive it will be to own a home several years from now?"

So, back to the present.

Are you looking right now, for the right home that's very AFFORDABLE?

Do you want to do some of the interior work - but perhaps not all of the work? If so, Then a new Pole Building Home may be the perfect solution for you.

We'll build for you a one or two bedroom home and finish the outside. You finish and complete the inside.

This Report will show you how to choose the right Pole Building Home specially built for you, your family and your lifestyle needs.

Whether you need one or two bedrooms, with a Santelli Pole Building Home, the cost effectiveness and quality are assured.

## Here's What's Included:

- ✓ A Pole Building Home built with a completed exterior and second floor (called the "shell" or "envelope."). An internal staircase to the second floor. Second floor windows to code. The special outdoor paint finish (Fabral, lasts 15 to 20 years) in the color you choose, Also included are 2 doors, the garage door and a personal access door. Your choice of 2 building styles in numerous colors - all found on our website.
- ✓ A government code approved, stamped set of architectural drawings. You can change these to suit your needs and budget.

**The Two Bedroom Home** is 1,120 sq ft of living space upstairs, 1,120 sq ft of garage and workshop space downstairs. 2,240 sq ft total.

**The One Bedroom Home** is 864 sq ft of living space upstairs and 864 sq ft of garage and workshop space downstairs. 1,728 sq ft total.

### What is not included and needs to be budgeted, built and finished:

- Permitting
- Excavation
- Foundation
- Utilities -Gas/Electricity
- Walls/Doors
- Plumbing/sanitation
- Heating/Cooling
- Well/Septic
- Insulation
- Cabinets
- Interior Trim/Mill Work
- Ceilings
- Flooring
- Kitchen
- Bathroom
- Workshop

As an approximation, the building cost will possibly be more than double after completing the interior depending on how much of the work, if any, you choose to undertake yourself.

For example a \$40,000 building may become \$100,000 total - or more. A \$60,000 building may become \$120,000 - or more total. These are approximate costs. It could end up being less - or more, depending on your taste, needs, budget and how much of the work you wish to undertake yourself.

### Overall Possibilities for the Interior Space:

Living room / great room  
Kitchen with island and pantry  
Private area home office - ideal for working from home  
Owner's Bedroom  
Guest Bedroom  
Bathroom with shower  
Direct inside access to two-car garage below



## What Will Your New Pole Building Home Look Like?



### Aesthetics

If you have existing land with a dwelling, and this new Pole Barn Home is going to be built on that land, then you'll want to match your new Pole Barn Home exterior in style and color as close as possible to your existing dwelling.

It's not only for the beauty of your property, but also a resale factor if you decide to move down the road. Look at the potential of adding a quality Pole Building structure on your land and how that could add to your overall real estate value in the future.

You'll want a Pole Building Home you can be proud of (and the neighbors feel is a good-looking building with the right aesthetics) and one that will last for years and not look run-down over the next 20 year or so... Santelli Pole Barn Homes keep on looking great. Learn about the excellent long-lasting finish later in this Report.

You'll see photos and drawings of Pole Building Homes on our website to help you picture how yours might look on your land.

### The Structure

#### Quality And Longevity Of The Metal And The Finish

An important structural factor is the quality of the metal and how it stands up over time. Less expensive metal fades in 5 years and it will rust or start to rust. Superior grade metal, which is

available on our standard Pole Building homes, has excellent color retention for 15 to 20 years. Three things basically differentiate superior metal and inferior metal: the amount of zinc in the metal, the quality of the paint finish, and the strength (psi) (pounds per square inch) of the steel base sheet being used.

First, the psi strength of the steel base sheet is an important factor. Not all 29-gauge metal is created equal. It has a tolerance, whereby the inferior materials manufacturer is buying the thin end of the tolerance and the superior manufacturer is buying the thick end of the tolerance. Insist on the thick end with a psi strength of at least 80,000 psi.

While there are 5 or 6 companies that distribute steel roofing and siding in Central New York, there is only one company that makes a superior steel product. This company is called Fabral.

The second issue is how the amount of zinc or galvanization in the base metal correlates to how quickly your Pole Building Home is going to rust or not rust. Fabral uses a minimum of 0.9 oz. of zinc per square foot. In most cases, the panel will retain up to 33% more zinc than the industry standard (up to 1.2 oz). Fabral is the only company that uses a sealer coat between the zinc and the primer coat.

Since paint and primer are porous, water will seep through the paint and will start the rusting process. The sealer coat allows the water to dry without coming in contact with the steel. This allows Fabral to be the only company to offer a 15 year red rust warranty. Be aware that not every builder buys the same metal.

Third, consider the quality of the paint finish. Most suppliers use an inferior finish that will show noticeable fade in as little as 5 years. Fabral's Enduracote paint finish has a lifetime warranty against chip, crack, and peel and a 30 year warranty against fade and chalk. Fabral's Enduracote paint finish will not show any noticeable fade for 15-20 years. Only Fabral uses an Eduracote paint finish. .

Remember, these three things are VERY IMPORTANT: high zinc content, superior PSI strength and that great paint finish.

### **The Quality of the Poles**

A long piece of timber used as a pole is not an engineered product. With a Santelli Pole Building home you get an engineered product so it is stronger and straighter.

Because it is an engineered product - it is engineered to take more stress. You get maximum strength and load bearing with a proven engineered product.

# Here Is The Kind of Advice We Would Give To Our Best Friend, If They Wanted To Have A Pole Building Home Built.

## Safety First

Some builders build differently and a little "outside" of the engineering specifications. Santelli does not. The building cost is 2/3rds material and 1/3rd labor. Some builders take the structure of the building and instead of putting the posts at 8-foot centers and a roof truss on 4-foot centers; they "stretch the envelope".

They put the posts on 9-foot centers and trusses on 4 ½ foot centers and when you add it up over a total building - when it is a material intensive building - there is less material in the total job, so they can make more profit. Also, with less material, there is less handling of that material, so there is even less labor and more additional profits.

This doesn't happen with Santelli's Pole Building Home. You have posts on 8-foot centers and a roof truss on 4-foot centers. This quality construction provides a safe home for you, your family and your guests.

## The Poles Are Of The Right Size And Shape And Load-Bearing

Since we're in a snow area, the snow will build upon the roof. Snow is heavy. With sub-standard roofs, you can almost hear the roof creaking under the weight of the snow. You can get away with bad construction in rural areas, so some builders put up roof structures that don't meet the "load standard" per square foot.

Builders may stretch the engineering. They may use 9-foot centers on the poles instead of 8-foot centers. To insure maximum load bearing, Santelli give you engineered poles at 8-foot centers and roof trusses on 4-foot centers.

## The Site Work

Let's say you have a field and a building that is a traditional framed building. You trench down and lay up concrete blocks and then you frame it up vertically with 2 x 4's.

A Pole Building Home typically doesn't have a foundation, so it needs to sit slightly above the grade of the field. The stone is brought in from a gravel pit and rolled so that you have a stone pad, which sits 4-5 inches higher than the grade.

Holes are then drilled for the building through the stone pad so that when the water comes off the roof, it is going to flow away from the building. You don't want the water to go back towards the

building because there is no block foundation to prevent the water from going into the building and undermining the posts.

Pole Buildings are built on an elevated gravel pad. Concrete is done after the construction – or sometimes as much as a year later.

Even on gravel, the footer for the building and the support is the post, which goes down 4 ½ feet into the ground. There will be a concrete block in the bottom of the hole.

### **What is the Process from the Start to a Finished Pole Building Home?**

1. Decide to get a Pole Barn Home From Santelli Lumber - The First and the Original Pole Barn Home Builder.
2. Work with Santelli on what you want the home and interior to look like.
3. Plans are drawn
4. Submit plan for permits
5. Schedule a Build Date
6. Your new Pole Building Home is constructed in 5 days from the start.
7. Sit back and enjoy the view of your property
8. Working with your General Contractor, begin to build out the interior the way you want it. (Or do some of the build-out yourself.)

### **To learn more call Arthur or Marc Santelli. Toll Free 855-SANTELLI**

Or tell us your needs here. We'll get back to you within a few business days.

We look forward to providing you with an affordable quality home for many future years of enjoyment.

Sincerely,



Arthur Santelli  
Chairman  
Santelli Lumber



Marc Santelli  
President  
Santelli Lumber

# How To Choose A Contractor To Help You Build-Out The Interior Of Your New Pole Building Home

## 1 - Make Sure That "Fast Service" Really Is Fast Service

Even though most Contractors advertise that they can help you very quickly, usually it's NOT true. They may be anxious to get you to sign the contract and then drag their feet to finish your home, sandwiching it between other jobs and staying on your property for a long time. A typical 2 Bedroom Pole Building Home exterior "envelope" should be completed in 5 days from the start. The interior should be completed in 5 months or less.

## 2 - Watch Out For Excessive Charges For Parts and Overtime

Many Contractors will quote a price before a job starts to get your business and then change it in the middle of the job! Make sure you get a detailed written estimate – prior to commencing the work... including materials and labor. Beware of companies that quote prices over the phone. Reputable Contractors know that a job site must first be inspected before a plan can be drawn up. Always insist that the situation and location be checked out before a firm price is quoted.

## 3 - Avoid Contractors Who Are Unpresentable & Leave Their Work Area Messy

Unfortunately, some Contractors have a reputation for looking less than desirable, which makes YOU uncomfortable... not to mention the mess that YOU may have to clean up. Ideally, contractors and sub-contractors should be groomed and customer service oriented. They must always clean up the job site to your satisfaction prior to leaving.

## 4 - Watch out for Sub-Contractors and Builders Who Aren't Competent To Fix Any Problems That May Arise

The sub-contractor and builder must be able to quickly and accurately diagnose the situation, and have the latest technical know-how to solve your problem. They should have experience and knowledge of the product to know what needs to be done and act upon that knowledge.

**In addition, there are Specific Questions to Ask of Professional Contractors and Sub Contractors to see if they are qualified to work on your project:**

1. Ask to see their proof of insurance. This is a critical aspect. If things do drastically wrong, it's good to have insurance. Is there at least a \$1,000,000 liability insurance policy? This seems to be the standard.
2. Ask to see at least several recommendations from other property and business owners.
3. Do they have any complaints against them from the Better Business Bureau?
4. Ask for permission to call past customers and maybe view a few of the successful jobs they have done.
5. Your Contractor should be able to explain in understandable language just exactly what the process of building the interior of your Pole Building Home includes.
6. Get a legible written detailed job estimate in advance of signing an Agreement.

**If they cannot produce any of these requests, walk away and choose a more reliable Contractor.**

Some contractors may offer a flat rate that ensures you'll know how much a job will be... regardless of overtime or other charges. And, of course, if they do quote prices over the phone, be sure to get it in writing to confirm what has been agreed. Expect a binding written quote with no surprises.

Santelli Lumber may recommend some local contractors in their area. Call Marc or Arthur to see if they have some recommendations, or discuss with your New Home Consultants Keith or Brian.

## Pole Barn Home

### Interior Punch List and Guide To Approximate Costs

The range of dollars will depend on the amount of 3rd party labor used - if any - and your personal needs and budget. There really is no top limit. This is a guide only.

#### 2 Bedroom, 1 Bath Home

✓	Item	From \$	To \$
	Plumbing & Water Heater	5000	10000
	Electrical	8000	12000
	Framing	3000	5000
	Insulation	3000	5000
	Drywall	5000	7000
	HVAC	6000	10000
	Lighting	2000	4000
	Kitchen Cabs & Countertops	8000	12000
	Interior Trim & Doors	4000	8000
	Master Bath	5000	10000
	½ Bath	2000	4000
	Flooring / Carpet	6000	8000
	Sewer / Septic	3000	5000
	<b>Price Range From: To:</b>	<b>\$60000</b>	<b>\$100000</b>



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#### Hours

Monday-Friday: 7 am – 5 pm  
Saturday: 8 am to noon  
Sunday: closed