

Building a custom home is a complex project that can seem daunting. But that is why we are here. With thorough planning and communication, we take as much stress out of the process as possible, allowing you to focus on the excitement of building your dream home! Our process sets us all up for success. You'll have a realistic, clear idea of what to expect to avoid the usual stress, panic, and pitfalls. We break down the decision-making process into manageable steps so that you can easily create the home you desire.

## **Our Process**

### **Initial Meeting**

Prior to this meeting, we will send you a design survey to find out more about your dream home wants and needs. You aren't setting anything in stone, and you will have time to adjust your floor plan and design style. This just gives us a starting point!

In our initial meeting, we want to get to know you. We will discuss the foundational components of your custom home, such as lot options, style, budget, and timeline.

### **Design**

The design process will begin before we go to contract and can take anywhere from 3-6 months on average. In our design meetings, we will set and refine your floor plan. Once we lock that in, we will move to things such as style preferences, finishes, interior and exterior materials, outdoor living design, and overall design of the home.

We anticipate 2-3 design meetings, allowing for edits in the floor plan and overall flow and feel of your home. We encourage you to share photos and inspirations that guide your style choices. Our professional designers and top-of-the-line vendors will make your inspirations a reality!

### **Selections**

This part of the process can be the most exciting and creatively fulfilling but also the most time-consuming and overwhelming. While there are hundreds of finish selections to make, we are here to help make this process organized and smooth, clearly laying out the path to success and helping you achieve it with each selection.

Everything from cabinetry to countertops to lighting to paint will be covered during this phase. In CoConstruct, you will get a comprehensive selections guide (including pricing targets) customized to reflect the many selections that are needed for your particular home.

The order of selections will be as follows:

- |   |   |
|---|---|
| 1. Exterior Selections: brick/stone, paint, roof, gutters, windows, doors | 9. Countertops                            |
| 2. Cabinetry  | 10. Carpentry: trim details and built-ins |
| 3. Appliances   | 11. Closets                               |
| 4. Plumbing   | 12. Lighting                              |
| 5. Audio Visual   | 13. Paint                                 |
| 6. Landscape Meeting  | 14. Cabinet Hardware                      |
| 7. Electrical Walk Through  | 15. Bathroom Accessories                  |
| 8. Flooring   | 16. Mirror                                |

## Build

Before we start, we will provide the final construction plans and schedule. Once you sign the build contract, the permit process takes 30-45 days.

To track your custom home design and finishes, we use a tool called CoConstruct. This is where we manage selections, scheduling, budget, etc. CoConstruct allows transparency with pricing and keeps track of the choices you make throughout your home. There are a lot, so having it all in one place keeps us all on the same page.

Now it's time to bring your dream home to life!

## Under Construction

You will get a construction schedule, but the high-level flow of your build will be as follows:

- |                   |                   |
|-------------------|-------------------|
| ● Foundation      | ● Exterior Finish |
| ● Framing         | ● Walk Through    |
| ● Mechanical      | ● Move-In!!       |
| ● Interior Finish | ● Warranty        |

## Closing, Move In, and Beyond

It's time to move into your custom dream home!! The final cleaning will be done, and your home will be ready for move-in day! We will be there to greet you for your home orientation.

We will go over the details of your electrical and mechanical systems, specialty appliances, audio-visual, and any other features that require user knowledge. You will meet your Warranty coordinator to discuss the timeline for touch-ups, adjustments, and/or repairs. We will also give you a closing packet that gives you a checklist to help you transition to your new home! This doesn't mean our relationship ends here! We will always be available for questions and concerns. Please don't hesitate to reach out!