



DESIGN AND ESTIMATION PHASE

D&E

This part of the process is usually around 3 months long.

STEPS:

- Questionnaire – gathers insights on your lifestyle, design preferences, and functional needs—covering everything from layout and aesthetics to must-have features, materials, and future-proofing considerations.
- Architectural Design – Develop custom floor plans and 3D renderings, refining details to match your vision.
- Selections Process – Choose materials, finishes, and design elements that bring your home to life.
- Engineering & Utility Planning – Finalize plans, obtain necessary approvals, and send everything to engineers.
- Budget & Bidding – Gather real bids for accurate pricing.
- Final Approval & Contract – Review and sign a fixed-price build contract, locking in your final design and budget.

BUILD PHASE

BUILD

This part of the process is usually around 9 months long.

STEPS:

- Permits - Obtain all necessary permits
- Utilities – Tap into any city connections, or add well, septic, etc.
- Groundwork – Any needed site work, excavation, pour foundation, and backfill.
- Structure – Build walls, roof, and core framework.
- Thermal Break – Install insulation, windows, and air sealing for energy efficiency.
- Mechanical Systems – Install plumbing, electrical, HVAC, and any other rough-in additions.
- Exterior Finishes – Complete siding, roofing, doors, and exterior details.
- Interior Finishes – Install drywall, flooring, cabinetry, fixtures, and final design elements.
- Final Steps – Conduct inspections, walkthrough, and hand over the keys to your custom home!