

# ACCENT HOMES | CUSTOM HOME BUILDING TIMELINE

Ever wonder the steps required to build a new home? Let's discuss the step-by-step process we use to build every custom home.



If you're planning to build a custom home in the near future, there's a good chance it's your first time doing so. So, it's safe to assume you have questions about the process.

How long will it take?

What am I responsible for?

When will construction actually start?

To answer these, and a few more of your most common custom home building questions, we're going to discuss (from start-to-finish) the steps we take to build a custom home — starting with the first contact.

1. CONTACTING YOUR HOMEBUILDER OF CHOICE

2. SELECTING YOUR HOME'S FINISHES

3. QUOTING THE HOME BUILD (6-8 WEEKS)

4. TYING UP LOOSE ENDS BEFORE CONSTRUCTION

5. BUILDING YOUR CUSTOM HOME

6. POST-CONSTRUCTION WALK-THROUGH'S

7. CLOSING ON YOUR CUSTOM HOME

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## 1. CONTACTING YOUR HOMEBUILDER OF CHOICE

Let's say you contact us to build your home. From that moment, we're going to start asking questions to determine what it is you *actually* want to build. Call it a "*state of inquiry*." We usually like to meet up with you to start getting to know you, be able to share plans or look at plans that you might already be considering.

At this early stage, our goal is to determine three things:

### 1) Do you have a plan?

- **"NO, I don't have a plan yet"**: No worries. We'll ask you to sit down with us to sift through existing plans (*for ideas*), or we'll work with you to draw your plans from scratch. If you're unsure where to start, just think through the basics — how many bedrooms, bathrooms, and how much square footage will you need? We may end up combining the best of a few floorplans that you love or just tweaking an existing floorplan. Overall, the architectural process may take anywhere from a few weeks to several months depending upon the number of changes you request.
- **"YES, I have a plan"**: Great! We'll skip a lot of the basic questions and move right on to selecting your home's finishes (like flooring/siding/ etc.)

### 2) Do you have property to build on?

- If not, we can help you find some. Just ask.

### 3) Have you secured financing?

- If you haven't yet secured financing, **getting pre-approved for a home loan is a great way to determine your budget**. This is important because we don't want to take you down the path of designing a \$850,000 custom home if your actual budget is closer to \$550,000.

## 2. SELECTING YOUR HOME'S FINISHES

Once your floorplan, property, and financing are in order, we're going to sit down and select all the finishes for your new home. At this stage, we'll start making decisions about your:

- Doors
- Windows
- Flooring
- Lighting
- Bath and Plumbing Fixtures
- Water Systems
- Heating and Air
- Mechanicals
- Insulation
- Exterior Selections (*do you want stucco, concrete, stone, brick, or columns?*)
- Interior Selections (*including your trim, shelving, stairs, fireplaces, etc.*)
- Cabinets
- Appliances
- Etc.

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This process is very detail-oriented, and not every homebuilder chooses to do this before any paperwork is signed — *but that's why we're different*. [Pre-selecting many of the finishes and features to build a cost-breakdown allows us to create an accurate, fixed-price quote](#) before you sign a purchase agreement. This allows us to stay away from extra charges during the build because we priced all the features you wanted up front and not just standard type items or allowances.

## 3. QUOTING THE HOME BUILD (6-8 WEEKS)

We'll take all the information gathered in steps 1 & 2, communicate with our vendors and construction teams, and prepare a cost-breakdown. At this stage, it's common for us to quote a 'total price' and a 'total price plus *upgrade options*' for things like heated floors or more energy efficient windows. That way, if you're comfortable with the increases, you can still get what you want.

Once the cost-breakdown is assembled, we'll set up a meeting to discuss the details and (*assuming there are no change-orders*), collectively sign a Purchase Agreement with you to begin construction.

## 4. TYING UP LOOSE ENDS BEFORE CONSTRUCTION

Once the cost-breakdown is approved, we still have two things to finish up:

- **Finalizing Financing:** Before construction can begin, [financing needs to be 100% complete](#).
- **Final Selections:** Before the Purchase Agreement was signed, you chose the products you wanted, now it's time to **make all your final selections including colors and finishes**.

From this point on, approvals, updates, and change-orders will take place in **CO-CONSTRUCT**.

**CO-CONSTRUCT** is a website and corresponding app we use that lets you monitor your new home or remodeling project in real-time, with the ability to share selections, sign change orders, and track progress with photos and a shared calendar.

## PHASE 2: CONSTRUCTION (8-12 MONTHS)

### 5. BUILDING YOUR CUSTOM HOME

Now, we can start building. Timing is hard to predict when you're building a home from the ground, up — every step of the process depends on a ton of external factors. While there's a lot that has to happen during construction, here's what you can expect:

- **Excavation and Sitework:** depending on the condition of your lot, site prep and excavation could take anywhere from a couple of days to two weeks.

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- **Laying Your Foundation:** This will be one of three types — slab, crawlspace or basement foundation.
- **Framing:** That is, putting up the entire wood structure and roofing. This is when your future home starts looking like a house.
- **Mechanical Rough-Ins:** Our plumbers, HVAC and electricians will run all the wires and pipes that reside in your walls.
- **Exterior Finishes:** Installing the stone, brick, or siding that'll make up your exterior walls.

This stage of construction can start any time after framing is complete.

- **Insulation & Drywall**
- **Painting**
- **Trim Material & Flooring**
- **Tile, Countertops and Backsplashes**
- **TRIM/Mechanical Installations:** The plumbers, HVAC and electricians return to install things like light fixtures, switches and bathroom fixtures.
- **Appliance Installation**
- **Carpets**
- **Final Touch-Ups**

## 6. POST-CONSTRUCTION WALK-THROUGH'S

The first few inspections – or walk-through's – will be internal. We'll spot-check our own work before bringing you in for a more formal inspection. Prior to closing, we'll do a Preliminary Walkthrough with you so you may thoroughly check all aspects of your new home. Your builder will take the next 1-2 weeks to address any concerns and then just prior to closing, will complete a final walk-through with you. As the name implies, this meeting is the final walkthrough of your home before closing. This exciting event is held either the day before or the day of your closing and is to review the items listed during your Preliminary Walkthrough, list any additional items that may require repair, as well as present and demonstrate the features of your new home.

You'll be delighted to know you will be contacted within Thirty - Days of your closing to schedule a customer care appointment to review any items in your home that you feel should be repaired. This 30 - day period allows you sufficient time to become settled in your new home and thoroughly examine all components. Likewise, as part of our customer care program, we will contact you again near the end of the Eleventh Month after your Warranty Commencement Date, to schedule your Year End Customer Care Appointment. During this appointment, we will review any outstanding warranty issues you may have with your new home.

## 7. CLOSING ON YOUR CUSTOM HOME

You're almost there. The finish line is in sight. You can move in as soon as the closing is complete AND the Certificate of Occupancy is issued.

**All in all, the process of building a custom home will take 8 -12 months** depending on the size of the home. It's a long journey, but it's exciting and the finished product should fit you and your family like a glove.