

Where to start and what to expect:

1. Initial Consultation

- Purpose: Understand your vision and needs for the project.
- What to Expect:
 - Discuss your budget, timeline, and any specific ideas or features you want in the home.
 - Talk about your lifestyle needs, such as the number of bedrooms, office space, or outdoor areas.
- Client Action:
 - Prepare any ideas, sketches, or inspiration you have.
 - Think about how you want to use the space and any must-have features.

2. Budget & Financing

- Purpose: Set a clear budget for the project.
- What to Expect:
 - A breakdown of costs, including construction, design, permits, and contingencies.
 - Discussion on financing options, including mortgage pre-approval or home equity loans.
- Client Action:
 - Review your finances and get pre-approved for a loan if necessary.
 - Work with SMBUILD to establish a realistic budget and contingency fund for unexpected costs.

3. Site Evaluation (for Custom Homes)

- Purpose: Understand the land conditions for a custom home.

- What to Expect:
- A site survey to assess the land's topography, soil conditions, and any potential challenges.
- A check for utilities and zoning restrictions.
- Client Action:
- Ensure all necessary documents for land ownership are in order.
- Discuss any site challenges or concerns with SMBUILD upfront.

4. Design Phase

- Purpose: Bring your vision to life with detailed plans.
- What to Expect:
- Collaboration with an architect to create a design that meets your needs and fits your budget.
- Opportunity to choose materials, finishes, and design elements.
- Client Action:
- Share your vision, preferences, and feedback on initial designs.
- Be ready to make decisions on layouts, finishes, and details.

5. Permitting & Approvals

- Purpose: Ensure that all necessary permits are obtained before starting construction.
- What to Expect:
- SMBUILD will handle permit applications, including zoning and code approvals.
- Some projects may require additional inspections or environmental approvals.
- Client Action:

- Provide SMBUILD with any paperwork needed for permits.
- Be patient during the waiting period for approval.

6. Contract Agreement

- Purpose: Finalize the scope of work, timeline, and payment structure.
- What to Expect:
 - A detailed contract outlining the project, payment schedule, and timeline.
 - Terms for any changes or adjustments that might come up during construction.
- Client Action:
 - Carefully review the contract and ask any questions before signing.
 - Understand the payment structure and timeline.

7. Pre-Construction Planning

- Purpose: Get everything in place for the construction phase.
- What to Expect:
 - SMBUILD will coordinate with subcontractors and order materials.
 - A clear project schedule with key milestones for the project.
- Client Action:
 - Review the construction schedule and ask any questions about timelines.
 - Confirm any last-minute changes to design or scope before construction begins.

8. Construction Phase

- Purpose: Build or renovate your home as planned.
- What to Expect:

- The construction team will break ground and begin work according to the plan.

- Regular updates on progress and any issues that arise.
- Client Action:
- Stay in communication with SMBUILD for updates.
- Schedule regular check-ins or site visits to ensure everything is on track.
- Be prepared for minor disruptions during construction.

9. Final Inspection & Punch List

- Purpose: Ensure the project is completed to your satisfaction.
- What to Expect:
- A walk-through of the project to identify any small issues that need fixing (e.g., touch-ups, fixes).
- A final inspection to ensure all work meets code and quality standards.
- Client Action:
- Review the space carefully and note any issues for the punch list.
- Work with SMBUILD to address any outstanding items before the project is complete.

10. Handover & Warranty

- Purpose: Receive the keys to your new home or renovated space.
- What to Expect:
- Final walkthrough to ensure everything is in order.
- You'll receive manuals for appliances, warranties, and maintenance instructions.
- Client Action:
- Ask for all documentation and warranty information.

- Get clarification on any maintenance needs for the home.

11. Post-Construction Follow-up

- Purpose: Ensure ongoing satisfaction with the project.
- What to Expect:
 - SMBUILD will follow up to make sure everything is functioning properly after you've settled in.
 - Warranties for work and materials are typically in place for a period (1–2 years).
 - Client Action:
 - Contact SMBUILD if you notice any issues or have questions during the warranty period.
 - Provide feedback on the overall experience for future improvements.

By following this cheat sheet, you'll be well-prepared for a smooth and successful custom home or renovation experience with SMBUILD. Every step is designed to ensure your vision is realized while staying on track and within budget.