

General Steps in the Construction Process of a Custom Home

1. Establish the amount you can afford or wish to spend on your new custom home.
2. Get a Loan Commitment from your bank, if financing will be involved.
3. Choose your Custom Home Builder
4. Choose your Architect
5. Selection of Lot/ Review of CC&R's and Architectural Requirements and Guidelines.
 - a. Your Custom Home Builder and Architect can give you invaluable input on how your lot choice will affect the bottom line. Some lots require very little prep and others require extensive earth work.
6. Choose your Interior Designer
7. Working/Conceptual Drawings
8. Meet with Designer and Custom Home Builder to Review Working Drawings, Discuss any Concerns, Make Revisions, Recommendations, etc.
9. Start Choosing Architectural Finish Materials (countertop material, flooring, cabinets, plumbing fixtures, electrical fixtures, etc.)
 - a. If you are able to choose your materials at this time and stick with them- you will minimize change orders/cost increases and time delays.
10. Submit Conceptual/Working Drawings to Association's Architectural Review Board for Approval. Architectural Review will want to know the roof type and color, exterior paint color/s, concrete colors, fence and gate material, sample or photo of any stone or decorative material used on the exterior and in some cases window type and color. Some Custom Home Builders will put the presentation together for you and even help represent you at the meeting.
11. If Necessary, Make Changes/Revisions per the Architectural Review and start final construction drawings.
12. Resubmit Final Drawings to Architectural Review for Final Approval
13. Custom Home Builder to put together Quote based on the Final Drawings

14. Meeting between Custom Home Builder and Homeowner to go over final costs and make any revisions, etc.
15. Contractual Agreement Between Homeowner and Custom Home Builder Signed.
16. Submit to City for Permits and any other entity as required.
17. Submit to Bank for Final Approval
18. Start Construction/Break ground upon OK from Title Co., Bank & City.
 - a. Bank Inspections: The Bank will send an inspector at each draw request to check progress before a draw is disbursed. The homeowner is asked to sign a release, as well.
 - b. Preliminary Lien Notices: If you receive lien notices in the mail- *do not panic*. These are standard operating procedure and they are not actual liens. They simply are notifying the homeowner, as required by law, that the suppliers of labor and/or materials have the right to lien the project should they not be paid for their work.
19. Schedule Power and Utility Services: About 6 weeks before move-in, call utility and phone companies to schedule installation and set up service.
20. Substantial Completion - Final Approval / Certificate of Occupancy is Received from the City
21. Final Walk Thru: Identify punch items. Note that punch list items are not the same as warranty items. Punch list items are items that have not been completed, whereas, warranty items deal with issues relative to completed work.
22. Move-In
23. Warranty Work: about 11 months after you have moved into your Custom Home, call to schedule any warranty work.