

Pricing, Specifying, Building: A Broad Overview of Timing

The following timelines consider normal circumstances, when you come to us having both blueprints and property.

Stage 1 – Create

During this Stage we begin to understand your goals for the project, plus some of the particulars of your home and property. We create your initial budget. This information guides the direction of the rest of the project.

Timing—2 to 3 weeks

Stage 2 – Customize

Part “A”:

We collaborate with you to write the specifications for your home. This is a detailed process that depends on your input and feedback. Final decisions are made now, which contributes to a smooth construction process later.

Part “B”:

With the help of our Interior Design Coordinator, you begin to schedule visits with our Selection Partners to customize your Selections, such as plumbing fixtures, flooring, cabinets, etc. Decisive clients with open schedules and unrestrictive budgets will find this can happen in as little as 2 weeks, but most people find that 4-5 weeks is more comfortable.

Once we have made final Selections, our Trade Partners require 3-4 weeks to understand the project, design, engineer, and plan before they can submit accurate pricing proposals.

After we have received all pricing, we ask for 2 weeks to sort through the information, ensure no items have been missed, search for double priced items, and clarify any details that remain open. Then we meet with you for final budget approval.

While this stage is longer than you may expect, I hope you see the care we put into getting your details right before construction begins.

Timing—12 to 16 weeks

Stage 3 – Construct

Preconstruction:

Financing, appraisal, closing vary based on the bank, but allow 5 weeks.

Permitting varies based on how many your municipality is processing at the moment, plan on 2-4 weeks

Timing—7 to 9 weeks

Construction:

Timing—8 to 10 months (for the average 2 level home)

In total, our process runs 12 to 16 months from concept to completion