



Every custom home is a unique project – for every client has their own needs, desires and lifestyles. Still, we are asked quite often about the process of custom building. These steps are a basic outline on the design/budget/building process. You will see that much of the work is done up front, before building actually begins!

Initial Discussion/Meeting

During the initial discussions we meet with the client, preferably on the building site. We discuss house plans, site layout and options. This is an initial meeting, for us to get a feel for the job and for the clients to learn a little about Fritts Construction Inc.

We recommend all prospective clients check our references, talk to our owners, look at our portfolio and if possible, walk through and inspect a house we have built. Remember: you need to find a builder that you are comfortable with, one you can trust and one that will build the home **YOU** envision.

If you are having a custom plan designed, it is a good idea to select your builder before your design begins. This way, the architect and builder work together to design a home within your budget.

Project Consultation

This is a detailed meeting to discuss your goals for the home and how you want your house to "live". We want to hear your vision for your home; what will work for you and your lifestyle. We will discuss all aspects of the house with you - from house plans to options to finishes. We want to learn as much about your plans and ideas for the house as possible.

Any decisions made early will help in the budgeting process and in preparing final plans. We stress that all decisions that can be made up front help keep the project on schedule and within budget.

This is a lengthy meeting with many options to discuss. It is also an enlightening meeting, where you start realizing all the exciting options available in a custom build.

Finalize house plans

If you have made any changes to your house plans during the project consultations, your designer will make these changes, and will give FCI a final set of plans so we can work together to create an accurate budget.

Budgeting

We take the final house plans and all of the information from our meetings and create a detailed cost analysis for building the home to your desires and finishes. This step takes time, since the house must be built on paper first, to get a firm and accurate budget. We will also provide cost alternatives for value engineering the home.

Final Budget

After the budget is prepared, we will meet to discuss and analyze the different options available for the project. Fritts Construction will work with you to finalize specifications for the home, based on these options and your budget. We will then create a final budget to present to a financial institution for financing. Most banks require plans, specifications, budget and a contract to process a loan.

Loan Approval

During loan approval, preliminary work can be done on the project: building permits, scheduling, etc. As soon as the bank approves your loan, we are normally ready to get started building!

Building

The building process begins - this is the part that is fun and exciting!

Fritts Construction will deal with all aspects of the construction process - starting with permits, inspections and trade contractors. There will be constant communication between FCI and you as the owner. For you, it is the time for your selections to be finalized (materials, appliances, etc.).

You will see rapid changes while the external structure takes shape. The process will seem to slow while mechanicals are installed, then speed up again and rapidly finish at the end. We encourage owners to walk thru their home during construction- you can now visualize the home and decide if any changes should be made.

There will be many decisions that will be made during the entire building process. In some cases, change orders will be needed. We encourage you to make decisions in advance in order to keep the job on schedule and on budget. However, this is **your home**. Changes can - and probably will - be made during building to create the home you desire. We will work with you to implement the changes you desire.

Completion

As you move into your new home, we want you to know that we will be available to assist you in the event that problems or questions arise. We work hard to minimize any work that needs to be done after move in, but our relationship will not end with the completion of your home. We provide continuous, long-term customer service and support. After all, someday you might just want to build another home!