



*Courtesy of Signature Custom Homes  
(888) 684-4951 toll-free*

## Guide to Building a Signature Custom Home

Thank you for your interest in building a *Signature Custom Home*. We know that building a new custom home is an important decision for you and your family.

That's why we're pleased to provide you with this step-by-step guide to the milestones you can expect to achieve as your home comes together.


As you will see, there are many steps and many team members involved in helping to build your home, but none more important than you and the input you provide. Your needs and desires are considered essential information throughout the process, from start to finish, so that your Signature-built home is as unique and personalized as your own signature.

We hope that this guide is a helpful tool as you move through the building process, and we look forward to discussing each step with you in further detail as we progress with you along the path leading to your new *Signature Custom Home*.

### CONTACT:

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<b>Milestone</b>	<b>Details</b>
Initial interview and site inspection	<p>The initial interview is usually done on your site. This allows us to walk the land and provide you with a complimentary site inspection, which is essential prior to building. The site inspection addresses considerations like drainage, sewage, power and physical layout of the home.</p> <p>If you do not have a site picked out, Signature can assist you in finding and selecting the perfect location.</p> <p>The interview process is simple: you tell us what your vision, desires and personal needs are so that we can design you a home that is custom-tailored for every member of your family.</p>
Design, plans and budget	<p>The design stage begins with the initial interview where you tell us what your ideal home includes. These details are then translated and enhanced by Chad, who works with a designer to produce a complete set of plans for your approval. These plans include the home, well and septic systems as needed, and any other structures on the site such as detached garage or guest house.</p> <p>With your plans comes a detailed, line-item budget. This budget includes your allowances for fixtures and materials that you will shop for and choose for yourself. This allowance method allows you flexibility in customizing your home while still keeping within the established budget.</p>
Financing approval (Interim/Mortgage financing)	<p>Interim financing must be closed before construction begins in order to secure the funds for construction.</p> <p>We are happy to work with your bank or ours for your financing needs. Local banks in Bandera are very easy to work with, and often help speed the process along simply by being "local."</p> <p>Once interim financing closes, you can expect your new home to be completed in approximately six months.</p>

<p>Construction Phase I: Includes foundation, custom framing and cornices</p>	<p>The construction process is where your home takes shape, from the ground up. In Phase I, your home site is leveled and prepared so the foundation can be laid. Once the foundation is in place, framing begins, culminating with putting a roof overhead and installing exterior doors and windows to “dry-in” your home, meaning it is now protected from the weather.</p>
<p>Construction Phase II: Include mechanicals such as plumbing, electrical rough-in and HVAC rough-in</p>	<p>In Phase II of construction, the focus moves to the interior of your home. Mechanicals such as plumbing, electrical systems and air handlers are “roughed in” – set into place and readied for final wiring and systems start-up.</p>
<p>Construction Phase III: Includes insulation and drywall, interior trim-outs</p>	<p>Next, insulation and drywall is installed.</p> <p>And now we’re ready to show you, using paper templates on the floors and walls, exactly where plans call for your cabinets, appliances, plugs, fixtures, and counters to be located. This is your opportunity make adjustments to height and placement so that every element is exactly where you want it to be.</p> <p>Once this interactive walk-through is completed, cabinets and other interior trim are installed.</p>
<p>Painting</p>	<p>Interiors are painted the colors you’ve specified.</p>
<p>Flooring, tiling and installation of fixtures, countertops, plumbing, electrical and hvac, water and lights systems start-up</p>	<p>Flooring is laid, tile work or rock work is done, and fixtures are installed, all leading up to a systems start-up where power, lights and water become fully operational.</p>
<p>Landscaping (if applicable)</p>	<p>We offer landscaping options to meet your needs, and are happy to include it as part of your custom home should you so desire.</p>
<p>Clean-up</p>	<p>Now that everything has been installed and tested, clean-up begins. We pride ourselves on keeping a tidy, clean job site, and we follow that through to the end by presenting your new home to you in pristine condition.</p>
<p>Customer walk-through and final punch list</p>	<p>Your new home is complete! Nothing to do now but walk from room to room and inspect it for any final touches.</p>
<p><b>Closing!</b></p> 	<p>Final closing is the last step. The papers are signed, the funds are transferred, and the keys to your new home are presented.</p> <p style="text-align: center;"><b>Congratulations on the arrival of your new Signature Custom Home!</b></p>