



GREENBELT HOMES

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Custom Home Project Guide

Thank you for considering us for your custom home project! This guide outlines the important steps and considerations throughout the construction process, ensuring a smooth and enjoyable experience.

Contracts

Our custom home projects consist of two main agreements:

1. **First Contract:**

- This contract includes a refundable deposit of [_____] during the research and bidding/estimating phases. This deposit will be applied to your project if you decide to proceed with Greenbelt Homes as your contractor.
- **Research Phase:**
 - We will analyze your proposed project for compliance with city codes, zoning laws, easements, and other restrictions.
 - Necessary measurements will be taken to prepare for construction.
 - We will conduct onsite meetings with key subcontractors, including excavation crews, electricians, and plumbers, to effectively plan the project.
- **Bidding and Estimating Phase:**
 - We will submit your plans to our best subcontracting partners for specific trades.
 - For other trades, our crew will provide competitive bids.
 - You will receive a detailed estimate that outlines labor and material costs, ensuring transparency and clarity throughout the process.

2. Second Contract:

- This is our main agreement where we finalize the estimate, sign the contract, and officially begin construction.
- **Cost Plus Structure:**
 - The second contract is a cost-plus agreement, meaning we charge a specific percentage fee based on the actual construction costs of building your home, excluding land costs. Here are the details below:
 - **Fee Schedule:**
 - ____% for projects costing **\$300,000 to \$400,000**
 - ____% for projects costing **\$450,000 to \$650,000**
 - ____% for projects costing **\$700,000 to \$1,000,000**

Phases of Construction

Our workflow consists of six key phases:

1. Research and Bidding/Estimating Phase (Included in First Contract):

- Conduct a thorough analysis for compliance with local regulations.
- Gather bids from trusted subcontracting partners and our own crew to ensure competitive pricing.
- Provide you with a comprehensive estimate for your custom home based on the gathered data.

2. Design Phase:

- Collaborate with an architect designer (or your own) to produce detailed blueprints for city approval.
- If you do not have blueprints, we will work with an architect to create a design tailored to your needs.
- **Material Selection Process:**
 - We utilize an online form that allows you to choose the features you want in your home as we progress through the design phase. This process is designed to be easy and seamless, making it simple for you to select your desired materials and finishes.
- Submit the Manual J for engineering at an early stage.

3. Finalizing Estimate Phase:

- Finalize material selections, colors, and create a payment schedule.
- Sign the second contract and collect your first deposit payment.

4. Building Phase:

- Submit blueprints for the permitting process (early submission is critical to avoid delays).
- Begin construction, including foundation pouring, framing, and dry-in.
- Install exterior doors and windows, and complete plumbing, electrical work, and roofing.
- Finish with drywall, painting, cabinetry, flooring, and final inspections.

5. Building Final Phase:

- Conduct a final walk-through to ensure everything meets your expectations.
- Complete any necessary touch-ups and collect the final payment, which signifies the completion of the project.

Understanding Costs

1. Cost Plus Model:

- Under the cost-plus contract, you will pay all actual costs associated with the construction of your home, while we collect only the agreed-upon percentage fee. This model provides transparency, as you will see all costs incurred during the project.

Communication and Involvement

1. Regular Updates:

- You will receive consistent updates on project progress and any necessary decisions.

2. Client Involvement:

- We encourage your involvement throughout the project to ensure your vision is realized.

Frequently Asked Questions

1. How do you handle unexpected costs?

- Any unforeseen costs will be communicated promptly, allowing you to make informed decisions.

2. What if I change my mind about the design?

- While changes can be made during the construction phase, they may impact timelines and overall costs. You will be informed of any implications.

3. What are the benefits of a cost-plus contract versus a fixed-price contract?

- A cost-plus contract offers you full control over the project. You can change anything during the construction phase, ensuring the final result meets your expectations.
- In contrast, fixed-price contracts can be tricky. If something is not done properly or if material prices increase, the contractor might cut corners to protect their profit margin. Our cost-plus model ensures that we have no incentive to compromise quality, as our fee is based on a percentage of the total project cost. This means you receive the best results without the worry of corners being cut.

Contact Us

We're excited to help you build your dream home! If you have any questions or need further information, please reach out. Together, let's create something extraordinary!