

CREATIVE BUILDERS

Home Custom's Design Guide

2024

EDITION

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CREATIVE BUILDERS

SETTING THE BAR HIGHER

Welcome to Creative Builders, where your dreams are transformed into extraordinary custom homes personalized to fit your lifestyle.

As you embark on the journey of building your dream home, Creative Builders is here to guide you every step of the way. From initial concept and design to construction and finishing touches, our team of experienced professionals is dedicated to turning your vision into reality. With meticulous attention to detail and a focus on quality, we strive to exceed your expectations and deliver homes that exceed even the loftiest of dreams.

Our guide will lead you through each design-build step, offering insights into our process of building your custom home.

Build Journey

STEPS

1.

**Initial
Budget
Consultation**

2.

**The Design
Process**

3.

**Legalities
and
Permitting**

4.

**Interior
Finish
Selections**

5.

**Budget
Approval**

6.

**Construction
Phase**

2024

STEP 1: Initial Budget Consultation

Prior to delving into creating the concept for your home, we first delve into exploring and setting a budget. Recognizing that everyone has financial constraints, our goal is to thoroughly consider all aspects of your budget during the planning process.

There are so many options and choices available that vary in price. Budgets often increase due to personal choices in aesthetic elements that may be more costly than other available options.

Understanding and addressing these costs from the start can help properly manage costs and expectations



Common areas where budgets increase:

Appliances	Stairs and rails
Cabinets and millwork	Plumbing fixtures
Countertops	Tiles and stones
Flooring Windows and doors	Interior trim
Light fixtures	



STEP 2: The Design Process



After working together to establish your vision and budget, we transform your dream into a tangible design. Our architectural experts work in tandem with you to finalize all design elements – ensuring that every detail reflects your taste and preferences.

First, a floor plan is created and tailored to accommodate your lifestyle, and then we decide on elevations. We design the layout of each room and ensure that the layout of your home flows.

Next exterior elevations and architectural landscape designs are created that reflect your personal architectural and aesthetic style.

Finally we create drawings and 3D walkthroughs that allow you to visualize your future home.

STEP 3: Legalities and Permitting



As your reliable design and construction partner, our dedicated team takes care of all the essential building permits, ensuring a seamless and stress-free experience for you. From navigating the bureaucratic processes to securing the necessary approvals, we are committed to facilitating a smooth journey throughout the entire construction phase. Your peace of mind is our priority, and we strive to handle all the administrative aspects, allowing you to focus on enjoying the exciting progress of your project.

STEP 4: Interior Finish Selections

Now that you have given your approval for your custom home floor plans and elevations, the next step is to embark on selecting your interior finishes. This phase is commonly known as the finish schedule phase. Throughout this stage, we collaborate with you to curate a collection of finishes that will render your home distinctive and uniquely tailored to your preferences. It is during this phase that the excitement truly unfolds, as the intricate details emerge to make your home exceptional.



Within this stage, we guide you in choosing elements such as flooring, tile and stone options, plumbing fixtures, light fixtures, appliances, countertops, bathroom and kitchen cabinetry, millwork, door styles, hardware, interior trim package (including base moldings, door and window casings, ceiling and wall details), and various other decorative or functional elements integral to your home's design. This meticulous attention to detail ensures that every facet of your home reflects your individual style and contributes to the overall character of your living space.

STEP 5: Budget Approval



Moving forward, we delve into the financial aspect of your project. Our team meticulously prepares a transparent and comprehensive cost estimation that harmonizes with your budgetary constraints. Collaborating closely with you, we strategize to guide your design choices, ensuring they align with your financial parameters. Emphasizing our dedication to value-engineering, we consistently explore inventive approaches to achieve optimal outcomes, maintaining a steadfast commitment to delivering the highest value within your defined budget.

STEP 6: Construction Phase

The most exciting phase of the project is finally here! Your construction journey starts now.





1.

DEMOLITION OF EXISTING HOUSE (IF APPLICABLE)

If you have a pre-existing home on your lot, our team demolishes the old home and prepares the site for your dream home.

2.

EXCAVATION

Proficient experts conduct and finalize the excavation process. The construction site undergoes thorough clearing of undesired soil, trees, bushes, and plants to meticulously prepare the ground for the foundation and other essential structural elements.



3.

FOOTINGS AND FOUNDATION

Our skilled professionals lay the concrete footings and pour the foundation walls, establishing the solid groundwork for your future home. Following the installation of the foundation, our team conducts a meeting with the local building municipality for a thorough inspection, checking that all work aligns with local building codes.





5. SITE DRAINAGE

Dry wells are strategically installed on your property to efficiently collect and manage excess water resulting from rainfall or irrigation. These systems play a pivotal role in preventing water accumulation, addressing drainage issues around your property, and minimizing soil erosion.



4. FOUNDATION WATERPROOFING

Foundation waterproofing is a crucial measure to safeguard the foundation of your new home against water penetration. This barrier prevents from water infiltrating your basement and ensuring the integrity and longevity of your home's foundation.



6. SEWER OR SEPTIC INSTALLATION

For wastewater removal, we establish either underground connections to the public sewer system, if available from the municipality. Alternatively, in the absence of a public sewer system, we design and install an underground septic system to ensure effective and proper wastewater management. Our approach is tailored to the specific infrastructure available in your location.



7.

FRAMING

Following the completion of the footings and foundation, we seamlessly transition to the framing stage. This pivotal phase marks the emergence of the structural outline of your house, providing you with an initial glimpse of your dream home beginning to take shape and coming to life.

8.

WINDOW AND DOOR INSTALLATION

Following the completion of the framing stage, we proceed with the professional installation of windows and doors. This meticulous process is designed to prevent air and water penetration, providing a robust defense against the elements.



9.

MECHANICAL ROUGH-INS

This phase focuses on installing all the essential “behind-the-scenes” elements, including electrical wiring, plumbing, and HVAC systems. This stage is completed prior to covering the walls and ceilings with sheetrock.





10.

STAIRCASES AND RAILINGS

Our team will install your custom staircases and railings. Following installation, they are meticulously covered to ensure protection until the entire home construction process is finalized.



11.

PRE-SHEETROCK WALKTHROUGH

Before placing sheetrock, we conduct a walkthrough of your home. This personalized walkthrough is designed to provide you with a comprehensive understanding and visual insight into the placement of outlets, switches, air conditioning vents, and other mechanical components. Our goal is to ensure that you have a clear awareness of the layout.



12.

INSULATION

In this phase, we install put up insulation within the walls, floors, and ceilings, creating an air-tight, thermal envelope for your energy-efficient home. By effectively sealing the building envelope, the insulation aids in maintaining a comfortable indoor temperature, thereby reducing overall energy consumption and lowering both heating and cooling costs.



13.

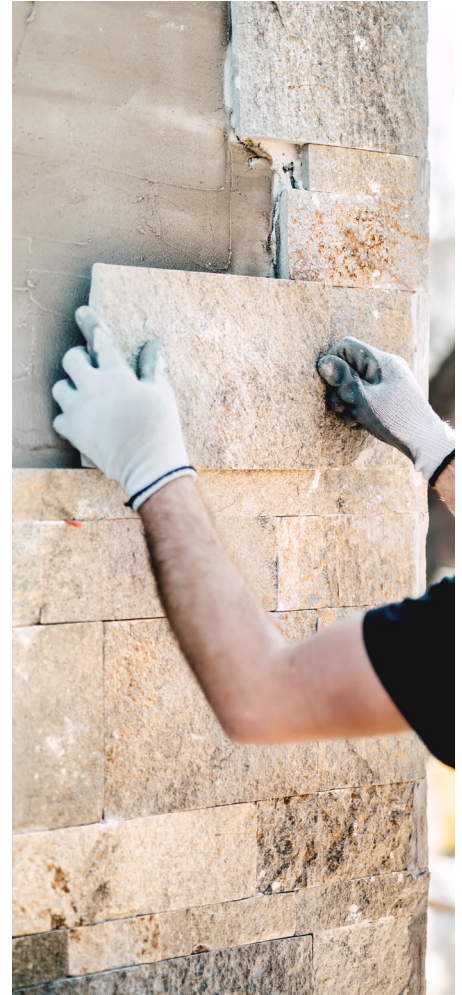
SHEETROCK

Following the insulation phase, we proceed with the installation of sheetrock on the framed walls and ceilings. The seams between the sheets are meticulously covered with joint compound and tape to achieve a seamless surface. Once the compound dries, the walls undergo sanding, priming, and painting to bring the construction process to its final, polished conclusion.

14.

INTERIOR WATERPROOFING

Waterproofing tiling in new home construction is a critical measure to safeguard against water damage and uphold the integrity of your property. This process entails applying a waterproof membrane or coating to surfaces like bathroom floors and walls, showers, and kitchen backsplashes.



15.

TILE AND STONE INSTALLATION

Our team of professional and skilled craftsmen expertly installs and seals the custom tile and stone selections. The result is a beautifully finished surface that reflects the craftsmanship and attention to detail that define our commitment to creating exceptional spaces in your new home.

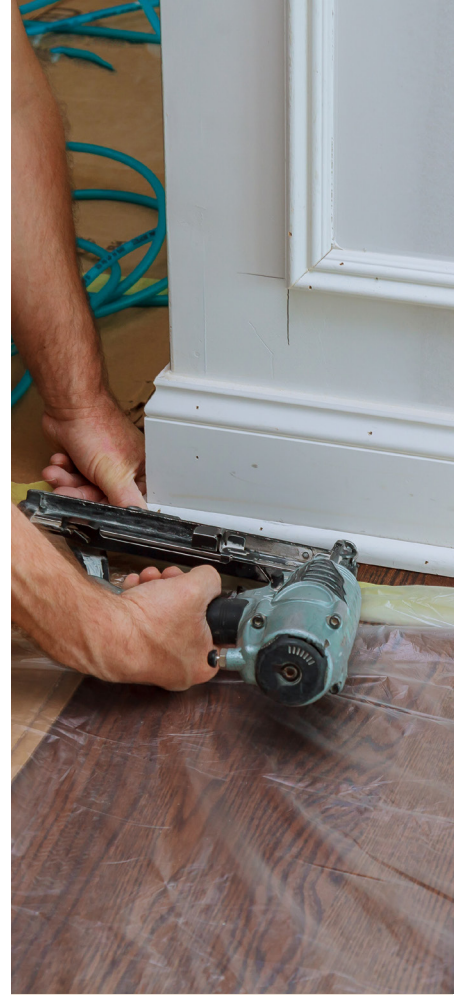




17.

INSTALLATION OF CABINETS AND MILLWORK

Skilled carpenters take on the installation of your custom cabinets and millwork. With precision and expertise, these craftsmen ensure that every element is seamlessly integrated into your space, reflecting the meticulous attention to detail that defines our commitment to quality craftsmanship.



16.

WOOD FLOOR INSTALLATION

Our Dedicated craftsmen specializing in wood flooring meticulously install your custom wood floors. Following installation, the floors are conscientiously covered and protected, ensuring their pristine condition is maintained until the completion of the entire construction phase and will be revealed in their full beauty once your home is finished.



18.

TRIM AND MOLDING INSTALLATION

Our team meticulously install custom aesthetic trim and moldings throughout each room of your home, infusing it with your unique style and personality. These decorative elements, including baseboards, crown molding, door casings, window trim, and wall details, are carefully selected to enhance the overall appearance of your new home's interior.



19.

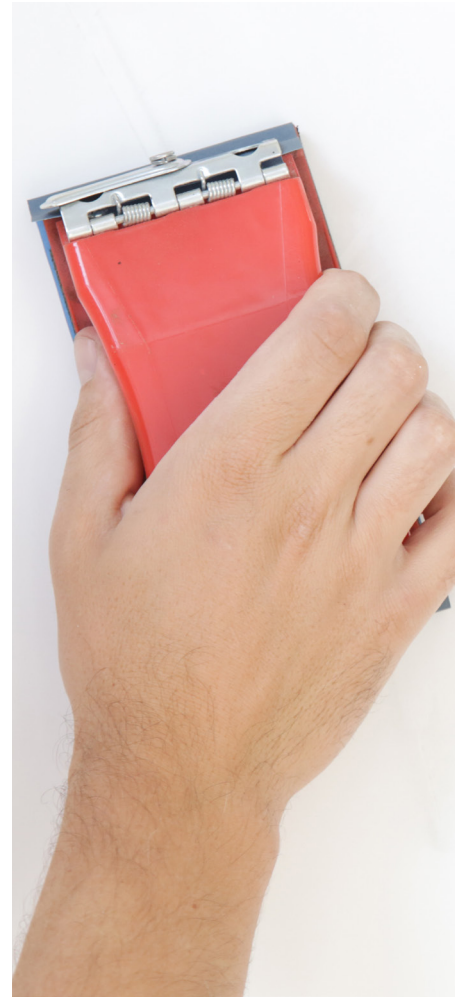
COUNTERTOPS AND BACKSPLASH INSTALLATION

Our team will install your countertops and backsplash and then will be carefully covered and protected until the construction is over.

20.

PLUMBING FIXTURES INSTALLATION

Our skilled plumbers expertly install the plumbing fixtures you have pre-selected for your home. This phase ensures that each fixture is precisely placed and securely fitted, contributing to the functionality and aesthetics of your plumbing system.



21.

WALL PREPARATION

To ensure a flawless finish, we meticulously apply a skim coat to your walls and ceiling. This comprehensive approach achieves a smooth and flawless surface, setting the foundation for an impeccable paint finish. Once this process is completed, the final painting phase can proceed, bringing your walls and ceilings to their ultimate aesthetic perfection.





23.

EXTERIOR WORK

Following the installation of windows and doors and concurrent with interior work, our team engages in exterior finish work. This simultaneous approach ensures that both the interior and exterior of your home progress harmoniously.



22.

HIGH-END PAINTING

Once the coating process is completed, our skilled painters take charge to ensure a flawless and enduring finish.



24.

EXTERIOR TRIM AND MOLDING

Our team installs decorative trim and moldings on the exterior of your new house, meticulously achieving the architectural design envisioned for your custom home.



25.

EXTERIOR SIDING

The previously chosen exterior siding material that showcases the unique character of your home is expertly installed by our professional team.

26.

GUTTERS AND LEADERS

Following the installation of custom siding, we proceed to install carefully selected gutters and leaders along the roofline. This thoughtful addition is designed to effectively manage rainwater runoff, ensuring proper drainage and protecting the structural integrity of your home.

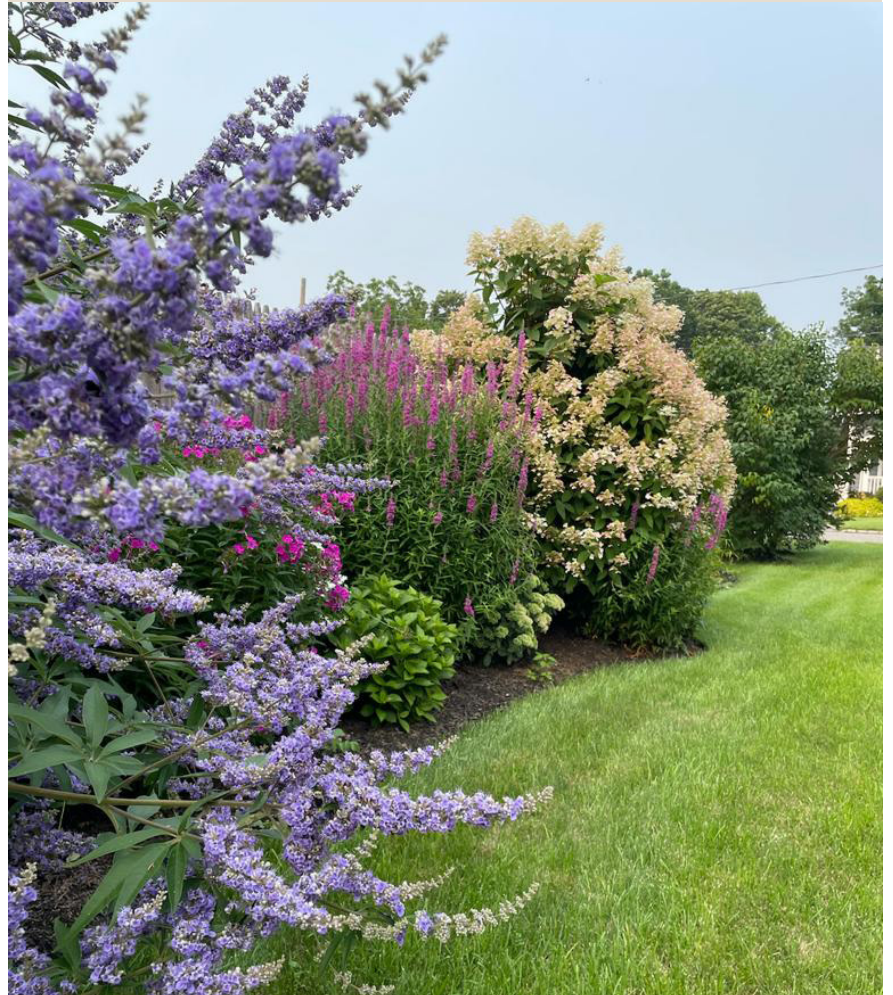


27.

EXTERIOR HARDSCAPING AND DRIVEWAY

Our team meticulously designs and installs patios, walkways, and driveways, paying careful attention to your pre-selected materials and aesthetic preferences. This ensures that these outdoor spaces are not only well-crafted but also seamlessly integrate with the overall design of your property, enhancing both functionality and visual appeal.

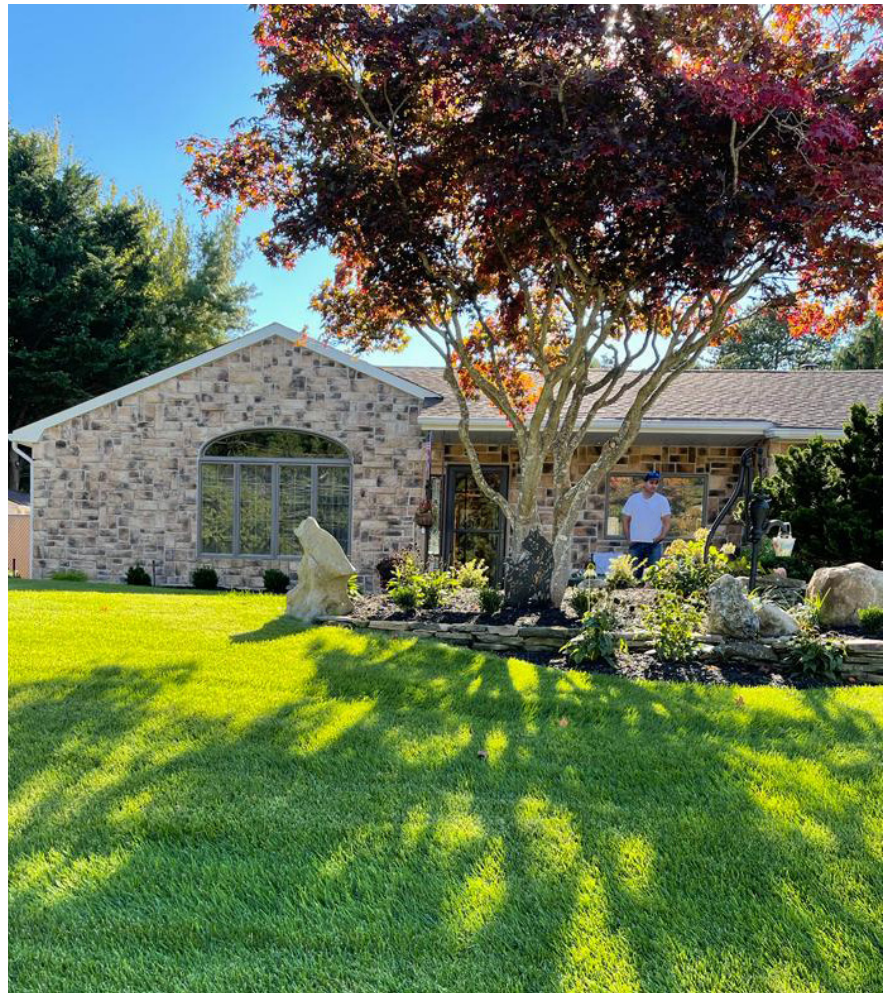




28.

LANDSCAPING

Carefully selected plant species and gardens are expertly installed to enhance the overall beauty and sustainability of the outdoor areas of your home.



29.

FINAL WALKTHROUGH AND PUNCH LIST

In ensuring your new custom home meets your complete satisfaction, we conduct a final walkthrough. Every detail is meticulously examined, and a punch list is created to address any outstanding items, ensuring the delivery of a flawless and fully satisfactory home.



CREATIVE

“Our home now
reflects our personal
style and provides a
comfortable and inviting
environment for our
family and friends.”

TESTIMONIAL

Jim & Jeannine McKenna.

Sayville, NY

Dear Creative Builders, we are writing this letter to express my utmost satisfaction with all the work during the last 20 years that you and your team have completed on our home. On behalf of my family and myself, I would like to offer our heartfelt gratitude for the exceptional service, dedication, and professionalism that you have demonstrated throughout our entire projects in our home.

We are thrilled with the outcomes with the new constructions, the apartment project and all home improvements projects in my house. The attention to detail, the quality of workmanship and the overall design have exceeded our expectations. Our home now reflects our personal style and provides a comfortable and inviting environment for our family and friends.

We would also like to say that upon completion each project was finished on time and each project correspond with quality of work received and all cost stayed in budget.

Thank you!

2024

BUILDERS

SCHEDULE a Free Consultation

SCHEDULE A FREE CONSULTATION TODAY TO LEARN MORE!

Our commitment extends beyond mere construction; at Creative Builders, we are dedicated to ensuring that the homebuilding process is not only enjoyable but also seamless for our clients. We transcend the traditional role of a contractor, positioning ourselves as your trusted partner, going above and beyond in every facet of designing and building your custom home. Your satisfaction and the realization of your vision are at the forefront of our priorities, making us a reliable and invested collaborator in bringing your dream home to fruition.

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