

USA Designer Homes

Your Dream, A Blueprint for Better Living

The USA Designer Homes Difference

Welcome to the Builders' Guide. This section is the foundation of our partnership, designed to provide complete transparency about how we build and why. For every critical part of your new home, you will find the steps needed for the successful build of your dream home with many levels of detail that we cover with you when estimating your new home.

- **Steps to Follow that Ensure Your Peace of Mind:** Proven steps that we here at USA Designer Homes follow to protect your most valued investment, your home.
- **Our Standard Specification:** This represents our commitment to quality that exceeds typical building codes. We believe this is the essential foundation for a durable, efficient, and beautiful home.
- **Premium Upgrade Options:** For clients who wish to achieve the pinnacle of performance, comfort, or longevity, we offer select upgrades. These options utilize advanced materials or methods to provide enhanced benefits for your specific lifestyle.

Your journey to a custom home should be exciting, not overwhelming. From the moment you find your perfect piece of land to the day you receive the keys, we provide expert guidance and decades of experience to ensure every decision is clear, confident, and leads to the home you've always dreamed of, tailored to your vision and priorities.



Your First Step: Financial Clarity

The journey to your dream home begins with a clear understanding of your investment. We strongly recommend starting with a pre-approval from a lender, as this is the key that unlocks everything else. Knowing your comfortable budget up front empowers you to confidently search for land, evaluate home plans, and make decisions that are both inspiring and financially sound.

Whether you have a lender in mind or not, we can help. We work with excellent local lenders who specialize in construction loans and mortgage loans and are here to make this first step easy and stress-free.

Your Second Step: Land and Blueprints

This is where your dream begins to take a tangible shape. The synergy between your land and your home's design is the most critical factor in a successful build.

Part 1: Finding the Perfect Land

Before you commit to a property, it's essential to verify its viability. Key questions to ask include:

- **Water Access:** Is there a municipal water connection? If not, you must budget for the cost of drilling a well.
- **Power Access:** What is the proximity to the nearest power pole, and what will it cost to run service to the build site?

- **Wastewater Solutions:** Is there a sewer hookup, or will you need a septic system? Please note: If a septic system is required, the land must pass a percolation ("perc") test *before* a building permit can be issued.

How We Simplify This for You: Navigating these approvals can be complex. Our team manages this entire process, from coordinating "perc" tests to securing the necessary permits and creating site plans for Planning Commission approval. We handle the details, saving you valuable time and ensuring everything is done correctly.

Part 2: Creating Your Blueprints

You have several paths to get your home on paper, each with different considerations.

- **Stock Plans from Online Magazines:**
 - **The Consideration:** Many of these plans use outdated designs from the 50s and 60s and often lack the necessary chases for modern plumbing, electrical, and HVAC systems.
 - **The Hidden Cost:** While plans may cost \$500-\$1,000, remember you'll need 5-6 full sets for the lender, codes department, contractor, and subcontractors.
- **Hiring an Architect:**
 - **The Cost:** A basic architectural drawing set for permitting and construction typically costs around \$1.25 per square foot, or \$2,000 to \$4,000 for a standard home. This fee often does not include design changes or construction oversight.
- **The USA Designer Homes Advantage: Integrated Design & Build**
 - This is where we truly shine. We sit down with you, inspect your property, and design a home that fits your land and your life.
 - We create initial floor plans and meet with you as many times as needed until the design is perfect.
 - Once finalized, we produce the complete construction-ready blueprint set, including floor plans, elevations, foundation plans, and site plans, everything required for permit approval.
 - Best of all: This complete, custom design service is provided at no cost when you choose USA Designer Homes to build your home.



Your Third Step: Transparent Pricing & Constant Communication

With your land secured and blueprints finalized, we arrive at the most critical phase for building trust: defining the investment and establishing how we will partner together. Our goal is absolute clarity, with no surprises.

Part 1: Our Commitment to Transparent Pricing

A true estimate should be a clear roadmap of your investment, not a vague guess. We believe you deserve to know exactly what you are paying for.

The Hallmarks of a Transparent Estimate:

- **Itemized Detail:** Every single component of your home will be listed and priced. If it's not named, it's not included. This level of detail protects you from unexpected "extra" costs later.

- **Clear Allowances:** For selections like plumbing fixtures, lighting, and flooring, the estimate will specify a clear "allowance." This is a budget set for you to choose products you love, and we will guide you to ensure your selections align with it.
- **A Plan for Changes:** Life happens, and ideas evolve. Our contract clearly outlines the "Change Order" process from the start, so you know exactly how any modifications you request will be priced and approved before work begins.
- **Managing the Unforeseen:** While rare, issues like sudden material price increases or unexpected utility fees can occur. Our agreement details how these situations will be communicated and handled collaboratively, ensuring your project never stalls.

The USA Designer Homes Difference:

We provide a meticulously detailed estimate that mirrors the construction process. You won't find vague categories or confusing jargon. Every line item is clear, giving you and our team a single source of truth for the entire project's budget.

Part 2: Our Partnership Through Constant Communication

We believe building your dream home should be an exciting journey, not a source of stress. That journey is built on a foundation of flawless communication.

Our Communication Promise to You:

- **You Are Always in the Loop:** We will proactively communicate every step of the way, explaining what's happening now and what's coming next. Regular updates are standard, and we are always available to answer your questions.
- **Everything in Writing:** Every decision, especially any change order, is documented in writing, agreed upon, and signed by both of us before any work proceeds. This eliminates misunderstandings and protects us both.
- **A True Partnership:** We may go overboard on communication because we are just as excited about your home as you are. This is our passion. We want you to not only love your finished home but to have genuinely enjoyed the process of creating it with us. Our greatest reward is your lifelong satisfaction.



Your Fourth Step: A Clear Agreement & Predictable Process

This step is about formalizing our partnership with clarity and confidence. A comprehensive contract and a predictable schedule are the frameworks that allow the creative and exciting parts of the build to flourish without worry.

Part 1: The Contract - Our Mutual Blueprint for Success

Our contract is more than just a price; it's the complete rulebook for our project. It is designed to protect both of us and ensure we have the same expectations from start to finish. It will include:

- **The Complete Scope:** The finalized, detailed estimate and the full set of blueprints are incorporated directly into the contract.
- **A Fair Payment Schedule:** A clear, pre-agreed schedule of payments tied to specific, completed milestones (e.g., foundation poured, framing complete).
- **A Realistic Timeline:** A defined start date and a target completion date, helping you plan your life around the construction process.

- **A Process for Changes & Delays:** A clear "Change Order" process for any modifications you request, and a clause acknowledging that unforeseen delays (e.g., extreme weather, material supply chain issues, permit delays) can affect the timeline.
- **A Path for Resolution:** A straightforward process for handling any questions or disputes, should they arise, ensuring we can resolve them fairly and efficiently.

Part 2: Payments & Timeline - How the Process Flows

We believe in a transparent and structured financial process.

- **The Payment Schedule:** Your contract will outline specific payment amounts due at major milestones (like completion of foundation, framing, etc.). This ensures you are only paying for progress that has been verifiably made.
- **Working with Your Lender:** If you are using a construction loan, your lender will send an inspector at each stage to verify the work is complete before authorizing the next disbursement. We manage all coordination with your lender to make this seamless for you.
- **Managing the Timeline:** We commit to providing you with a clear project timeline. If a delay beyond our control occurs (like those noted in the contract), you will be immediately notified in writing with a clear explanation and a revised completion date for your approval. No surprises.

The USA Designer Homes Commitment:

We see the contract not as a barrier, but as the foundation of a great partnership. Our process is designed for transparency at every turn, giving you the peace of mind to relax and enjoy watching your dream home become a reality.



Now, Let's Build: The Art of a Superior Home

With our plan solidified, the real excitement begins. This is where we translate your blueprint into a home that exceeds expectations. Discover the high standards that form our foundation and the premium upgrades that can elevate your living experience from exceptional to extraordinary. A primary focus in designing and building your dream home is **longevity, durability, and beauty**. Our goal is to create a home that requires less maintenance and upkeep, giving you more time to simply enjoy the comfort and quality of your beautifully built space.



Built to Last: A 35-Year Testimony.

The home pictured is a home we built over three decades ago, go to gallery for exterior and interior photos. When it recently hit the market in 2024, we were proud to see it looked as impeccable as the day we finished it. While any new house can look great on day one, we build for the decades that follow. That's the true measure of our craft.

Foundations: Building on a Solid Future

Building codes are a minimum standard; our foundations are built to a higher standard of durability and protection. While Tennessee's frost line requires the base of the foundation to be at least 12 inches below grade, we go beyond the code to ensure your home is prepared for the long term.

Our Standard: A Full Foundation & Crawl Space

At USA Designer Homes, our standard practice is to build a full foundation with a ventilated crawl space. While a monolithic slab is a cost-effective option we can accommodate, we strongly recommend a foundation for the lifelong benefits it provides.

Why a Foundation with a Crawlspace is a Superior Investment:

- **Protection from Water & Flooding:** Elevating your home on a foundation raises your finished floor level, creating a critical barrier against ground moisture and potential future flooding, a key consideration as weather patterns change.
- **Accessible & Repairable Plumbing:** All plumbing is easily accessible in the crawlspace. Should a leak occur, it can be repaired quickly and affordably. With a slab, a leak requires breaking through the concrete, a costly and disruptive repair that is **not covered by homeowners' insurance**.

- **Superior HVAC Performance & Efficiency:** Installing the HVAC system in the conditioned crawlspace is more efficient than in a scorching attic. The system doesn't have to work as hard, saving you money on energy bills and extending its lifespan.
- **More Living Space & Better Aesthetics:** Ductwork and plumbing runs are concealed beneath the floor, eliminating the need for bulky chases that eat into your valuable living area. This also allows for more discreet, wall-based return air vents instead of less desirable floor or ceiling vents.
- **Added Utility Storage:** The crawlspace provides valuable, out-of-sight storage for seasonal items.

Framing: The Bones of a Durable & Efficient Home

A strong frame is the skeleton of your home. While all framing must meet engineering standards for load, we exceed these minimums to ensure superior durability, comfort, and longevity.

Our Standard: Upsized Lumber for Lasting Performance

We build a stronger structure from the ground up, using larger dimensional lumber than most builders.

- **Stronger Floors:** We upsize floor joists for a stiffer, more solid floor. You'll feel the difference—no bounce or flex—and it provides crucial support for modern finishes like engineered wood and tile, preventing cracks and sagging for decades.
- **Superior Walls:** While 2x4 walls are code-compliant, we standardly use **2x6 exterior walls**. This provides:
 - **Deeper Insulation:** Increases wall insulation from R-13 to R-19 for significantly better energy efficiency.
 - **Greater Strength:** Enhances the home's structural integrity.
 - **More Utility Space:** Simplifies the installation of plumbing and electrical systems.
- **Robust Roof Structure:** We upsize rafters and ceiling joists, especially in vaulted ceilings, to create a stronger roof system that resists sagging over time and allows for thicker attic insulation.

Premium Upgrade: The Sealed Envelope with ZIP System®

While our standard (OSB + Tyvek) is robust, you can dramatically improve your home's performance by upgrading the sheathing itself.

- **Upgrade: ZIP System® Wall Sheathing**
 - **The Benefit:** This isn't just wood; it's an integrated air and water barrier. The taped seams create a continuous thermal envelope, drastically reducing drafts and energy loss. It also provides a protective layer against water intrusion and mold.
 - **The Investment:** For an average home, this upgrade costs approximately **\$1,100**. The energy savings and added protection typically pay for this investment within the first 10 years.
- **Upgrade: 5/8" Plywood Roof Decking**
 - **The Benefit:** A thicker, stronger roof deck provides a more solid base for any roofing material, enhancing its durability and lifespan.
 - **The Investment:** An upgrade to 5/8" plywood for an average roof costs approximately **\$3,000**.

Roofing: 30-Year Shingles vs. Metal Roofing

We only use premium 30-year architectural shingles as a standard for their proven performance and aesthetic appeal. For clients considering a metal roof, here is a clear comparison:

Feature	Premium 30-Year Shingles	Metal Roofing
Cost	Cost-effective	Typically, 2x the cost or more
Lifespan	~25 years in TN	40-70 years
Weight	Heavier	Lighter (less structural stress)
Insurance & Hail	Typically, fully replaced if damaged	May only receive an "appearance allowance" for cosmetic dents, not a full replacement

The Bottom Line: A metal roof is a premium, long-lasting upgrade. However, it's crucial to review your insurance policy's hail damage clause, as this can significantly impact the value proposition.

Windows: Balancing Efficiency, Aesthetics, and Value

At USA Designer Homes, we believe in smart investments. That's why our standard includes a high-quality, double-pane window with Low-E coating and argon gas fill. This provides excellent energy efficiency, comfort, and value right from the start.

Our Standard: Smart Performance

We install a superior-grade window that delivers where it counts:

- **Double-Pane Insulated Glass**
- **Low-E Coating** to reflect heat
- **Argon Gas Fill** to reduce heat transfer

This combination strikes the perfect balance of performance and cost, ensuring your home is comfortable and efficient without unnecessary upfront expense.

The Premium Window Consideration: Is It Worth the Investment?

You can always invest more in windows, but it's our job to ensure you get a return. High-efficiency upgrades can add \$500 to \$1,000 or more *per window*.

Let's look at the real-world math for a typical home:

- **Monthly Electric Bill:** \$250
- **Maximum Efficiency Gain from Upgrade:** 4%
- **Monthly Savings:** \$10
- **Yearly Savings:** \$120

Over the 25-year life of the window, you might save **\$3,000**. However, if the upgrade for 14 windows costs **\$7,000**, you end up at a net **loss of \$4,000**—and that's not even accounting for the lost opportunity of investing that money elsewhere.

The Bottom Line: For most homeowners, the highest-priced, ultra-efficient windows do not pay for themselves through energy savings alone.

When a Premium Upgrade *Does* Make Sense:

Choose a higher-grade window not just for efficiency, but for:

- **Superior Durability:** Better construction, hardware, and warranties for long-term peace of mind.

- **Enhanced Comfort:** Noticeably reduced drafts and cold spots near windows.
- **Aesthetic & Historical Appeal:** For specific architectural styles or authentic divided lites.
- **Noise Reduction:** Critical for homes in busy areas.

Our Promise: We will guide you through this decision with transparent math and a clear understanding of your goals. We help you invest where it counts, ensuring your money builds a better home, not just a more expensive one.

Insulation: Engineering Comfort & Efficiency

A well-insulated home is a comfortable, durable, and efficient home. We go beyond code minimums as a standard practice, and we offer advanced solutions to achieve peak performance.

Our Standard: Deeper Walls for Better Performance

While many builders use 2x4 walls with R-13 insulation, we build our exterior walls with 2x6 studs. This allows us to install **R-19 batt insulation as our standard**, providing a significant boost in thermal performance and comfort from the very start, with no upgrade cost.

The Premium Upgrade: The Sealed Envelope with Spray Foam

For the ultimate in performance, you can upgrade to a closed-cell spray foam insulation system. This isn't just an insulation change; it's a fundamental improvement to your home's building envelope.

The Benefits of a Spray Foam Upgrade:

- **Superior Air Sealing:** Spray foam expands to seal every crack, gap, and penetration around wires and outlets. This eliminates the drafts that account for the greatest energy loss in a standard home.
- **Maximum Effective R-Value:** By stopping air movement, spray foam delivers its full R-value, whereas batt insulation can lose up to 30% of its effectiveness due to air gaps and convection.
- **Unmatched Comfort:** Enjoy even temperatures from room to room, with no cold spots or drafts.
- **Moisture & Mold Resistance:** The foam acts as a vapor barrier, preventing warm, moist indoor air from condensing inside your walls—the primary cause of mold and wood rot.
- **Structural Strength:** Closed-cell spray foam adhesively bonds to the framing, actually increasing the rigidity of your wall and roof assemblies.

The Investment & Return:

An upgrade to spray foam is a significant investment, typically costing 2-3 times more than batt insulation. However, the return comes in multiple forms:

- **Energy Savings:** You can expect a **10-20% reduction** in your heating and cooling bills.
- **HVAC Savings:** Your system will run less frequently and can often be downsized, reducing upfront equipment costs and extending its lifespan.
- **Durability:** You are actively protecting your home's structure from moisture damage, potentially saving tens of thousands in future repairs.

A Note on Building Science:

Because a spray foam home is so airtight, it requires balanced ventilation. We integrate an **Energy Recovery Ventilator (ERV)** with your HVAC system. This unit continuously brings in fresh, filtered outdoor

air while exhausting stale air, recovering energy in the process to maintain efficiency and perfect indoor air quality.

Cabinetry & Countertops: The Heart of Your Custom Home

This is where quality becomes tangible. We believe the elements you touch and use every day should be built to last a lifetime, reflecting the custom nature of your home.

Our Standard: Custom Crafted Cabinetry & Granite Surfaces

Hand-Built Cabinetry, Designed for Your Space

We partner with local craftsmen to build your cabinetry from solid hardwoods like oak and maple. Unlike mass-produced, store-bought cabinets, ours are custom-built to fit your rooms perfectly. This means:

- **No Wasted Space:** We don't use filler strips or spacers to force a standard size to fit. Every inch is optimized for storage and utility.
- **Unmatched Durability:** Solid wood construction stands up to decades of use. Doors can be repaired or refinished, making this a permanent, heirloom-quality feature of your home.
- **Total Customization:** We sit down with you to design the style, layout, and storage solutions that fit your life perfectly. This custom design is included in your initial estimate, with no hidden fees.

Granite Countertops: Natural Beauty & Resilience

Our standard includes genuine granite countertops for their perfect blend of aesthetic appeal and rugged performance. Each slab is unique, adding natural character to your kitchen and bathrooms, and it provides excellent heat and scratch resistance.

Premium Upgrade: Exploring Countertop Alternatives

While granite is our robust standard, you may wish to consider other premium surfaces. We will guide you through the pros and cons of materials like quartz and marble to find the perfect match for your lifestyle and aesthetic.

- **Quartz:** Offers a non-porous, maintenance-free surface with incredible stain resistance and a wide array of consistent colors and patterns.
- **Marble:** The ultimate in classic luxury, known for its stunning veining. It is a softer, more porous stone that requires more maintenance to protect against etching and staining.

We will provide a detailed comparison and exact pricing for any countertop upgrade you wish to explore, ensuring your decision is informed and aligns with your vision.

Flooring: A Foundation for Beauty & Longevity

The true beauty of your floors is only realized when they are supported by a rock-solid foundation. Our standard practice of upsizing floor joists does more than just make the structure feel solid, it actively protects your flooring investment for decades to come.

The Engineered Advantage: A Stiffer Subfloor

A stiffer floor joist system minimizes "deflection," which is the amount the floor gives when you walk across it. This is measured by a technical standard (L/360), but the real-world benefits are simple:

- **For Tile & Stone:** Excessive floor flex is the #1 cause of cracked grout and tiles. Our stiffer system provides an unbending base, ensuring your tile installations remain pristine.
- **For Hardwoods & Engineered Floors:** Reduces movement that can cause squeaks, separates seams, and loosens fasteners over time.

- **For Laminate & LVP:** Prevents "peaking" at the joints, where planks push against each other on a flexible subfloor.
- **For Carpet:** Eliminates the uneven settling that causes carpets to stretch, form wrinkles, or wear unevenly in traffic paths.

Our Flooring Standards & Guidance

We work with you to select the perfect flooring for each room, providing either a fixed price in your estimate or a clear allowance to guide your selections.

1. Hardwood Flooring

The timeless choice. We recommend solid or high-quality engineered hardwoods for their beauty, feel, and incredible longevity. When installed over our robust framing, a hardwood floor becomes a permanent, valuable feature of your home.

2. Laminate & Luxury Vinyl Plank (LVP)

- **Our Recommendation:** Don't just look at the price; look at the **thickness**. We advise using a **minimum of 10mm to 12mm** for a substantial feel, realistic embossed texture, and superior impact resistance.
- **The Benefit of Our Build:** While a thicker pad is always better, our stiff subfloor provides a level of support that can help prevent issues even with thinner planks, though we still recommend the premium option.

3. Ceramic & Porcelain Tile

Tile is our standard for all bathrooms due to its water resistance and durability. Our stiff floor system is the unsung hero here, providing the rigid, stable base required to prevent cracks for the life of the home.

4. Carpet

We guide you to quality carpets with a high-density pad. Our firm subfloor prevents sagging, that causes carpets to pull from the edges and wear down prematurely in specific spots.

Your Partner in Selection

To make this process easy and cost-effective, we have established relationships with a range of suppliers—from major mills in Dalton, Georgia, to local experts like **21st Century Decorating** and national retailers like **Lowe's**. We help you navigate these options to find the perfect balance of style, quality, and budget.

Doors & Trim: The Defining Details

The details define a custom home. From the trim that frames your rooms to the doors you open every day, we use materials chosen for their beauty, durability, and ability to stand the test of time.

Our Standard: Solid Wood Trim & Thoughtfully Selected Doors

Solid Wood Trim Throughout

We believe your home's millwork should be as enduring as its frame. That's why we use **100% real wood trim** for all applications—baseboards, window and door casings, and crown molding. Unlike MDF or composite materials, solid wood:

- **Resists Moisture:** It won't swell or disintegrate from accidental spills or humidity.
- **Withstands Impact:** Dents and dings can be sanded out and refinished.
- **Offers Long-Term Value:** It can be repainted or stained countless times over the life of your home, making it a permanent and valuable feature.

Interior Doors: Balancing Value and Performance

Our standard for interior doors is a **hollow-core model** in the style of your choice. This provides an excellent, cost-effective solution for closets and bedrooms. We will discuss your preferences during the estimate to ensure your budget reflects your choices from the start.

Exterior Doors: Security and Style

Your exterior door is your home's handshake. We guide you through a wide variety of durable, energy-efficient options in wood and metal. The final selection will be based on your preferred style, the door's function, and the specific requirements of the opening.

Premium Upgrades: Enhanced Performance & Acoustics

Upgrade: Solid-Core Interior Doors

For a substantial feel and superior sound dampening between rooms (especially for home offices, bathrooms, and bedrooms), we highly recommend upgrading to **solid-core interior doors**. This upgrade significantly reduces noise transmission and provides the "heft" and quality associated with a high-end custom home.

Painting & Finishes: The Final Layer of Your Vision

This is where your dream home truly comes to life. The right colors and finishes define the mood, character, and light of every room. We partner with you, and industry leaders like **Sherwin-Williams**—to ensure the final layer is as durable and beautiful as the structure beneath it.

Our Process: Expert Guidance from Palette to Perfection

Your personal style is our inspiration. We provide more than just a paint job; we offer a collaborative design experience.

- **Color Consulting & Trends:** We help you navigate the vast world of color, from serene neutrals to bold accents. We'll guide you in creating a harmonious flow from room to room, balancing wall colors with trim and ceilings for a cohesive, professional look.
- **The Right Sheen for the Right Space:** The finish is as important as the color. We advise on the perfect sheen for every surface—whether a rich matte for living areas, an easy-to-clean satin for hallways, or a durable semi-gloss for trim—ensuring both beauty and practicality.
- **Premium Wall & Ceiling Treatments:** Go beyond paint. We can incorporate elegant wallpapers, authentic T&G wood paneling, or modern veneers to add texture, depth, and architectural interest to any space, creating truly custom feature walls and ceilings.

The USA Designer Homes Difference

We use premium-grade paints and materials to ensure a flawless, long-lasting finish that is easy to maintain. This thoughtful, detail-oriented approach is the final touch that transforms a well-built house into your uniquely personal home.

Lighting: Elegant, Efficient & Layered Illumination

Lighting is the jewelry of your home. It enhances architecture, sets the mood, and makes your space both beautiful and functional. Our approach combines high-efficiency foundational lighting with decorative fixtures that express your personal style.

Our Standard: The Efficiency of Integrated LED Wafer Lights

As our standard for general illumination, we use modern **integrated LED wafer lights**. These slim, recessed lights are a game-changer for custom homes:

- **Superior Efficiency:** They use **75-90% less energy** than traditional incandescent bulbs, making a significant impact on your monthly electric bill.
- **Exceptional Longevity:** With a lifespan **10-15 times longer** than standard bulbs, you'll likely never have to replace them.
- **Design Flexibility:** We can place them anywhere, providing clean, seamless light exactly where it's needed.
- **Customizable Ambiance:** Many of our standard options feature adjustable color temperature (from warm to cool light), allowing you to set the perfect tone for any room.

On average, we install 30-40 of these lights throughout a home to create a bright, efficient, and modern base layer of light.

Your Selections: Personalizing with Decorative Fixtures

The decorative fixtures are where your personality shines. We work with you to select:

- **Pendant Lights** over islands and dining tables
- **Ceiling Fans** for bedrooms and living areas
- **Wall Sconces** for ambient hallway or bathroom lighting
- **Statement Ceiling Lights**, from flush-mount to chandeliers

To simplify this process, we include a **realistic lighting allowance** in your estimate for these decorative fixtures. The cost for the foundational wafer lights is separate and included in the construction price, ensuring your allowance is dedicated solely to the visible fixtures you'll love.

Exterior Lighting: Curb Appeal & Security

We will also design your exterior lighting to enhance beauty and provide safety. Options include:

- **Soffit Downlights** to highlight architectural features
- **Strategic Uplighting** to accent trees and landscaping
- **Pathway & Porch Lights** for welcome and security

This comprehensive approach ensures your home is perfectly lit, inside and out, for both everyday living and special moments.

Plumbing: Uncompromising Water Pressure & Durability

We believe great water pressure is a cornerstone of daily comfort. From a satisfying shower to filling a pot quickly, we engineer your plumbing system to deliver exceptional performance at every faucet, for the life of your home.

Our Standard: Engineered for Performance

Our approach starts at the street and carries through to every tap:

- **The Main Tap:** We strongly advise and will coordinate for a **1-inch water tap** at the road instead of the standard 3/4-inch. This is the single most important factor in ensuring high volume and pressure throughout your home, especially over long pipe runs.
- **Oversized Supply Lines:** We run a **3/4-inch main trunk line** through the house before reducing to 1/2-inch lines for individual fixtures. This minimizes pressure drop and ensures strong, simultaneous flow.
- **Durable Brass Fittings:** At every shut-off valve, we use **heavy-duty, brass drop-eared L's**. This professional-grade connection is far stronger than plastic, preventing leaks and ensuring a reliable connection that will last for decades.

Fixtures: Quality That Lasts

We avoid cheap, disposable fixtures that lead to drips, low flow, and frustration down the road.

- **A Realistic Allowance:** We provide a **generous allowance** for you to select plumbing fixtures. This ensures you can choose from high-quality, reliable brands that provide both the aesthetic you want and the durable performance you deserve.
- **Our Guidance:** We are happy to provide recommendations for brands and models known for their longevity and excellent water flow.
- **Efficient Hot Water:** Our recommended standard is a **gas tankless water heater**. It provides endless hot water on demand and operates with superior energy efficiency, leading to significant savings on your utility bills. For families with a predictable routine, a high-efficiency tank-style water heater with a timer is a solid, cost-effective alternative. We will review the pros, cons, and costs of both options with you to determine the perfect solution for your home.

Exterior Finishes: Designed for Lasting Beauty & Freedom

Your home's exterior is its first impression and its lasting shield. We focus on integrating durable, low-maintenance materials that preserve your home's beauty for decades, giving you more time to enjoy your property and less time maintaining it.

Our Approach: Porches Built to Last a Lifetime

A porch should be an integral part of your home's structure, not an afterthought. We design and build porch foundations from permanent materials like **concrete, brick, or block** to match the durability of your home's main structure. This allows for finishing with zero-upkeep materials like **tile or stained concrete**, ensuring your porch stands strong and beautiful for the life of the house without ever needing replacement.

Siding & Exterior Materials: A Balance of Beauty & Practicality

The shell of your home must be both beautiful and resilient. We guide you through a range of high-performance options, including:

- **Brick:** Timeless, permanent, and virtually maintenance-free.
- **Fiber-Cement (like HardieBoard):** Offers the look of wood with superior resistance to rot, fire, and insects.
- **Engineered Wood & Vinyl Siding:** Modern, durable, and available in a vast array of styles and colors.

The Smart Investment: While some options have a higher initial cost, they often pay for themselves over time by eliminating the recurring expenses of painting, staining, and repairs associated with less durable materials.

During the estimating process, we will provide a detailed comparison of the aesthetics, longevity, and maintenance requirements for each material, ensuring your selection is a perfect fit for your vision and your lifestyle.