

# OUR 6-STEP PROCESS



*Arnold J.*  
**VANDERZALM**  
CUSTOM BUILDER



With over 30 years of experience we have developed a simple 6-step process on how to design, plan and build your custom dream home that makes working with us a real simple and pleasurable experience. We will take you step-by-step from initial design concept to final construction and occupancy of your new home.

### **1. DISCOVERY**

The first step is the discovery. We will discuss your individual needs and lifestyle and review the latest design trends and building technologies that match your tastes and style. This step allows us to explore many architectural features you would like to be included in your new home to help establish a realistic initial budget proposal.

### **2. DESIGN CONCEPT**

Following our discovery, we will develop preliminary sketches of the floor layout and a conceptual design elevation of your new home so you can begin to see the what your new home will look and feel like. The design concepts allow us to match your unique architectural style, your space requirements and unifying the design and construction to the budget.

### **3. PROPOSAL**

Our design concept paves the way for developing an accurate building budget proposal. With a clear understanding of the design, material selections and square footage, your exact expectations are reflected in a detailed budget including all fees, allowances, permits and HST.

### **4. CONTRACT**

With a clear understanding of the scope your new home, we will "price" the appropriate materials and resources for your custom build. A detailed contract will be prepared with all costs, allowances and draws required during the build of your new home. Once the details are finalized and contract price is agreed, your project begins.

### **5. CUSTOM BUILD**

Every phase from pre-construction to the completion of each individual detail is coordinated closely by our team members. On-site management ensures your dreams and vision are being handled with the highest level of professionalism and custom building expertise. We communicate frequently with you and keep you right up-to-date one every single aspect of your custom home build.

### **6. OCCUPANCY**

Now that every decision has been made, and your home has been built to exacting standards, it's time to enjoy your dream home. After months of detailed conversations, choices and skilled craftsmanship, it all finally comes together and we did it all as a well orchestrated team. Appreciate what you have created with your family, friends and admirers for many years to come!

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