



The Utah County Custom Build Playbook

*Are you
ready?*

WELCOME TO DZYN BUILDS
CUSTOM HOMES. BUILT BETTER.
BUILDING IN UTAH COUNTY SINCE 2019.

HOW TO CHOOSE
THE RIGHT BUILDER

STAY ON BUDGET &
TIMELINE

SAVE MONEY &
HEADACHE





welcome.

Building a luxury custom home should feel like the start of something great, not the beginning of months filled with stress, second-guessing, and expensive surprises.

At DZYN Builds, we work with clients throughout Utah County to create homes that reflect their values, lifestyle, and vision, down to the last detail.

But here's the truth:

Even the most beautiful homes can turn into a headache if you don't know what to look for in a builder, a floor plan, or a process.

That's why we created this playbook.

Whether you're just starting your search or already own land, this guide will walk you through the steps, questions, and potential pitfalls that can save you time, money, and regret.

You don't need to guess your way through the process.
You just need to know what to watch for and what to ask.

Let's get into it.

Before You Build:

What to prep before you call a builder

The earlier you get clarity, the smoother your entire project will go.

Most people start by reaching out to builders, but the best way to begin is by getting clear on your vision, your needs, and how you plan to live in the home.

Use this list to prepare before your first call. It will help you avoid overwhelm and make smarter decisions from the very beginning.

1

Know your style.

Browse Pinterest, Instagram, and Parade homes. Save what stands out. The more visual examples you can share, the faster your team will understand your vision.

2

Understand how you live.

Are you entertainers? Homebodies? Do you need quiet corners or wide open gathering spaces? Think about your day-to-day life and how the home can support it.

3

Think long term.

Your family and lifestyle will evolve. Consider what life will look like in five to ten years and plan for it now.

4

Know how much space you need.

Visit model homes. Measure your current spaces. Make a list of rooms that feel too small, too large, or just right.

5

Be realistic about your budget.

Have a clear comfort zone in mind before you start designing. Knowing your range helps the builder and designer guide you in the right direction.



Building The Right Team

A custom home is one of the biggest investments you'll ever make. And the team you choose will determine whether the process feels exciting or overwhelming.

The right builder, architect, and designer work together to keep things moving, solve problems early, and protect your budget and vision throughout the entire build.

When that team is aligned from the start, decisions are easier, timelines are smoother, and the end result is something you're truly proud of.

At DZYN, we help bring the right people to the table so your home is built to match your vision, your lifestyle, and your future.

Choosing the Right Builder: What to Look For

1

Alignment on Budget

Make sure your builder understands your investment range and can guide decisions accordingly.

2

A Defined Process

Look for a builder with a step-by-step approach from land selection to move-in. A defined process keeps the project on track and helps you know what to expect at every stage.

3

Clear Communication

Your builder should manage all communication with vendors, suppliers, and trades to keep messaging simple and consistent.

4

Trust & Reputation

Check reviews, ask for references, and look through their website & social media. Past clients will give you real insight into what to expect.

5

Licensing & Insurance

Confirm they are properly licensed, insured, and approved by your lender if financing is involved.

The builder is often the first piece of your team, and one of the most important. They set the tone for the entire project, manage the budget and schedule, and bring the right partners into the process.

A good builder doesn't just build a beautiful home. They guide the entire experience from land prep to final walkthrough. Their communication style, vendor network, and project management will shape how smoothly your home comes together.



Choosing Your Architect & Designer

Your architect and interior designer shape how your home looks, functions, and feels. They work closely with your builder to ensure every detail reflects your vision and fits your budget, timeline, and lot.

Your builder may recommend trusted partners, but you'll have options. What matters most is that your team communicates well and shares your goals from the start.

A great design team thinks beyond appearances and focuses on how the home will live and flow over time.

When Hiring an Architect, Ask:	When Hiring a Designer, Ask:
<ul style="list-style-type: none">• Are they familiar with your HOA rules, CC&Rs, and city building requirements?• Have they reviewed any easements or building envelope limitations on your lot?• Can they confirm that your desired architectural style and exterior finishes are permitted?• Will they stay involved during construction to update plans if needed and ensure consistency?	<ul style="list-style-type: none">• Will they help select finishes and materials that align with your budget?• Can they provide furniture layouts so electrical placement and spacing are accurate?• Do they include CAD elevations for interior elements and built-ins?• Can they provide a design book with selections organized by category to simplify decisions?

What to know before you build?

Once your land is secured, things start to feel real. This is where design takes shape, plans get finalized, and construction begins.

You may purchase land around the same time you hire your design team, but it's important to have your lot in place before full design starts. Every property comes with its own considerations, including slope, soil conditions, setbacks, and city requirements.

Be sure to complete a soil test early. It plays a critical role in civil engineering and will impact your foundation and grading strategy.

Keep a contingency budget in place, typically 2 to 3 percent of your total build cost. This helps cover changes or scope gaps that may come up during construction.

1

Review the builder's risk insurance and make sure their coverage matches the cost to build your home.

2

Understand how change orders are handled and what qualifies as a change.

3

Ask for a full construction schedule and phase-by-phase timeline.

4

Clarify when you'll need to be onsite and what decisions you'll be responsible for throughout the build.



Communication & Project Timeline

Building a custom home isn't just about craftsmanship. It's also about clarity.

This process can take over a year, and strong communication is what keeps things on track and stress levels in check.

When expectations are clear and updates are consistent, you stay in the loop and avoid surprises. You'll know what's happening, what's coming next, and when you need to be involved.

Keep in mind, construction doesn't move at the same pace every week. Some phases will be full of activity. Others may feel quiet while materials are ordered or inspections are scheduled. That ebb and flow is normal, but communication is what keeps you grounded through it all.

Questions to Ask Your Builder

- How often should you expect updates from the builder?
- What are the builder's hours of operation and communication boundaries?
- Will they provide weekly video or photo updates of progress?
- Do they use any project management software to keep you informed?



Final Walkthrough & Move-In

There's nothing like seeing your custom home come to life. As you approach the finish line, the excitement builds and the focus shifts to the details.

This phase is more than just installing finishes and cleaning up the dust. It's about verifying quality, walking every space, and making sure the home is fully complete and ready for you to move in.

At DZYN, we treat this final stretch with the same care and precision we bring to the rest of the project. Our team reviews every room, system, and surface so you can walk in with confidence and enjoy the home you've been waiting for.

1

What does the builder's closeout process look like?

2

How is quality control handled before move-in?

3

How are punch list items documented and resolved?

4

What type of warranty is included, and how is it managed?

Are You Ready To Build?

Before you jump into plans, bids, and selections, it helps to step back and make sure you're truly prepared. This quick checklist will help you spot any gaps and feel more confident heading into your custom build.

Let's get started...

Yes

No

1. Have you identified the architectural style or overall look you want in your home?

☐☐

2. Do you have a lot secured or a clear plan for where you want to build?

☐☐

3. Have you created a list of must-haves and dealbreakers for your layout and lifestyle?

☐☐

4. Do you have a clear understanding of your budget and comfort zone?

☐☐

5. Have you started researching builders, architects, or designers with experience in your price range?

☐☐

6. Are you aware of your neighborhood's HOA requirements, building codes, or restrictions?

☐☐

7. Have you planned for a 12-18 month timeline and discussed what that means for your family?

☐☐

8. Are you ready to be involved in key decisions throughout the process, from design to final walkthrough?

☐☐

Let's Dial In Your Vision

1. Budget: What range are you planning to invest in your custom home?

☐ \$800K - \$1M

☐ \$1M - \$1.5M

☐ \$1.5M - \$2M

☐ \$2M+

2. Square Feet: What size range are you envisioning for your home?

☐ 4,000 - 5,000 sq ft

☐ 5,000 - 6,000 sq ft

☐ 6,000 - 7,500 sq ft

☐ 7,500 sq ft +

3. Land: Where are you at in the land process?

☐ I already own land

☐ I'm under contract on land

☐ I'm actively searching

☐ I haven't started looking yet

4. Build Timeline: When are you hoping to break ground?

☐ Within 3 Months

☐ 3 - 6 Months

☐ 6 - 12 Months

☐ 12+ Months

QUESTIONS & ANSWERS.

01

HOW LONG DOES THE CUSTOM HOME BUILDING PROCESS TAKE?

FROM DESIGN TO FINAL WALKTHROUGH, MOST CUSTOM BUILDS TAKE 12 TO 24 MONTHS DEPENDING ON COMPLEXITY, LOCATION, AND PERMITTING.

02

DO I NEED TO OWN LAND BEFORE I HIRE A BUILDER?

NOT ALWAYS. IT HELPS, BUT MANY BUILDERS (INCLUDING US HERE AT DZYN) CAN HELP YOU EVALUATE LOTS OR EVEN ASSIST WITH LAND ACQUISITION BEFORE DESIGN BEGINS.

03

HOW DO I AVOID GOING OVER BUDGET?

START WITH A REALISTIC BUDGET RANGE, ASK HOW ALLOWANCES ARE HANDLED, AND WORK WITH A BUILDER WHO HAS A CLEAR PROCESS FOR MANAGING CHANGE ORDERS.

04

WHEN SHOULD I BRING IN A DESIGNER OR ARCHITECT?

IDEALLY, YOUR BUILDER, ARCHITECT, AND DESIGNER SHOULD WORK TOGETHER FROM THE BEGINNING TO KEEP YOUR VISION, LAYOUT, AND BUDGET ALIGNED.

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DZYN BUILDS

DZYN Builds: Our Story

DZYN Builds is family owned and operated by Carson and Hillary Call. We are a team of designers and builders, who after years of project management experience in the tech industry, noticed a significant gap in the production efficiency of the custom home building market. We decided to do something about it by founding DZYN Builds in 2019 where we have optimized the home building process to be quicker, more efficient, and transparent.

We take the complication out of a fully custom build and design by offering a turnkey solution that allows you to focus on what's important—your family. We handle the minutiae and hassle of a detailed and quality build so you can have a simple and enjoyable customized home building experience.





DZYN Builds is an incredible custom home builder. Their quality and dedication to delivering a personalized product has exceeded expectations.

Bruce



We talked to several builders, but none of them took the time that DZYN did. They involved us in every decision and made sure the home truly reflected what we wanted. Nothing was rushed or cookie-cutter. From start to finish, it felt like they cared as much about the details as we did.

Chris



DZYN builds beautiful homes, has great customer service, and the builder Carson is super knowledgable and friendly. I appreciate all their help and all they have to offer!

Wes



DZYN delivered everything they promised. The project stayed on schedule, came in right on budget, and the finished home completely blew us away. It is not just a house. It is our forever home, and we could not imagine having built it with anyone else.

Brandon



Thank you! *You're awesome.*

Building a custom home is an exciting journey, and the fact that you're preparing now means you're on the right track. We hope this guide gave you clarity and confidence as you take the next steps. When you're ready, we'd be honored to build with you.



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