



Home Building Preparation

Building your dream home can feel intimidating, but with the right direction and support, it can be an exciting and rewarding experience. We've outlined some of our initial processes to help guide you from working with the architect all the way to excavation. Here at Anthem Custom Homes, we're committed to being there for you every step of the way.

Part 1: Conceptualize

Before building your dream home, it's important to take the time to brainstorm your ideas. This is your chance to prioritize your must-haves and wish list items. The chart below details some of the selections to be thinking about:

Structural Features	Interior Features	Exterior Features	Lot Features
<input type="checkbox"/> General layout - amount of bedrooms, bathrooms, living spaces <input type="checkbox"/> Wall heights <input type="checkbox"/> Vaulted/tray ceilings	<input type="checkbox"/> Appliances <input type="checkbox"/> Flooring <input type="checkbox"/> Light & plumbing fixtures <input type="checkbox"/> Wall/ceiling decorative treatments <input type="checkbox"/> Windows, doors <input type="checkbox"/> Cabinetry & countertops <input type="checkbox"/> Fireplace designs	<input type="checkbox"/> Material - stone, brick, Hardie board, stucco <input type="checkbox"/> Lighting - eave lighting, carriage lights, motion lights <input type="checkbox"/> Concrete - driveway placement, walkway design, deck and patio layouts <input type="checkbox"/> Roof - design, material, gutters	<input type="checkbox"/> Lot type - view lot, flat lot <input type="checkbox"/> Location <input type="checkbox"/> Landscaping plans - retaining walls, sports court, pool <input type="checkbox"/> Basement type - walkout, daylight, full <input type="checkbox"/> CC&R/HOA requirements

At the beginning of your home building project, we recommend scheduling a call or meeting to discuss your ideas. This would be an opportunity for us to get to know each other and for us to understand your

goals. We'll take the time to answer any questions you may have and offer suggestions based on our experience and expertise. We believe that communication is key to a successful home building project, and these initial meetings are an important part of that process.

Part 2: Create

Once we have a clear idea of your vision, we'll work together with our talented team of architects, engineers, and interior designers to create your house plans. To ensure that the plans are optimized to their fullest potential, we also have an internal, comprehensive Plan Review process; every iteration of your plans will be reviewed by members of the Anthem Custom Homes team with a fine-toothed comb. Here are just a few of the things we pay attention to during the Plan Reviews:

Site map - verified utilities, easements/setbacks, exterior concrete

Roof - crickets, roof lines, columns aligning with trusses

Windows - clearance, placement for views

HVAC - trunk lines, flue chases, mechanical room placement

Design - door swings, rooms are labeled, special framing items

In the middle of this process, and once we have a rough set of plans for your home, we may begin meeting with suppliers and subcontractors to discuss the finer details of your home's design, such as flooring, countertops, exterior siding and masonry. Engaging in these meetings not only helps refine the project budget but also ensures that the plans are designed correctly.

Part 3: Coordinate

This part of the process centers around three primary objectives:

- Establishing the project budget
- Acquiring necessary city permits
- Obtaining bank approval, if applicable

This is the point where we send out your engineered plans for bid, and once we have accurate estimates from our subcontractors, we submit the budget to the bank. We also work on getting city approval during this time. Coordination is essential to make sure everyone involved is on the same page. We stay in constant communication with each party to identify and address any potential issues and to obtain approvals as quickly as possible.

Part 4: Construct

This is the exciting part of the process when construction begins, and we can't wait to get started if you choose to work with our company. Here's a quick preview of what to expect during this stage:

Phase	Tasks
Phase 1: Clearing the Lot & Preparing SWPPP Provisions	Removal of any necessary trees or vegetation, leveling of the land, developing a Stormwater Pollution Prevention Plan
Phase 2: Excavation & Laying the Foundation	Excavating the site, pouring the foundation, installing plumbing and electrical lines
Phase 3: Framing	Erecting the walls and roof, installation of windows and doors
Phase 4: Rough-In	Installation of electrical and plumbing lines, HVAC ductwork installation, 4-way inspection
Phase 5: Insulation and Drywall	Installation of insulation, application of drywall
Phase 6: Finish Work	Installation of flooring, cabinetry, countertops, and fixtures, painting and trim work
Step 7: Final Inspection	City officials and contractors conduct a thorough inspection of the finished home



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