

GUIDE 02

A CHRISTENSEN CUSTOM HOMES GUIDE

THE CUSTOM *BUILD ROADMAP.*

Five phases from first call to keys, and what you'll decide in each one.

CHRISTENSEN
CUSTOM HOMES

CORPUS CHRISTI & THE COASTAL BEND

Building a custom home is a long project, but it is not a mysterious one. Every Christensen home moves through the same five phases. Knowing what happens in each, and what we'll need from you, is the easiest way to keep a build calm, on budget and on schedule.

01 CONSULTATION
02 DESIGN
03 SELECTIONS
04 BUILD
05 HANDOVER

01 CONSULTATION

We talk through your vision, floor plan ideas, family needs, budget and timeline, then walk the site together.

YOU'LL DECIDE

Whether we're the right fit, your overall budget including the lot, and how you'll finance the build.

Tip. Bring inspiration photos, a list of must-haves versus nice-to-haves, and anything you have on the lot: survey, listing or plat.

02 DESIGN

We develop plans around how you live, working with our preferred architects and designers. Engineering for wind and flood, the site plan and permits all happen here.

YOU'LL DECIDE

Floor plan, exterior style, square footage and the big features: pool, elevator, outdoor kitchen, dock.

Tip. Changes are cheapest on paper. Take your time here and live with the plans for a while before approving them.

03 SELECTIONS

Finishes, fixtures and materials, with personalized recommendations and competitive options to keep you on budget.

YOU'LL DECIDE

Cabinets, counters, tile, flooring, plumbing fixtures, lighting, appliances, paint, hardware and exterior colors.

Tip. Choose long-lead items first. Windows, appliances and custom cabinetry can take months to arrive.

04 BUILD

Site work and foundation, framing and roof, then plumbing, electrical and mechanical. Windstorm and city inspections follow the work, then insulation, drywall and finishes.

YOU'LL DECIDE

Mostly nothing new, if selections are complete. Your role is site visits, quick answers and reviewing costs as they come in.

Tip. Ask to see the numbers anytime. On cost-plus pricing you can see exactly where the money goes.

05 HANDOVER

A thorough final walkthrough, a punch list of last details, your builder's warranty and the documents for your new home.

YOU'LL DECIDE

When to schedule move-in, and anything on the punch list you want handled first.

Tip. Keep your Elevation Certificate and windstorm certificate with your insurance papers. You will need them.

KEEP THINGS MOVING

- ☐ **Make decisions on time.** Most schedule slips come from late selections, not from construction.
- ☐ **Put changes in writing.** A change after work begins can affect cost and schedule. Ask for both before you approve it.
- ☐ **Line up financing early.** Construction loans usually pay out in draws as work is completed, so talk to your lender before design is final.
- ☐ **Visit the site.** Seeing the house at framing, before drywall, is the best time to confirm outlets, lighting and built-ins.
- ☐ **Keep one list of questions** and bring it to each meeting, so nothing gets lost between visits.

QUESTIONS FOR OUR FIRST MEETING

HOW WE PRICE

Every Christensen home is built on cost-plus pricing: what it costs to build your home, plus our fee. Nothing is folded into a single number, and you can see what you're paying for at every step.

READY FOR PHASE ONE?

LET'S START WITH *A CONVERSATION.*

Tell us about your lot, your plans or just an idea. We'll walk you through what it would take.

Call or text **361.854.8636** **Admin@ChristensenCH.com** **christensench.com**

General information only, not legal, insurance or engineering advice. Requirements vary by community and change over time; confirm with local officials, your insurer and your design team.