



CUSTOM HOME PLANNING GUIDE



paul@niagarapines.com
www.niagarapines.com



905 933-3555 direct



6201 Perkins Street
Niagara Falls | L2E 5R8

Congratulations on making the decision to build your own custom home with Niagara Pines Developments and the Savoia family. We are so excited to embark on this journey with you from blueprints to the final walkthrough.

Over the years, we've learned from experience that building a custom home is not only exciting, but also a frightening and sometimes daunting adventure for our clients. An emotional roller coaster filled with questions regarding cost, timing and steps involved.

It is our genuine hope that this custom home planning guide will address any questions you may have and alleviate your fears of what lies ahead in the coming months.

Rest assured that Paul, Rocco or Brian will be near during the entire process. That said, please feel free to call or text at 905 933 3555 or email us at paul@niagarapines.com.

We'd like to take this opportunity to once again thank you for giving us the distinct pleasure of crafting your custom home.

PAUL SAVOIA

ROCCO SAVOIA

BRIAN SAVOIA

**HAVE MORE QUESTIONS?
CALL US DIRECT AT 905 933 3555**

Now that you've made the decision to build your own custom home with Niagara Pines Developments, we can now focus on some of the initial steps needed to get your project underway.

SET A BUDGET

You'll likely already have an idea of how much you want to invest in your custom home. We take pride in working with our clients to help them keep to budget and can offer creative solutions to meet your needs, match your dreams and stay within budget.

CHOOSE A BUILDING SITE

If you haven't already chosen a site to build your custom home, Niagara Pines Developments have many to choose from to fit every design and budget.

DESIGN YOUR HOME

Now comes one of the most exciting parts of the process. We'll sit down together with our architect to start the planning of your new custom home. Our architect has several plans to choose from and can even work from your own drawings.

We suggest allowing 20 to 45 days for this process to be completed.

To help get your creative juices flowing and ensuring you've thought of every detail, we've included a general planning guide for each part of your new home on further in this guide.

REQUESTING PERMIT

Once a final design is chosen and the architect has provided final plans, we can file for your building permit with the city.

Permits are generally granted within 10 business days from filing but can take longer in some cases.

FINANCING (if applicable)

While we wait for your permit to be granted, it is the best time to consider the financing for your build.

This process generally takes a few weeks to complete but does not hinder the permit review process.

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Yay! We got the green light to build your new custom home on the site you've chosen. Together we can now watch as we go from an empty lot to a completed home before our very eyes. The process will happen quickly so we suggest setting up appointments with our suggested suppliers (provided in your welcome kit) as soon as possible to begin finalizing your selections for flooring, kitchen cabinets and counters to name a few.

We've outlined the steps involved in the building of your new custom home below. We realize that you will want to check in on your build from time to time. For safety reasons, we ask that you please check in with us prior to visiting the site.

1) Preparation of Site and Pouring of Foundation

Once we file for your building permit, we will request the digging of your site and pouring of your foundation.

This is generally done by the same contractor and involves the installation of footings, placing of forms and pouring of your foundation. Once poured, the concrete will need time to cure. During this period, there will be no activity on the building site. Once cured, the same crew will apply a waterproofing membrane to the foundation walls and install drains, sewer lines and any water taps. Before being backfilled, the foundation and other work will need to be inspected by the city before the next step of the building process can begin.

2) Completion of Rough Framing

Now it when you'll begin to see your home take shape as crews build the shell. Flooring, walls and roof systems are completed and plywood or oriented strand board (OSB) sheathing is applied to the exterior walls and roof and windows and exterior doors are installed. The outside of the home is then covered with building wrap to prevent weather from penetrating the structure.

Your kitchen designer will generally visit the site following completion of framing to measure for your kitchen cabinetry.

3) Installation of Rough Plumbing, Electrical and HVAC

Once the shell is constructed, crews can begin installing the siding and roofing. During this same time, electrical and plumbing contractors will be running pipes and wires through the interior walls, ceiling and floors. Ductwork will also be installed for the heating, ventilation and air conditioning (HVAC) system.

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Once the roofing is completed, your home is considering “dried in.”

Electricians can then install plugs and switches and run wires from the breaker panel.

A further inspection of the work done during this step will take place before the build can continue.

4) Insulation

Now that your home is “dried in,” workers can complete the work of installing insulation within the walls and attic spaces. There are many different types of insulation including foam or loose-fill and blown-in insulation.

5) Drywall

This is typically when drywall takes place. Workers will work to hang drywall on walls and ceilings and will follow up with taping of joints.

It is common for exterior work such as siding installation to take place during this phase.

6) Trim, Flooring

Doors, baseboards, casing and other trim is completed during this stage. Any stair railings, tiling or hardwood flooring installation will also be completed.

7) Kitchen Cabinets, Countertops, Etc.

During this stage, kitchen cabinets will be installed followed by countertops. Any other cabinets such as bathrooms or laundry rooms will also be done at this time.

8) Fixtures, Mechanical

Light fixtures, outlets and switches are installed and the electrical panel complete. Sinks, toilets and faucets are also installed.

9) The Detail Work

This phase may see a variety of work including paint touch ups, final cleanup and/or landscaping.

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Following this step, an inspection will take place and the issuing of a Certificate of Occupancy takes place. This certificate allows occupancy of the property.

10) The Final Walkthrough

Now the part you've been waiting for! This is when you'll get to know your new home. We will walkthrough your home together to learn about its features and explain more about your Tarion warranty. This is also your opportunity to let us know about any items that need to be corrected. We encourage you to be observant and take your time to examine all areas of the home for defects and/or damage.

WELCOME HOME!

We can't wait to hand over the keys to your new custom home. We are certain you will enjoy many great memories within its walls. But just because the build is complete, we don't want the client/builder relationship to end. Send us an email or call anytime. Let us know on social media how you're enjoying your new home and of course, don't hesitate to reach out to us for your new build.

**HAVE MORE QUESTIONS?
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KITCHEN

CABINETS

COUNTERTOPS

BACKSPLASH

FLOORING

LIGHTING

APPLIANCES

STORAGE

ADDITIONAL NOTES

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BATHROOMS

MASTER

BATHROOM 1

BATHROOM 2

CABINETS

COUNTERTOPS

BACKSPLASH

FLOORING

SINKS

TUBS

SHOWER

ADDITIONAL NOTES

**HAVE MORE QUESTIONS?
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LIVING AREAS

LIVING

DINING

FAMILY

FLOORING

WALLS

CEILINGS

LIGHTING

VIDEO

AUDIO

ADDITIONAL NOTES

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BEDROOMS

MASTER

BEDROOM 1

BEDROOM 2

FLOORING

WALLS

CEILINGS

LIGHTING

STORAGE

ADDITIONAL NOTES

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LAUNDRY

CABINETS

COUNTERTOPS

APPLIANCES

FLOORING

STORAGE

ADDITIONAL NOTES

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WINDOWS (Shape, Style, Colour)

EXTERIOR DOORS (Shape, Style, Colour)

INTERIOR DOORS (Shape, Style, Colour)

FIREPLACES (Shape, Style, Size)

TECHNOLOGY (Security System, Home Automation, Audio/Video)

GARAGE (Flooring, Storage, Doors)

EXTERIOR (Roof, Stucco/Siding, Fascia/Trim, Decks and Patios)

YARD (Pool, Spas, Water Features, Sheds, Gardens, Landscape Lighting)

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