



# OUR BUILDING PROCESS

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Blue Thistle Homes & Design



# BLUE THISTLE

Homes and Design

## ABOUT BLUE THISTLE

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At Blue Thistle Homes and Design we pride ourselves in going above and beyond our clients expectations. We also believe in being transparent and having frequent and clear communication with our clients.

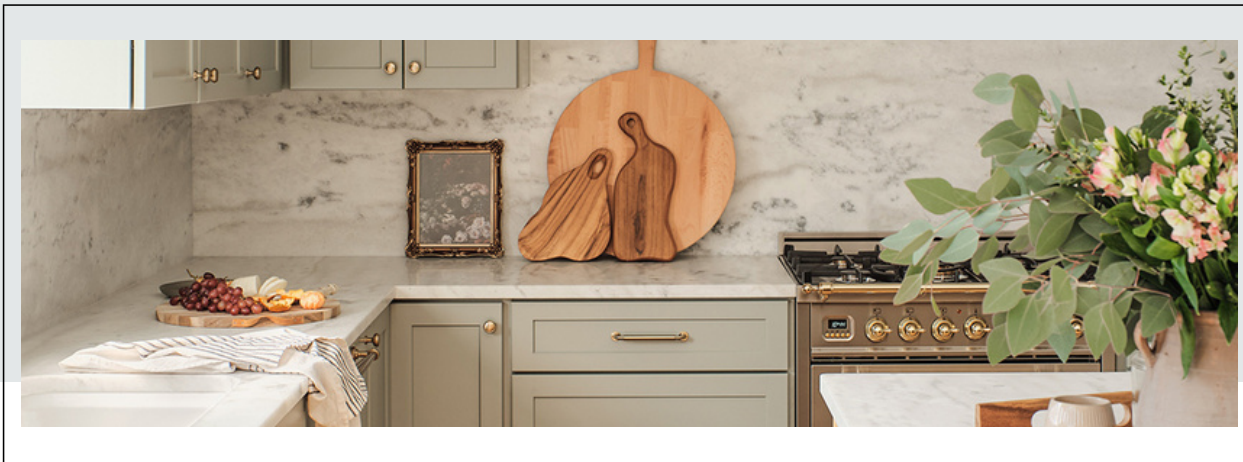
Our company is unique in the fact that we not only build custom homes for our clients but also that we provide one on one interior design and drafting services as well.

Our mission is to create a unique and custom experience with each one of our clients. To help them create not only a place to live but to create a space that they will love coming home to everyday.

# LET'S START HERE!

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IN THIS GUIDE YOU WILL LEARN ALL ABOUT HOW WE CONDUCT OUR CUSTOM BUILDS WITH OUR CLIENTS FROM START TO FINISH. WE ALSO GO OVER ALL THE STEPS AND COSTS ASSOCIATED WITH IT.



## WHAT YOU NEED TO DO FIRST

### **1. Choose a Builder ( We hope it's us!)**

When picking a custom builder it is very important to find someone that shares your vision of your dream home. You should also be able to get along with them and establish clear communication from the get go.

### **2. Choose a Lender and get Pre- Approved**

Before you can start the building process you need to make sure that you have your financing squared away. Picking a lending institution that specializes in new construction as well as being local is VERY important to the success of your home build. We have partnered with Mann Mortgage, but can work with most lenders. Contact us if you would like further information on our preferred lender.

# 01. DESIGN PHASE

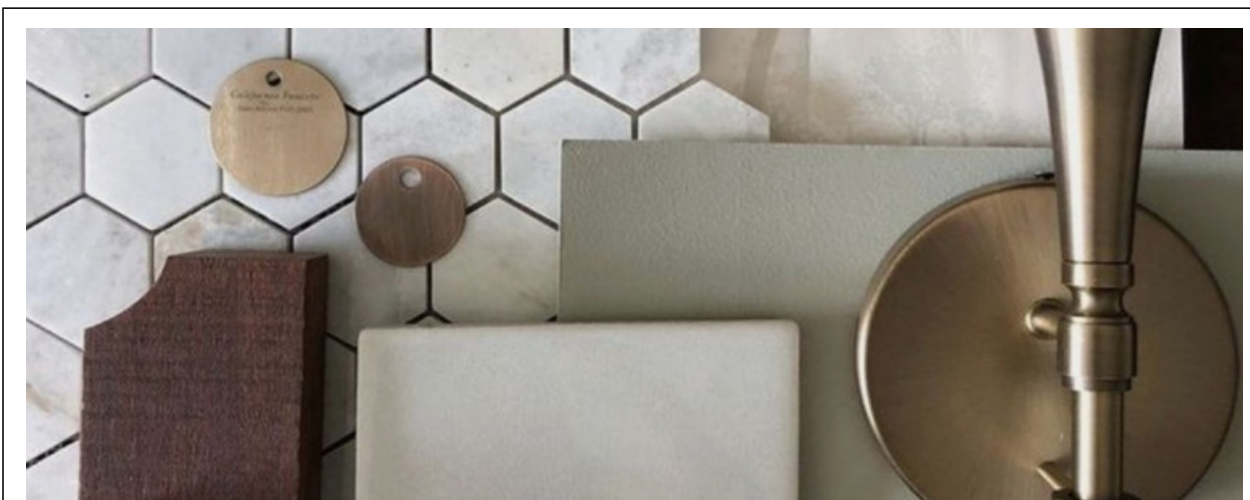
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## DRAFTING

- First we will meet for a no-obligation design meeting to share your ideas, hopes, and dreams
- Next we will send you a proposal. You will then be able to review it, sign it, and pay the deposit. All of which can be done electronically.
- After that you will meet with the drafter and the designer and begin the design process. You will receive floorplan updates via email and keep in direct communication with your designer via email, virtual meetings and face to face.
- After you have approved the final designs and made the final payments you will receive printed and digital plans ready to be used.

## CONSTRUCTION FINISHES

- While your plans are being drafted you will work with your designer to create a data base of shared inspiration. Usually on Pinterest as well as a Google docs outlining important design features you wish to have.
- During this process we will also create you a design board on Canva. These digital boards will display a visual representation of what the final finishes will look like together.
- You will also have the option to add on rendering. These will give you a digital realistic walkthrough of the space you choose to have rendered.
- Before we begin construction we will create a complete finishes list and have you sign off on everything.



# 02. CONSTRUCTION PHASE

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## PRE- CONSTRUCTION

- **Site Acquisition:** Acquiring a site to build is one of the first steps after financing. This needs be done before blueprints have been made or bought. Whether you already have a lot or need help finding that perfect piece of land we have the ability to assistant you in this. After the lot has been selected the builder will survey the site and review the CC&Rs and topography.
- **Cost Projections:** The builder will be able to give you a rough estimate based on the general scope of your plan. Once you have the floorplan in hand and the finishes picked out the contractor will be able to submit a final bid to you.

## CONSTRUCTION

- **Contract Signing:** Once the final bid is approved and signed you will also sign the builder contract along with the specifications, blueprints, as well as submit the earnest money to the title company.
- **Closing:** Once the bank has received the blueprints, bid, and contracts they will work with you on closing on your construction loan. Once closing is done then construction can start!
- **Construction:** The first couple of weeks permits will be pulled and then the site prepared for the foundation. You can sit back and watch your dream home come into reality. You will be in constant communication with your builder.



# COSTS

## DRAFTING AND DESIGN

**\$4.00 sq/ft livable space**

This includes your custom engineered floorplan, 3-D exterior digital rendering, as well as the design whiteboard and filled out finish list for items permanently attached to the house such as: Flooring | Kitchen Cabinets | Countertops | Plumbing Fixtures | Tile | Light Fixtures | Paint Colors | Exterior Finishes | Etc.

*\*\*\* Half of the design fee is due before drafting begins. The final payment is collected at the time of completion before we begin construction and is separate from your construction down payment\*\*\**

### **Rendering Session Add On:**

**\$325 Per Session (live one hour online)**

*The amount of renderings you will need depends on how many revisions you do during the sessions, I typically recommend 6 for most of the Main Floor.*

| Kitchen 2-3 Sessions |  
| Livingroom and Master Bathrooms 1-2 Sessions |  
| Other rooms 1 session each |

## EARNEST MONEY

**3% of the total price to build**

The 3% earnest money is non-refundable, it is due upon signing the contract with the builder. This fee is kept at the title company and it will go towards the total amount of your home. If for whatever reason you stop construction before completion the builder will retain the earnest money.

# FAQ

## CONTINUED

**Q Do you build on my own lot?**

**A** Yes we do!

**Q Do I need to buy my own lot or do you have lots available.**

**A** At this time we do not have lots available for you to build on but we would be happy in helping you find a lot in this area.

**Q Do you have floorplans to select from and alter or is it completely custom?**

**A** We have a few past plans you can look at and alter from but the majority of our clients choose to design their own home and floorplan with our drafter.

**Q Do I have to use your drafter?**

**A** Absolutely not! We work with clients who bring in their own floorplans whether from an online source or from another drafter. If this is the case we do offer our other design services at a discounted fee. Contact us for more information about our discounted services.

**Q Do I have to use your design services at all?**

**A** No, however our design services are what sets us apart from other builders. We offer only the best value so that our clients can afford design services and a person to help guide through tough choices and help make everything cohesive.

**Q Do I need my own real estate agent?**

**A** No, we have an in-house real estate agent that will handle all the paperwork and coordinate everything between the build, lending, and title. However you always have the ability to get your own real estate agent. We would just work their fees into the final bid.

# FAQ

## CONTINUED

### **Q Do you provide a warranty?**

**A** Yes! We provide a 1-Year warranty on the house. You can overview the warranty on our website.

### **Q How long does the building process take?**

**A** Typically once construction starts it takes about 9-12 months depending on the scope of the project. The Design Phase takes an additional 2-3 months before construction starts.

### **Q Do you allow sweat equity?**

**A** Not at this time.

### **Q Where will you build for clients?**

**A** We build in St Anthony, Rexburg, Rigby, and Idaho Falls, anything further requires a travel fee.

### **Q Would you be willing to build outside your area?**

**A** Depends on the scope of the project. A traveling fee will be added to the final bid if we did. Please contact us for more information on your specific project.

### **Q How does financing work?**

**A** There are two ways to finance a house. 1) All Cash: if you have enough cash to fund your own build we will have all funds run through the title company. 2) Get a Loan: This is the option we encounter the most. If this is your option it is imperative that you get your Pre-Approval as soon as possible and get us in contact with your lender. We will be working close with your lender as all funds from the build will flow through them. We have a preferred lender at Mann Mortgage. However you can use any lender. We greatly encourage the lender be local to make the building process smoother.



# FAQ

**Q Am I able to work with the designer after construction starts and have signed off on all the design work?**

**A** Our designer anticipates the need to review things as the build takes place. She will be available to our clients at pre-scheduled times during the construction process for walkthroughs and to problem shoot. If a client however wishes to readdress and design a room completely or an add on, additional design fees will be added at \$150 and hour or quoted out depending on the scope.

**Q What if a rendering session runs longer than an hour?**

**A** If sessions run over 1 hour we can continue working as long as I have the time.  
Additional time over 1 hour will be billed in pro-rated increments of 30 minutes.

**Q What is included in a rendering session?**

**A**

- Photorealistic renderings from multiple angles.
- Multiple material and finishes combinations.
- 2D and 3D design.
- Detailed cabinet plans and elevations.
- Cabinets, appliances, lighting, fixtures, furniture.
- All images, drawings, and renderings provided to you.

**Q Can I get a 3D Website of the rendering session?**

**A** We deliver the 3D website to you at the end of the project when you have made all final decisions.  
If you have purchased 3 or more sessions or have purchased the 3D website itself we will upload 360 renderings to a 3D website.

# FAQ

**Q How many revisions can be made to the floor plan. Do we work on it until we're happy or are we limited to a period of time or number of revisions?**

**A** We usually take between 4-6 weeks to complete a set of floor plans. You will have unlimited revisions during that time. If the amount of time and revisions is more than an average client would take then it is possible that an additional 150 an hour fee would be charged. But we want to give you the opportunity to really make this plan your own and we don't often go hourly. If time is getting close for making extra revisions we will give you a 15 hour left warning.

**Q Does the floorplan include cabinetry layout and planning?**

**A** Yes, after the floorplan has been pretty much decided on we will go to our cabinet maker and he will draw up the cabinetry layout on their program.

**Q Finishes - How are we making exterior/interior renderings and cost estimates if we don't have finishes decided on?**

**A** We would plan the finishes before we start. We create a finish schedule and that will be completed during the design process and built into your final bid. You will have a timeframes to make changes during the process. These time frames are stated in our design contract. Any desired changes are priced and the 10% contingency fee that is reserved is meant to pick up those differences.

**Q What happens if the price in material goes up or down?**

**A** If the price shoots up past the allotted amount we set forward in our bid than we will take on those cost. Any costs due to delays or additional costs that are attributed to us or a subcontractor will also be deducted from us. However any cost due to the delay of our client will be billed to the client. We give ourselves a 12% buffer to any cost to help mitigate any inflation that might occur. If prices happen to decrease during construction, then the amount will be reflected in the total purchase price. We keep track of all cost and send them to your lender and title to keep track of.