

THE 7 STEPS TO YOUR SUCCESSFUL BUILD

YOUR GUIDE TO A NO-SURPRISES
CONSTRUCTION EXPERIENCE



Written by

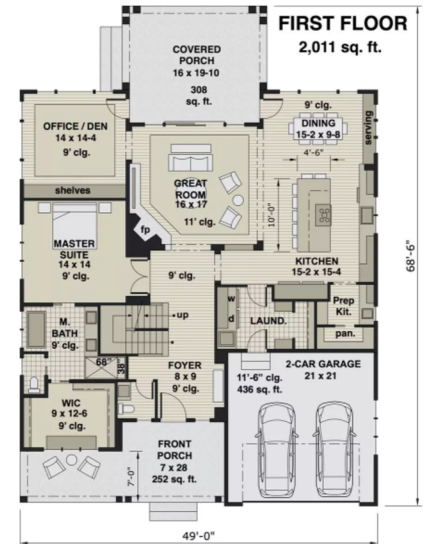
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Introduction



Building or renovating isn't just about construction... it's about creating spaces where memories will be made for generations to come. At the heart of every successful project lies a simple but powerful philosophy: no surprises.

Our clients consistently tell us "I wouldn't change a thing" because we've developed a proven process built on three core principles:

- Quality that stands the test of time
- Reliability you can count on
- Integrity in every interaction

We've refined these 7 essential steps that transform your vision into reality while ensuring clarity and confidence at every phase. Whether you're dreaming of a new custom home, planning a renovation, or developing a commercial space, understanding these steps will help you move forward with confidence.

Your 7-Step Expert Guided Journey

Clear guidance and support from your first meeting to our collaborative celebration.



1. Share Your Vision With Us



2. Design & Discovery Phase



3. Sign Construction Agreement



4. We Secure Permits & Approvals



5. Build



6. Certificate of Occupancy



7. Celebrate Beginnings

Step 1: Share Your Vision With Us

During your complimentary initial consultation, we'll:

- Review your project goals and explore your vision
- Discuss your lifestyle needs and how they'll shape your design & layout
- Review our available homes, photo gallery and other websites for inspiration
- Expert guidance on what to expect throughout your journey so there are no surprises
- Clear discussion of budget considerations with ballpark price ranges
- Outline our proven process and timeline expectations
- Discuss financing options and requirements
- Determine if investing in our Design & Discovery Phase makes sense

- *For new custom homes:* Explore land options
- *For renovations:* Evaluate your existing space
- *For commercial projects:* Analyze business needs

Typical Investment Range Discussions:

New Custom Home Builds:

- ADUs under 1,000 sq ft - Typically start from \$210,000*
- Homes 1,000 to sq ft to 2,000 sq ft - Typically start from \$360,000*
- Homes 2,000 sq ft to 3,000 sq ft - Typically start from \$565,000*
- Homes 3,000 sq ft and above - Typically start from \$715,000*



Our no-obligation consultation helps you understand all aspects of building your dream home so you can make informed decisions with ease and confidence.



Customizations To Your Existing Home or Property

- Transform Your Bathroom - Typically start from \$25,000*
- Renovate Your Kitchen - Typically start from \$50,000*
- Finish Your Basement - Typically start from \$65,000*
- Finish Your Attic - Typically start from \$85,000*
- Expand Your Living Space with a Sunroom or Porch - Typically start from \$100,000*
- Expand Your Living Space with an Addition - Typically start from \$150,000*
- Add Outdoor Living Space with a Deck - Typically start from \$35,000*
- Transform Your Property with Outdoor Living & Landscaping Projects - Typically start from \$75,000*

Commercial Projects:

- Professional buildouts (offices, retail spaces, medical offices, etc.) - Typically start from \$175,000*
- Complete projects - Typically start from \$350,000*

*All pricing shown represents typical starting points and varies based on your selections and finishes. Additional costs such as land, sitework, permit fees, and utility connections will vary by location. We will provide a ballpark range during your initial consultation. Then, during our Design & Discovery phase, our team will develop a tailored estimate based on your specific property or preferred location and needs.

Step 2: Design & Discovery Phase

In this crucial planning stage, we:

- Thorough feasibility analysis to determine if we can build what you want for your desired budget
- Create preliminary sketches and space planning layouts
- Customize floor plan and elevations
- Consider future expansion possibilities
- Set realistic allowances for major selections based on a general idea of what you want
- Discuss sitework, permit fees & utility connections fees
- Comprehensive planning with thorough cost analysis to prevent surprises
- Refine budget parameters based on design decisions

For new custom homes:

- Professional evaluation of your land or assistance finding the perfect home site
- OR explore knockdown/teardown opportunities
- Assess utility connection requirements
- Consider lot orientation and positioning

For renovations:

- Address existing structural considerations
- Evaluate mechanical, electrical, and plumbing systems
- Anticipate potential challenges and discuss solutions
- Plan for minimal disruption during construction

For commercial projects:

- Integrate specialized systems and equipment planning
- Address accessibility and code requirements
- Plan for business operational needs if applicable

We will guide you through your financing options and pre-construction planning to create a clear path forward

Typical Investment: \$500 - \$2,500 based on project scope and complexity.

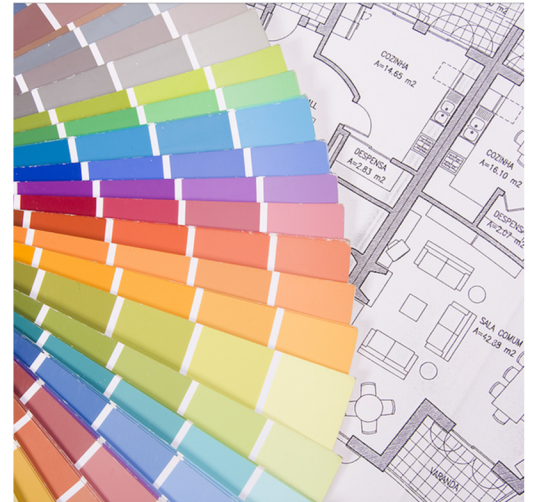


Step 3: Sign Construction Agreement

During this step, we:

- Complete detailed cost analysis and projections
- Establish payment schedules and milestones
- Develop detailed project timeline
- Review client task list regarding choices and selections during the build phase
- Sign off on the construction agreement and submit deposit for construction drawings, permitting fees and siteplan if needed (typically \$5,000 to \$30,000 deposit depending on project scope)

Our goal is to ensure you have complete clarity and confidence before we begin construction.



Step 4: We Secure Permits & Approvals

If applicable, we manage all aspects of:

- Building permit applications and submissions
- Zoning compliance verification
- Environmental considerations
- Historical district approvals
- HOA or covenant reviews
- Health department approvals
- Site development permits
- Utility connection permits

Our team coordinates with all relevant authorities to ensure a smooth approval process.



Step 5: Build

Throughout construction, we:

- Maintain constant communication and progress updates with you
- Coordinate all sitework including grading, drainage, and foundation preparation
- Handle utility company coordination for power, water, and sewer connections or well/septic
- Bi-weekly progress, budget and timeline updates via Zoom and site visits as needed
- Internal quality checks at key construction milestones
- Handle all building inspector requirements and scheduling
- Optional job site camera for 24/7 remote viewing - perfect for out-state-clients (~\$50/mo)
- Manage timeline and budget throughout the build phase while addressing any questions or concerns promptly
- Welcome design and functional refinements during construction with upfront pricing for changes and upgrades
- Minimize disruption to any existing spaces if applicable
- Ensure cleanliness and site security



We actively manage every aspect of construction while keeping you informed and involved to help ensure your build has no surprises.



Step 6: Certificate of Occupancy

As we near completion:

- Conduct detailed walkthrough inspections
- Complete all punch list items
- Ensure all systems are fully operational
- Provide systems orientation and training
- Review warranty information and coverage
- Deliver owner's manuals and documentation
- Provide a digital record of all specifications, selections and paint colors
- Schedule final inspections and obtain occupancy permits
- Professional deep cleaning
- Regular check-ins during your first months after the build is complete



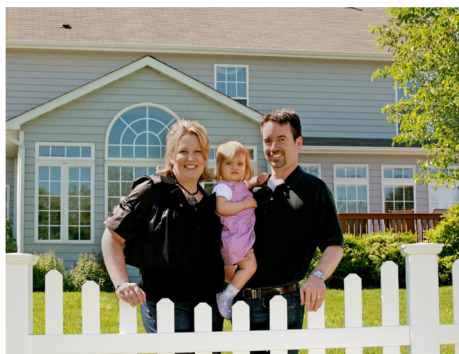
We ensure a smooth transition into your new home or business and provide ongoing support to give you complete peace of mind well beyond your final payment to us because your happiness is extremely important to us and our reputation is everything.

Step 7: Celebrate Beginnings

We finalize your project by:

- Hosting a celebration at our expense to showcase your new build
 - Welcome back the craftspeople who created your dream space to see their finished masterpiece
 - Watch with pride as our subcontractors and vendors share their craftsmanship to your guests
 - Invite friends and family to experience first-hand your new beautiful space
- Tell others about your experience online and through direct referrals
- Join our community of satisfied, happy homeowners who experienced no surprises during the process and wouldn't change a thing
- Stay connected for future home care guidance and support

We believe your construction experience should be enjoyable - from groundbreaking to the first of many celebrations in your new space..



Your Next Step



Every great project begins with a no-obligation conversation. Our complimentary initial consultation is designed to:

- Understand your vision
- Answer your questions
- Explore possibilities
- Discuss your investment range
- Outline potential timelines

We believe in creating more than just buildings... We create gathering places where celebrations and memories will continue for generations. If you're ready to start your journey with a team that believes in complete transparency and no surprises, schedule your complimentary consultation today.

Schedule your consultation on our website at www.LarkinDesignBuild.com/schedule.

DISCOVER YOUR POSSIBILITIES...

SCHEDULE YOUR COMPLIMENTARY CONSULTATION NOW

(A Simple, No-Obligation Phone or Zoom Call)