



**PROVEN PROCESS
FOR CONSTRUCTION**



BUILDING OR REMODELING WITH DEREK JAMES HOMES

Our proven process is built on our company values. Transparency, communication, and commitment to quality is baked into our phased construction from our first meeting to move in and beyond. When you work with Derek James Homes you can expect essential support and access to owners every step of the way.

PHASE 1 - PRECONSTRUCTION

Services: Consultation, Scope and Specifications, Design, Engineering
Typical Timeline: 4-6 months



CONSULTATION & PRELIM PRESENTATION

So you're ready to build or remodel a house, but you're not sure where to start. Schedule a complimentary consultation meeting and complete our Preconstruction Questionnaire. Based on your input Derek James Homes will establish a preliminary floorplan, flow, function, and even finishes. We'll present these ideas and estimated costs for your consideration.

COMPREHENSIVE ESTIMATE AND CONTRACT TO BUILD

With approved architect's plans in hand, our estimating team prepares an itemized estimate. This level of detail supports the lending process and identifies areas where value-added solutions may be desired. Once the lending is secure, Derek James Homes will present a builder contract for your signature and a 10% deposit will be due to begin the construction phase.

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INTENT TO BUILD

If, at this stage, we agree to move forward together, Derek James Homes charges a flat fee to cover the cost of finalizing the architectural plans and completing the planning/engineering process. This is unique to how we work and part of our commitment to our client and cost transparency.



PHASE 2 - CONSTRUCTION

Services: Dedicated project manager, access to firm owners, quality craftsmanship, regular communication, and project updates.
Typical Timeline: 10-12 months



PROJECT LAUNCH & GROUNDBREAKING

When a project is set to launch, a project manager is assigned and the entire Derek James Homes team meets to walk through the details of your project.

SELECTION DEADLINES

We understand it's overwhelming to select all your finishes at one time. So we break it into three easy phases and set deadlines for selections based on key project milestones.

PROGRESS REPORTS & BUDGET UPDATES

You will receive monthly progress and budget updates. You can even access daily project photos and status reports on our Buildertrend software.

REGULAR MEETINGS

In addition to regular meetings with project managers, Derek James Homes owners meet monthly with homeowners to discuss progress, concerns, or anything! Moreover, we're always available by mobile if a need arises.

PHASE 3 - CLOSEOUT

Services: Punch list completion, move in, and warranty



CLOSEOUTS

Inspections
Punch List - Walkthrough
Move In Day
30-Day Punch List
Warranty



LOCATION

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LEARN MORE

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