



Custom Homes | Additions | Remodels

The Differences Between a Simple and Complex Custom Home

This document is to help clarify any questions or contradictions regarding our standard inclusions for each home that we build. While our standard inclusions stay pretty similar across the board for each home, with the exception of the personalization of each home, the cost can vary significantly depending on the home.

We won't release or publish our standard square foot price for building a new home, but our standard inclusions go hand-in-hand with our standard starting price. However, that price can be affected by a nearly unlimited amount of factors.

Please refer to the following pages to help understand how your future home may classify and why it may be priced higher or lower than our standard price.

As always, we are here to help, so please don't hesitate to reach out with questions or concerns. Every home is unique and subject to its own changes and challenges and we would be more than happy to help clear any confusion.



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“Simple” Floorplans and Homes

When we say “simple,” there is not a negative connotation with the word. We say “simple” for continuity reasons but what it really boils down it is what it easier for everyone involved.

Every home faces its own unique challenges but some face more than others. We classify simple homes as those with the least amount of challenges for ourselves and our subcontractors.

Here are some things that are features of a “simple” floorplan or home—some of these features you may find in our standard inclusions:

- Less than 10 total foundation corners
- One ceiling height throughout the whole house, usually 8’ or 9’
- Flat building site (no walkout or garden level basement)
- A standard two-car garage
- Standard concrete patios, driveways, sidewalks, etc.
- Standard plumbing and HVAC systems
- One color of paint throughout
- White vinyl windows (Pella 250 series)



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“Complex” Floorplans and Homes

When we say “complex,” we’re really more focused on the architectural details of the home. The products that you choose as the customer will always impact the price, but those choices can go up or down simply depending on the choices that are made.

The complex architectural details usually pertain more to the floorplan itself and not necessarily to the aesthetic options, but you will also find some things below that correspond with our standard inclusions and the popular upgrades:

- More than 10 foundation corners
 - ICF corners are more expensive than the standard wall block and adding additional corners can cause the foundation budget to increase drastically
- Varying ceiling heights
 - 10’ tall ceilings throughout, tray ceilings, soffit details, and vaulted ceilings are all examples of ways the budget can snowball (extra framing materials, labor, trusses, dry wall, paint, etc. all must be considered)
- Sloped building lots requiring a walkout design
 - Walkout basements are a great feature for any home, but they do add an additional expense for finishing the outside of the walls, plus the cost for a deck on the main floor on top of the concrete patio underneath it (in most cases)
- Additional garage bays
 - While a 3+ car garage is a necessity for many, it is important to remember that it doesn’t only add cost for the extra garage door, but it adds additional costs for trusses, roofing, drywall, garage floor, and the driveway
- Colored, stamped, or thicker concrete patios, driveways, etc.
 - Our standard prices for concrete are for a 4” slab with a broomed or smooth finish depending on the area. Thicker slabs or stained/colored or stamped concrete and increase costs quite a bit



“Complex” Floorplans and Homes, continued

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The complex architectural details usually pertain more to the floorplan itself and not necessarily to the aesthetic options, but you will also find some things below that correspond with our standard inclusions and the popular upgrades:

- **Additional or upgrading plumbing and HVAC systems**
 - Extra bathrooms or sinks not only increase the cost of plumbing, but they also add to the cabinet and countertop budgets. Our standard furnace is a 95% high-efficiency unit, but additional options such as humidifiers, separate zoning, or thermostat upgrades can add up quickly
- **Additional paint colors**
 - Our standard paint budget includes painting the walls and ceiling one color and the trim/doors additional colors. To paint ceilings white, whole bedrooms an additional color, or unique features like a 3D accent wall or ombre/gradient painted walls are an additional charge for labor and materials
- **Fiberglass or wood windows; windows that are different colors**
 - Windows have come a long way and continue to make strides in getting better all the time, but they can grow exponentially in price just based on the color or material. From fiberglass to wood, built-in blinds, to multi-colored options, window prices can sometimes be over 300% of the cost of the standard window we use.



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Final Notes

As always, every house and situation is different. This document serves to help focus on the differences between the many different options when building a home and not as a blanket statement for every project.

Many times, we begin working through a project and putting prices together to find out that the price per square foot is higher than we originally talked about due to certain architectural details. Aside from the choices our customers make regarding their flooring, cabinets, etc. there are some features as simple as a window color that can increase costs substantially without even realizing it at first.

We strive everyday to new ways to help our current and future customers make educated decisions and assist in the process from start to finish. We will do what we can to provide you with information regarding your plan and choices from the very beginning.

Please feel free to reach out if you have any questions or concerns about your project.