

# CUSTOM HOME BUILDING GUIDE



 [knapp.builders](https://knapp.builders)

RESIDENTIAL / COMMERCIAL / REMODEL



**KNAPP**  
BUILDERS

EST.  1974

# BUILDING WITH QUALITY *for generations.*

Since 1974, we have been striving to serve you our customer by being the premier custom builder & remodeler in Central Illinois. We take pride in partnering with you through our 6-Part Design Process - centered around your unique needs.



 **KNAPP**  
BUILDERS



# So you've decided to build or remodel?

The building process can be one of the most exciting experiences of your life. That's why you deserve to work with an excellent builder who's an ethical professional with the integrity, skill and professional experience to make building a positive, stress-free process. Fortunately, you've found the right builder for the job in Knapp Builders. *For every project, we hold tightly to our 3 core values.*



## CUSTOM

We build what you want.

## QUALITY

Professional expertise & experience.

## INTEGRITY

We do what we say we'll do.





# Our 6-Part Process

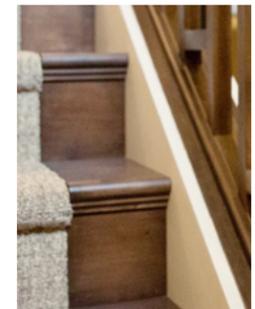
**We've spent over 40 years perfecting a unique process that's exciting and clear from start to finish.**

We're committed to making the process of building your dream home as engaging, simple and hassle-free as possible.

**DREAM → DESIGN → DETAILS → COST → CONSTRUCTION → COMPLETION**

## 1 Dream

The process starts with you — what you have envisioned and dreamed about. You are able to start with a blank canvas and picture what would be perfect for you. Whether you are planning for your first home or your forever home, this is where you think about what makes you feel 'home'.



## 2 Design

Our team will begin bringing all of your ideas together — the drafting is done by us, which allows for a completely custom design process. There is no need to choose from a limited number of plans; this is where we are able to integrate all of the design elements and features you love and put them into one drawing. We will also be here to guide you in any areas you need ideas or advice.

### 3 Details

Once the design is complete, we will share a comprehensive list of specifications with you. You will be able make decisions ranging from the size of trim you want, to the finish you would like on your bathroom fixtures. We feel that these details are essential in giving you an accurate price for your custom home. This part of the process is something that is not a standard practice for all builders, but it is important to us. We want to give you the most honest and accurate picture of the home we are building so that you understand exactly the house we are pricing out for you.

If you consider getting bids from more than one builder, we highly recommend that you set the expectation for each builder to give you these details in writing. Over the years, many subcontractors comment on the fact that we give them more detail than any other builder on how to price out their part of the project. This allows us to be on the same page from the beginning, so that there are not unexpected add-on costs later in the process.



### 4 Cost

Our detailed specs ensure that we are pricing out the home you want built. When we give you a bid amount, you will be able to see every line item and detail that makes up the total bid for your new house. We do not mark up the price of materials or the subcontractors used, so any contractor's discounts we receive are passed along to you. For items that you have yet to pick out (cabinets, flooring, light fixtures, etc.), we will include an allowance in our price. We make every effort to get a feel for your taste and preferences ahead of time, so that the allowances included will be sufficient for what you will likely purchase. Once a contract is signed, the price we have given you is the price you will pay in the end, net of any changes that you have approved in advance.

### 5 Construction

Just as we pay close attention to detail through the beginning phases of building your home, we take pride in doing the small things that make a difference during construction. All carpentry labor is performed by Knapp employees to ensure that your house is being built with the highest quality standards. We use traditional "stick framing" methods of building as it will stand the test of time and give you most flexibility in custom options. We go the extra mile during framing to ensure that you will have the most solid, energy efficient house possible, and during the finishing carpentry work to make sure that your home is appealing to the eye.

### 6 Completion

Our ultimate goals by closing are that you are satisfied with the quality of your home, you feel you can rely on our integrity throughout the process, and that you are not surprised by any charges along the way. Our business has been built in large part by references from past satisfied customers. When we are done with your house, our desire is that you will feel confident telling your friends, family, and co-workers that you are completely satisfied with your new home from Knapp Builders.





# Customer Stories

Our customers are the greatest judge of our services –and our work. So when they take the time to send us their stories, we like to share them. Here are just a few examples of hundreds of notes we've received from customers over the years.

READ MORE STORIES ONLINE: [knapp.builders](https://knapp.builders)

“

We love where we live and we adored working with the whole Knapp team.

“

The quality of the construction, attention to detail, and overall craftsmanship resulted in a custom built house that we plan to enjoy for many years to come.

“

Knapp has built a house, 2 remodels, and 2 decks for us. They do excellent work, when they say they'll do it, and at or below the estimate.

# Your Home. Our Experience. Endless Design Possibilities.

Comfort and craftsmanship connect to create a look that's made just for you – created with materials, custom finishes, colors, textures, and your own personalized touches. Let's get started.

 [www.knapp.builders](http://www.knapp.builders)



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