



# CUSTOM HOME BUILDING GUIDE

BUILDING AT THE SHORE

## Step 1. Selecting The Right Builder

### Research and Referrals

- Begin by researching builders in your market who complete the type of projects you hope to build. Houzz and Instagram can be helpful informal ways to review the builders in your region.
- Reach out to neighbors, family, and friends who have completed similar projects to discuss their opinions of their builders.
- Look for builders with extensive experience in the high-end shore communities, as they will understand the unique challenges and requirements of coastal building.

### Check Credentials

- Verify the builder's credentials, licenses, and insurance.
- It's beneficial to select a builder who is a member of a reputable industry association, such as the National Association of Home Builders (NAHB).

### Portfolio Review

- Examine the builder's portfolio to ensure their style aligns with your vision.
- Pay attention to their attention to detail, quality of workmanship, and ability to incorporate luxury features.

### Interviews and Estimates

- Conduct interviews with a shortlist of builders.
- Discuss your project in detail, including budget.
- Determine how each builder approaches their process, billing, and what is included.
- Select a builder and sign a preconstruction agreement.

## Step 2. Meeting With The Architect

### Define Your Vision

- Meet with potential architects with your builder representative. Your builder representative will be able to ensure your budget and goals are achieved during the design phase.
- Clearly articulate your goals, preferences, and lifestyle needs to the architect. This is where you dream big - considering aesthetic desires and functional requirements specific to your families shore living, such as maximizing ocean views and incorporating weather-resistant materials.

### Conceptual Design

- Collaborate with the architect and builder representative to create a conceptual design.
- This stage will involve preliminary sketches and discussions about layout, materials, and overall style.

### Interior Designer Selection

- Review interior designer profiles and select finalists, find out if the builder has worked with any of your finalists.
- Meet with the designers with your builder representative and select the designer that best suites your style and needs.

### Approvals and Adjustments

- Review the design proposals with your builder representative. Allow the builder time to thoroughly review the plans and create an estimate based on the designs.
- Ensure the design adheres to local zoning laws and community regulations prevalent in the shore communities. Verify with your architect if any variances or special approvals will be required.
- Review the estimates and determine if the designs are within your budget and include all of your goals.

## Step 3. Permitting and Approvals

### Understanding Regulations

- High-end shore communities have stringent building codes and environmental regulations.
- Your builder and architect should assist in navigating these requirements.
- Ensure you are fully aware of any variances, restricted deeds, environmental concerns/approvals needed to complete your project.

### Submitting Applications

- Work with your team to submit the necessary permit applications.
- This may include environmental impact assessments, especially pertinent in coastal areas, piling notifications, and demolition notifications to surrounding neighbors.

## Step 4. Preparing Your Home

### Moving Items Out

- Secure an off-site storage solution for your belongings. Consider climate-controlled storage to protect valuables from humidity and salt air.
- Take photos of the old house prior to demolition.
- Work with your builder to determine if anything is being salvaged or donated to organizations like Habitat for Humanity.

### Schedule & Planning

- Work with your builder to develop a realistic schedule for the project.
- In all likelihood your home will be unavailable for the following summer season. Prepare your family and your own expectations.
- Seek out temporary summer accommodations if you'd like to ensure you're at the shore during the build summer.

## Step 5. Selections & Construction

### **Making Your Selections**

- Select high-end finishes, fixtures, and appliances that reflect your style and enhance the coastal aesthetic.
- Trends in 2025 favor sustainable and smart home technologies.
- Ensure you allow adequate time for delivery of each item. Many times high-end fixtures are custom produced and take longer to arrive.

### **Regular Site Visits**

- Schedule regular site visits to monitor progress and discuss any emerging issues or changes.
- Ensure your interior designer and builder representative are included in all important site visits.
- Work with your builder representative to determine the frequency of and type (video call, phone call, or on-site visit) are best for each stage of the project.

### **Regular Site Visits**

- Maintain open communication with your builder to address any concerns promptly and ensure timelines are met.

## Step 6. Final Certificate of Occupancy (CO)

### Inspection

- Once construction is complete, a final inspection will be conducted to ensure compliance with all building codes and permits.

### Punchlist

- Meet with your builder representative to do a Punchlist site visit. Work to identify any items needing adjustment/revision prior to CO.
- Once the Punchlist is complete your builder will apply for the Certificate of Occupancy.

### Receiving the CO

- After passing the inspection, you will receive a Certificate of Occupancy, allowing you to officially move into your home.

### Final Builder Meeting

- Schedule a final builder meeting.
- During this meeting your builder representative will review and deliver all warranties.
- Ensure you do a full house tour, including mechanical processes and shut offs with the builder representative.

### Maintenance

- Develop a maintenance plan that includes regular inspections of coastal-specific elements like storm shutters and erosion controls.
- Finally, take the time to enjoy your beautifully new shore home. Host gatherings or simply relax while taking in the picturesque views.

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## Any Feedback?

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Email us at [hi@olivercustomhomebuilders.com](mailto:hi@olivercustomhomebuilders.com) for any concerns or suggestions.

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