



TOP 10

CUSTOM BUILDING FEATURES

YOU GOTTA HAVE

Those crumpled napkins with roughly sketched house plans and pipe dreams that have been percolating for years are finally taking shape and coming to life as you take the leap to build your custom home.

Building a custom home offers homeowners the chance to dream big and create a canvas of color and character that caters to the needs of everyone in your family. When you first make the leap to design your custom home, there are many choices to make and options to weigh that will impact you for many years to come. When you sit down with your vision and a calculator, here are the top 10 things you gotta have when designing your custom home....and they might surprise you.

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A Plan That's All Yours

This is your chance to have it your way, to fix all of the little inconveniences you have experienced in the past. Choosing a custom floor plan allows you to customize every feature of your new home and adapt them to fit your needs. No more “standard issue.” No More, “well that stinks.” Custom home designs allow your home to be exactly what you want it to be.



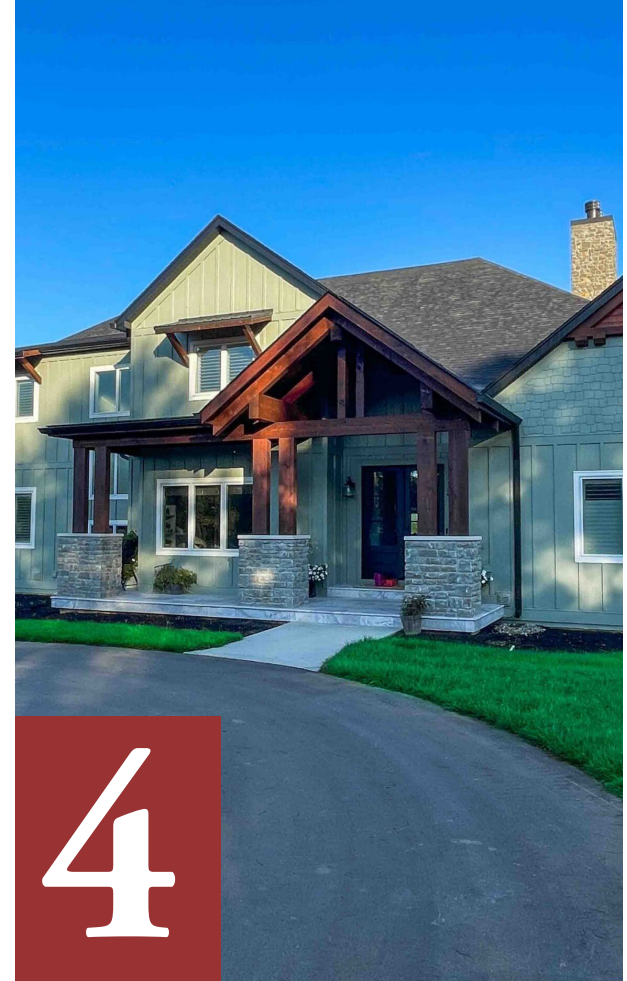


Waterproof Basement

Shrinkage, settling and cracking are inevitable with concrete and especially in foundations. To allow for proper flexing and elasticity in your concrete and foundation and to avoid huge issues with leaking and stability, properly waterproofing your basement is one of the most important features to select in your new home design.

Properly Engineered Flooring System

Those concrete counter tops may look amazing in your new kitchen, and when you add heavy wood cabinets, the look may be stunning. But if you haven't prepared the floor to handle this type of load, you could be asking for trouble. Properly engineering your flooring system is crucial for custom homes and remodels to maintain and support the load of your other required features.



Energy Efficient Windows

It's very tempting to select custom features that look sharp and provide convenience. It's also easy to overlook the features that will save you hassle and money in the long run. Selecting energy efficient windows will allow for value "behind the walls," and money that will be well spent for the future efficiency of your home.



Functional & Livable Electrical Design

Many home buyers discover their electrical design plan is not exactly functional only after they have had a chance to test it out. Many find the lighting they chose isn't adequate or the flow of wall switches does not properly accommodate their "convenience of living." Be sure to address an electrical home design with your builder that is both functional and livable, not just code compliant

Custom Designed Cabinetry

Maybe you cook a lot. Maybe you are short and don't want to deal with taller cabinets. Either way, when you select a custom design for your cabinetry, you combine your counter top and cabinet feature needs into a design that is customized to the way you live.



High Efficiency HVAC System

Everything in your home emits odors and fibers that are sent into the air and continually affect the air quality inside the home. The more efficient and tightly sealed our windows are, the more "sick" our houses can become, with air quality levels tanking when not properly ventilated and managed. Having high efficiency HVAC systems in place help breatheability and eliminate toxic odors that become trapped inside the home, creating huge issues for air quality.



Custom Designed Kitchen Appliances

No more settling for what's standard. When you choose to build a custom home, you get to choose which kitchen appliances you think are important. Want a steam or convection oven, tall, drooping faucets? The choice is yours. You don't have to just settle for what is already in the house when it was built or accept a basic model that isn't what you hoped for. Building a custom home gives you the chance to

Detail Moldings

The accent pieces around your home give it character and originality. When building a custom home, you can select the trim and trim packages throughout your new home to reflect your style taste. Use this opportunity to add custom wood trim accents in key areas that create strong visual appeal.



Flooring and Wall Color

Adding a celery colored wall or a slate floor is not an upgrade when you choose custom home building. Each color and aesthetic addition you make is just part of your design. Customize your plan to meet your family's needs and choose colors and finishes in each area of your home that make that room uniquely your own.



When you choose to build a custom home, you start with a vision, build on the basics, and end up with a finished product that is all yours. Just don't forget those crucial features that will save you money in the long run and allow you to snag exactly what you desire without a compromise.

Ready to sit down and plan your custom home?

PL Lyons is here to help. Contact me to learn more!

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