

DYNASTY

— HOMES —



HOME DESIGN PROCESS

Welcome to Our Home Design Process

We are pleased that you have chosen to work with us to build your new home. Building a home should be exciting and fun! With that in mind we put together this information to be as transparent as possible about our process and answer some of your questions about the building process.

Clients go through the design and selection process at different speeds. Laura West, our designer, laura@dynastypartners.com 515-306-8637 will arrange to meet you for selection sessions at one of our homes or at the various show rooms. We are here to help provide insight and help with things like color palettes and potential selection combinations. You will be receiving emails to coordinate times for these meetings. We will focus your decision process on items that we need to order the soonest or are critical to select early to coordinate the rest of your finishes.

As you select your finishes, we will be capturing your choices in what we refer to as your Selection Summary. This will include your selection, as well as any price variances. If you would like to add any items that are not on the detailed specifications document that was signed with your purchase agreement, we request that these be documented and confirmed via email as soon as possible.

We encourage you to leverage some of our sample photos on our website as you start to generate ideas.

Sample photos organized by room: <https://www.dynastypartners.com/gallery>

Photos organized by home plan (more photos): <https://www.dynastypartners.com/photo-albums>

[Staircases: https://www.staircases.dynastypartners.com/](https://www.staircases.dynastypartners.com/)

[Custom Built Ins: https://www.built-ins.dynastypartners.com/](https://www.built-ins.dynastypartners.com/)

[Mudroom Lockers: https://www.mudrooms.dynastypartners.com/](https://www.mudrooms.dynastypartners.com/)

[Custom Range Hoods: https://www.range-hoods.dynastypartners.com/](https://www.range-hoods.dynastypartners.com/)

Once you have made all the fun decisions, we will do the rest! You will be able to follow each step of our construction process. There are a lot of rigorous steps in building a home. Below, we have listed a few stages to simplify and easily reference when we will need to meet on site to go over a few things.

Excavation

- Break ground for your new home
- Pour the footings and foundation
- Install the underground plumbing systems

Framing

- Build the structure of your new home
- Walls, roofing, windows, and exterior doors are set in place

Mechanicals

- On-Site Electrical Walk Through. We will walk through where you want electrical plugs, lighting, TV mounts and any Audio-Visual components
- Install your plumbing, electrical and HVAC systems

Insulation / Drywall

- Your home takes shape as drywall is hung and finished

Trim / Paint

- On-Site Trim Walkthrough. We will go over any custom woodwork or location/placements needed.
- Install cabinets and trim work
- Paint woodwork, walls and ceilings

Flooring, Countertops, Plumbing, Lights and Remaining Finishes

- On-Site Tile Walkthrough. We will go over tile directions, patterns, shower details, etc..
- Fixtures will be hung to our typical standards unless specified.

Completion – All work will be inspected at Walkthrough

What is Next?

You will be receiving subsequent emails kicking off each stage of our design process. Plus, we will be meeting at the home during the electrical, trim and tile walkthroughs.

Stage 1: Exterior Design

- Windows, Exterior Doors, Garage Doors, Roof, Siding, Exterior Stone/Brick, Exterior Paint, Gutters, Decking

Stage 2: Interior Design – Major Elements

- Cabinets, Flooring, Countertops, Sinks

Stage 3: Fixtures & Appliances

- Lighting, Plumbing, Cabinet Hardware, Appliances

Stage 4: Interior Design – Details

- Paint, Tile Backsplashes, Closet Shelving, Mirrors, Bath Accessories