

THE DEFINITIVE GUIDE

TO BUILDING A

CUSTOM HOME

IN COLUMBIA, MO



SO, YOU HAVE DECIDED YOU WANT TO BUILD A CUSTOM HOME

...now what?

Building your soon to be new home from scratch seems like a daunting endeavor, one full of unpredictability but also excitement. Our professional builders at Hansman Custom Home have created the ultimate guide to let you know exactly what to expect as well as what decisions need to be made when you decide to build a custom home with us. We have broken down this complex process into three easy parts which we will refer to as the before, during and after. This guide aims to replace the stress of building a home from the ground up and replacing that feeling with excitement instead. We look forward to building your new home. Let's get started!

PRE BUILD

Finding The Right Time For Building A Custom Home In Mid-Missouri

It feels like there is never a right time to build your custom home because we can't simply put our lives on hold. It is important to plan for building a new home, but realize there will never be a perfect time to get started. Instead of trying to find the perfect time, focus on finding the right time. To help you find the best time window in your life, we have put together a short list of considerations to think about before committing to a new home construction start date.

Working Around The Weather

Unfortunately, the weather does not operate on our time and frequently causes inconveniences in our schedules. It is ideal to build when the weather is temperate and the days are longer. In Missouri, spring and summer are better seasons to build a new home. While spring and summer in Missouri are also humid and frequently rainy, these are easy challenges for a construction team to overcome. The benefit of having longer days during this time also means more daylight hours to get work done.

Finding and Purchasing The Right Lot

Hansman Custom Homes is more than happy to help you find the right lot that will not only work for your budget, but will also accommodate all of your custom home needs. Our team will first help you settle on one of our many building locations. We will then help you decide on a lot within one of those subdivisions. Once we have found the right lot, Hansman Custom Homes will purchase the lot for you. This will help save you time and money because you will be able to close on the lot and the home at the time of completion of construction with no need for two separate loans.

Budgeting For Your Custom Home

Your custom home is one of the biggest investments you will make. Make sure you have enough money set aside to be able to financially support this endeavor. It is always good to overestimate rather than underestimate how much money you will need. First, evaluate the amount you have available for your mortgage payment. Research home loans and find one that works best for your current financial state. When it comes to budgeting, you want to be as prepared as possible. Our contractors at Hansman Custom Homes are always willing to work within your budget and can even help you cut down on costs in the long run.

Consider Your Own Schedule

Finally, what does your year look like? Have you planned any vacations? Do you have family scheduled to visit? Do you have kids going to college? Make sure you are thinking of you during this time and not just outside variables that could affect your timeline. As mentioned earlier, it is all about finding the right time, not the perfect time. There will always be events, appointments and unexpected surprises on your calendar. Understand the commitment you are making when choosing to build a custom home and make a promise to yourself to always dedicate ample time in order to make the best decisions when it comes to your new house.

How To Save Money On New Home Construction

The following is a list of tips and tricks to help you save money while building your custom home!

- **Value your rooms** – It is important to decide which rooms will get the most attention as well as use. In your new home, it is important to realize which rooms you would like to stand out. These are typically rooms that see the most foot traffic and use. Think about your kitchen, living room, master bedroom and master bath. What are you willing to spend on these rooms versus other rooms. This way, you are not putting your all out budget towards every room but rather specifically focussing on a few key rooms.

- **Use a budget calculator** – Use an online budget calculator to help you estimate the costs associated with your new custom home. This will really help you compare costs of materials and see what kind of space you have to work with once construction begins.

- **Communicate With Us!** – Our team of contractors wants to build you the home of your dreams while avoiding the stress of going over budget. We will work with you to help you decide on the best floor plan, building materials and lot location we offer!

CONSTRUCTION

Designing Your Custom Home

Designing your custom home is so much more than choosing paint colors and bathroom tile. When we discuss design, we are talking about everything, including the size, structure, building materials, appliances, and many other considerations. We are going to take this step by step so you can tackle these decisions one at a time.

Creating A Blueprint

To begin, let's start with the bones of your home. Here we have broken down each factor of the blueprint stage and things to consider before making a final decision.

- **Size of home**

How big does your home need to be to comfortably accommodate you and your family? Is your family growing? Are you wanting to downsize? Outside of what your needs, what are the building codes of your new location? These are all important questions to ask yourself before you and your contractor begin discussing blueprints.

- **Structural Framing**

This portion of your house plans will include dimensions for a floor joist, a ceiling joist, spacing, direction, span, and other specifications. Also included are beam and window headers, as well as necessary details for framing connections, stairways, or dormers are also included.

- **Floor Plan**

Next, you will need to choose a floor plan which will further help determine the look of your home. This is where you can really see your home coming to life. Luckily, Hansman has curated seven unique floor plans to choose from to help make your decision a little easier. This stage will also determine the location of plumbing and electricals as well as what roofline you can expect with your corresponding floor plan.

How Your Custom Home Can Complement Your Lifestyle

Before we start talking paint colors, it is important to note how you want to see this home accommodate your lifestyle.

Each family requires something different from their home. We hope to build you the perfect home to fit you and your family's needs. The latest trend in home design is to create flexible and adaptable spaces. By following this trend, you would be creating spaces intended to serve multiple purposes based on your own lifestyle! Here are a few ideas on how to get the most out of your spaces in your custom home:

- **Office/Guest Room:** Turn your work space into a guest room with ease! Create a welcoming office space which can turn into a spare room when needed. Think of including a murphy bed for easy storage and accessibility. This is great for a household who frequently houses guests but doesn't want to give up space for their own needs.

- **Laundry Room/Mud Room:** Perfect for a busy family with kids! We all know how messy kids can be, why not make it a one stop shop when they come in from playing covered in mud. Dedicate this room as a place to get rid of all the dirt and muck before entering the rest of the home. Great for snow days, rainy days and everything in between. Bonus idea: if you have a furry friend, consider adding a dog-friendly washing station.

- **Kitchen/Living Room:** Open up your kitchen space into the living room so you can entertain guests while cooking for them! This allows everyone to gather in one space without feeling separated. A great way to blend the two spaces is to have extra seating in your kitchen or simply build the two rooms without a dividing wall. This is great for those homeowners who love to entertain and gather!



CHOOSING A STYLE AESTHETIC FOR YOUR HOME

Now that you have established the structure of your home, let's talk interior design. When people walk in, what style do you want them to see? Here are a few ideas to help you get started:

Industrial

Think urban meets chic warehouse. This style has a masculine look which includes neutral colors and materials such as unfinished wood, reclaimed metals and especially concrete. This looks great on an open concept home with high ceilings.

Minimalism

Minimalism doesn't mean no design whatsoever, it simply means a clean and tailored look to your home. Think refined and simple decor which offers a fresh elegance.

Traditional

Almost all interior design relates back to the traditional style. Anyone can create their own spin on a traditionally styled home. This

look balances both warmth and depth. It's color scheme can be either warm and cool colors which are not too bright or too dull.

Rustic

Think farmhouse chic or modern country when envisioning a rustic inspired home. Rustic incorporates a lot of neutrals as well as natural materials such as exposed brick, wood, stone and leather.

Bohemian

Bohemian interior design opens doors for vintage inspired pieces to mingle with exotic patterns and textures. Basically, anything goes as long as it is plush, intriguing and distinct. Globally inspired decor is especially encouraged in this style.

INCORPORATING SPECIAL FEATURES WITHIN YOUR HOME

Everyone wants to have a unique home. Outside of your impressive interior design, what appliances or special features do you want your home to have in order to make yours special to you? Think of this as a bonus if you find yourself with leftover money in your budget. Here are a few amenities to consider including in order to complete your custom home:

Double Islands

Create a kitchen space built for many! Not only do double islands allow for more people to sit and gather in the kitchen, but they also create more storage as well as additional work space when cooking.

Multi-Room Speaker System

Want to enjoy your favorite songs or audiobook as you move through the home? Have a speaker system installed throughout your home so you can experience surround sound no matter where you are!

Heated flooring

No one likes waking up in the morning to an ice cold floor in the

winter. Keep your feet warm and toasty all year long by installing a heated floor. Great for master suites as well as master bathrooms!

Picture Window

Get the most out of your beautiful view by incorporating a picture window. This simple addition can really help open up a smaller room. Great for kitchens, living rooms or even bedrooms!

Double Sided Fireplace

Want your space to have an unmatched warm and cozy feel? A double sided fireplace can take any room to the next level! These look great in the middle of open concept rooms to help break up the space.



POST BUILD

Time Saving Tips on How to Efficiently Move into Your New Home

Your custom home is now complete and move-in ready, but are you? Moving is a daunting task. Packing up your entire life and relocating all of it to your new home take some time. Luckily, we have put together some helpful ways to cut down your time so you can enjoy your new, custom home as soon as possible.

Declutter

Get rid of items you don't need or want to bring with you into your new home. Moving is a fresh, clean slate. This is not a recommendation to leave everything behind, but cut back where you can.

Label, Label, Label

While this may seem like a mundane task, you will thank yourself later when you first move in and can easily locate everything.

Gather Reinforcement

When it comes to moving boxes and heavy lifting, the more the merrier! Its all hands on deck to keep the moving process as smooth as possible.

Plan Ahead

Pack an essentials box. This will include those immediate items you will need when you first move in. This box should include everyday items, such as a coffee maker and a change of clothes.

Update Your Address

You don't want people to lose track of you once you have moved. Update your address for mailing purposes as well as notify friends and family!

Stay positive!

Remember, moving can be a hassle and a taxing process. Stay positive and think of how rewarding it will all be once you are officially moved into your new custom home. Time flies when you have something exciting to look forward to at the end of all the hard work.



WHY HANSMAN IS THE BEST CHOICE FOR CUSTOM HOME BUILDS

Hansman takes your vision and brings it to life through a quality, custom home building process. We prioritize our clients above all else. We listen to their needs and wants throughout the entire journey. We understand building a custom home is a long process. Hansman Custom Homes promises to be there for you every step of the way and make the appropriate adjustments to ensure the final product is above and beyond what you imagined. We can't wait to welcome you home!