

# Custom Home Design & Building Guide



Whether you are considering your first, next, or last home, consider custom building. Custom building provides you the best opportunity to get the house you want and need at your desired budget.

**ABOUT**—When it is time to choose a custom homebuilder, consider that Noble Knights Construction Services, Inc. is a leader in custom home design and building. Named the 2014 Builder of the Year by the Home Builders Association of Greater Knoxville and led by a team with degrees in architecture and engineering, Noble Knights provides clients with stress free design and home construction expertise not found elsewhere.



**Consider Custom**  
Building the home you want at a budget you choose creates a unique home you'll love for years.

**Overcoming Barriers**  
Dispelling the myths that building a home is an expensive, stressful, and low-quality process.

**Choosing Your Design**  
Selecting a suitable lot that complements the design you envision will create a high-quality home that reflects your lifestyle.

## The Upfront Estimate

There's no smoke and mirrors. Our estimate process is both reliable and accurate.

## Communication Made Simple

An online app that tracks your schedule, budget, selections, etc. Sending messages or pictures to your builder is a click away.

## Understanding the Process

You and your builder will go through every step together, assuring you are at ease and related with the final result.

## THE UPFRONT ESTIMATE

Once your custom home design is complete, your builder should begin calculating your estimate. If your custom homebuilder has you, the buyer, in mind, he or she will have initially designed a home that takes into account your expressed budget.

### Proof is in the Detail

If your home design is detailed, your estimate should be, too. Your custom homebuilder should carefully consider every item you will need to create your home. This includes the lumber, concrete, and sheet rock, right down to the permits, utility hookups, and

toilet paper holders. Everything should be accounted for in your estimate to ensure that there are no financial surprises during your build.

### Straight from the Suppliers

This detailed estimate should contain information right from your builder's trusted suppliers. The completed design should be sent to each vendor so that they can provide the most accurate quote for every aspect of your home. A reputable builder will pass along supplier and subcontractor preferred pricing straight to you with no markup.

### Presentation at its Finest

Once your homebuilder has received each quote from their suppliers and subcontractors, it is time to present you with your estimate. You should be given an estimate that is entirely transparent, where every bid, number, and contract is available for review. A detailed design and thorough estimate will result in the most accurate assessment of what it will cost to build your home. If you are working with a homebuilder with a reputation for honesty and client commitment, there will never be any smoke and mirrors.



Your home should be the place you feel most comfortable, the place you feel most at ease, and the place you feel best represents you and your family. By focusing on the aspects you want in a home and listening to your custom homebuilder's suggestions on the aspects you may need, your custom home will be everything you envisioned and more. Further, you will be forever happy

that you had a front row seat to its creation, construction, and completion.

Contact the experts at Noble Knights, where engineering expertise and architectural-based design combine to create unique, loved homes. Take the first step at combining those thoughts, hopes, and visions. Call today to learn how to transform your dreams into reality.

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