

Las Vegas Custom Home Building Information Packet



GVS Design Build, a prominent construction company, provides a wide range of general contracting and design-build solutions to a varied clientele in Southern Nevada, including private individuals, commercial entities, investors, and real estate developers.

In this packet you will find information on:

1. Why build a custom home?
2. What does it cost to build a custom home?
 - a. Additional Pricing Factors
 - b. Current Building Materials Costs?
 - c. New Home Construction Cost Breakdown
3. Home Building Checklist
4. Frequently Asked Questions

Why build a custom home?

Building a custom home is the best way to create the living space of your dreams. Unlike buying a pre-built house, a custom home allows you to design every aspect to perfectly suit your lifestyle and preferences. With a custom build, you'll enjoy unparalleled quality, energy efficiency, and personalization that simply can't be matched by generic, mass-produced homes. The investment upfront may be higher, but the long-term benefits of a custom home make it well worth it. Imagine waking up each day in a space that was crafted just for you - isn't that worth exploring?

Building a custom home is the ultimate way to create your dream living space. Unlike generic cookie-cutter homes, a custom-built house allows you to tailor every aspect to your unique lifestyle and preferences. From the floor plan to the finishes, you have complete control to design a home that perfectly suits your needs and reflects your personal style. By investing in a custom build, you'll not only end up with a one-of-a-kind property, but you'll also see a higher return on your investment compared to buying an existing home. Don't settle for less - let us help you bring your dream home to life.

Custom homes can be designed to meet your needs and lifestyle, and can provide many benefits, including:

- Complete customization: You can choose the layout, fixtures, materials, and more
- Functional floor plans: Your home can be designed to maximize usable space
- Cost control: You can select materials and finishes that fit your budget
- Quality construction: You can expect a superior level of craftsmanship
- Energy-efficient and sustainable options: You can incorporate sustainable elements like solar panels and high-efficiency appliances
- Personalized serenity: You can choose your location, which can influence the ambiance of your home





What does it cost to build a custom home?

Building a custom home is a significant investment, but the benefits are well worth it. With our expertise, we can help you design and construct a home tailored to your exact needs and preferences, ensuring it's a perfect fit for your lifestyle. While the cost varies depending on factors like location, size, and materials, our team will work closely with you to provide a transparent and competitive quote. By choosing us, you'll not only get the home of your dreams but also the peace of mind that comes with working with experienced professionals who prioritize your satisfaction. Let's discuss how we can make your custom home a reality within your budget.

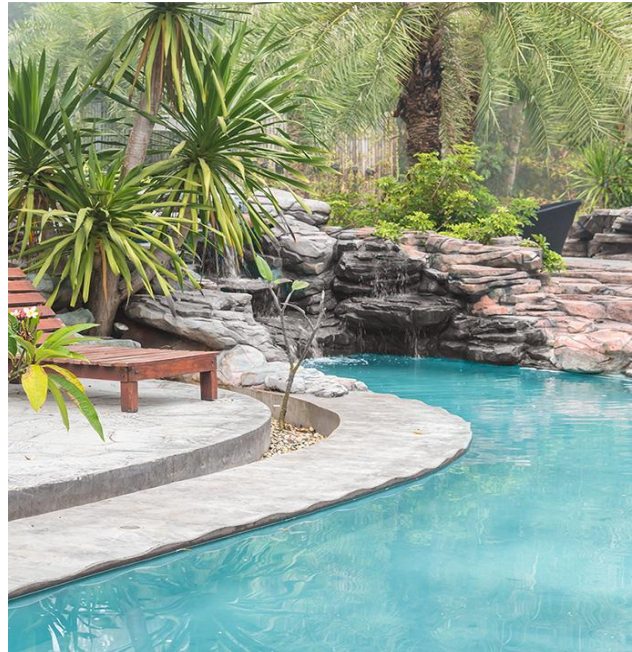
Additional Pricing Factors

Purchasing your own lot comes with additional expenses beyond just the cost of the land. Before you can even begin construction, you'll need to have the land cleared and graded. This essential preparation work can add thousands of dollars to your overall project budget. However, by taking care of the land clearing and grading upfront, you'll ensure a smooth and efficient construction process, laying the foundation for your dream home. Don't overlook these crucial pre-construction costs - factor them into your planning to avoid unexpected expenses down the line.

Determining the right home size and budget can be a daunting task for prospective homebuyers. Our comprehensive home planning tool takes the guesswork out of the process.

By analyzing your family size, lifestyle needs, and financial situation, we provide personalized recommendations on the optimal home size, number of stories and budget. Our data-driven approach ensures you find a home that fits your requirements without stretching your finances. Whether you're a first-time buyer or looking to upgrade, our tool empowers you to make informed decisions and achieve your homeownership goals.

Designing the perfect backyard oasis requires careful consideration of various factors. From pool size and shape to landscaping elements, each decision can significantly impact the overall aesthetic and functionality of your outdoor living space. Our comprehensive guide covers the key elements to evaluate, such as available space, budget, maintenance requirements, and local regulations, to help you make informed choices that seamlessly blend your dream pool and landscaping features. Whether you're starting from scratch or renovating an existing setup, our expert insights will ensure you create a harmonious, low-maintenance, and visually stunning backyard retreat tailored to your unique needs and preferences.

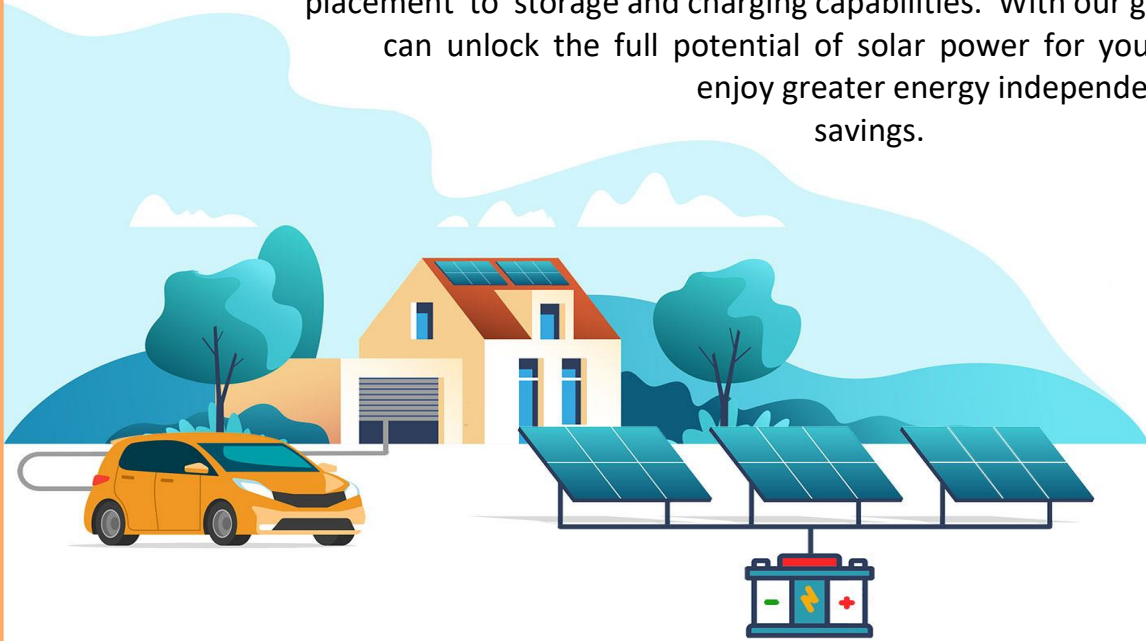


Building a custom home can be an exciting journey, but it's important to consider the various auxiliary structures that can enhance your living experience. From detached garages and sheds to guest houses and pool houses, these additional structures offer versatility and functionality. When planning your custom home, it's crucial to evaluate factors like local zoning regulations, available space, and your lifestyle needs. By carefully considering the integration of these auxiliary structures, you can create a harmonious and personalized living environment that truly reflects your unique preferences and requirements.

Designing your dream home can be an overwhelming process, especially when it comes to selecting the right finishes and fixtures. Our comprehensive home design service provides personalized guidance to help you navigate the endless options and make informed decisions that seamlessly blend style and functionality. From custom cabinetry and countertops to lighting and plumbing fixtures, we work closely with you to understand your unique preferences and bring your vision to life.

Our team of experienced designers will ensure your new home reflects your personal aesthetic and meets your practical needs, making the construction process stress-free and the end result truly exceptional.

When considering a custom home solar power system, there are several key factors to take into account. First, battery backup can provide power during outages and allow you to store excess solar energy for later use. Additionally, integrating electric vehicle charging stations can maximize the benefits of your solar investment by powering your transportation needs. Our team of solar experts can assess your energy requirements and design a tailored solution to meet your unique needs, from panel placement to storage and charging capabilities. With our guidance, you can unlock the full potential of solar power for your home and enjoy greater energy independence and cost savings.



Connecting your new home to essential utilities like electricity, gas, water, and internet can be a complex process. Important considerations, such as understanding local regulations, securing the right permits, and coordinating with service providers, will avoid costly mistakes. Whether you are building a custom home or renovating an existing property, this informative resource will walk you through the steps to ensure a smooth and efficient utility installation tailored to your specific needs.

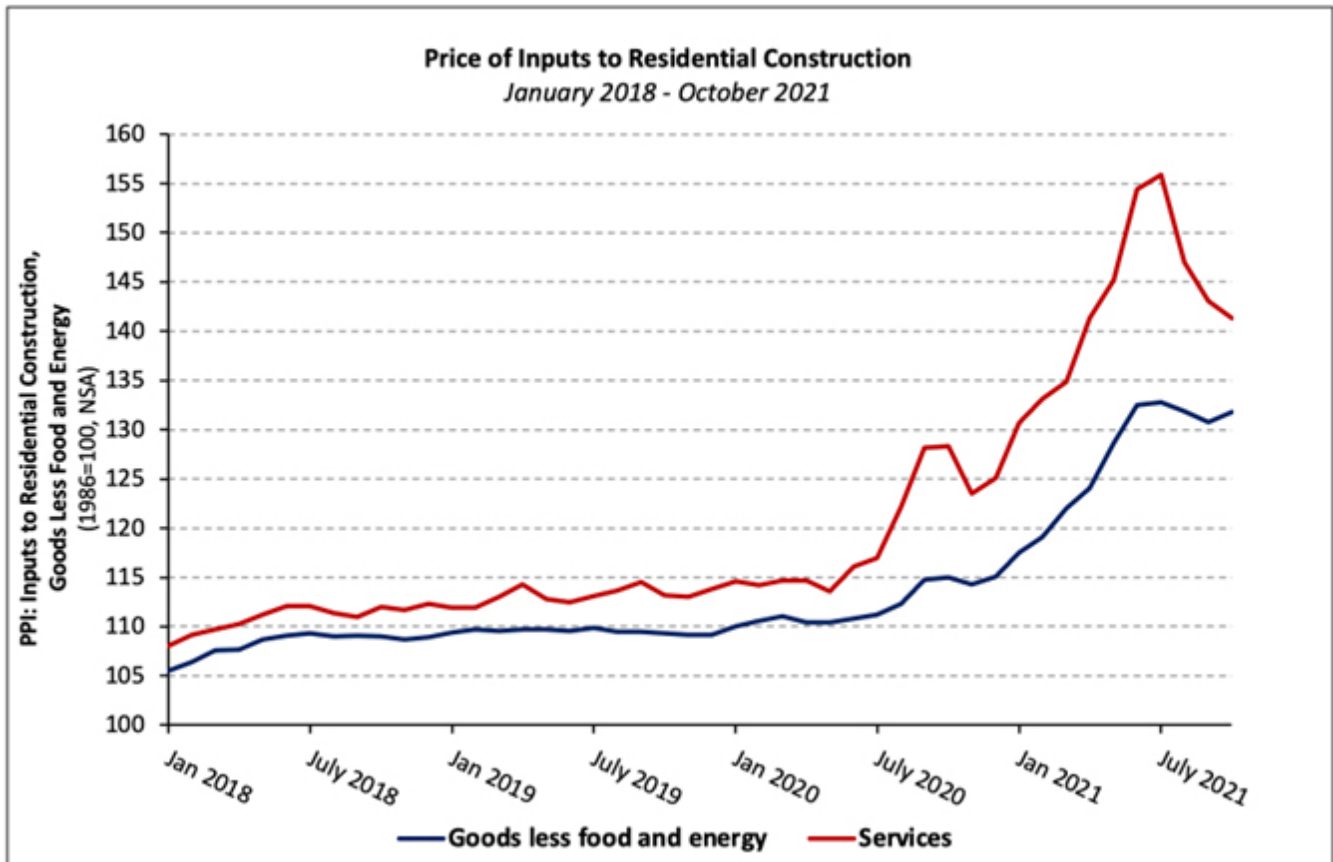
Take the guesswork out of home utility connections and get your new space up and running quickly and compliantly.



Current Building Materials Costs?

When building a custom home, material costs can significantly impact your overall budget. Key factors to consider include the type of building materials, their quality, and regional pricing variations. For instance, lumber prices can fluctuate based on supply and demand, while premium finishes like natural stone or high-end appliances require a larger investment.

Working closely with your builder to understand material options and their associated costs is crucial for managing your custom home project within your desired budget. By carefully evaluating material selections upfront, you can make informed decisions to achieve your dream home while maintaining financial prudence.



The price of all goods inputs to residential construction (including energy) has risen 14.5% thus far in 2021, eight times more than it did over the first 10 months of 2020. The year-to-date increase is double that of the previous record year-to-date October increase (+7.1% in 2008).

New Home Construction Cost Breakdown

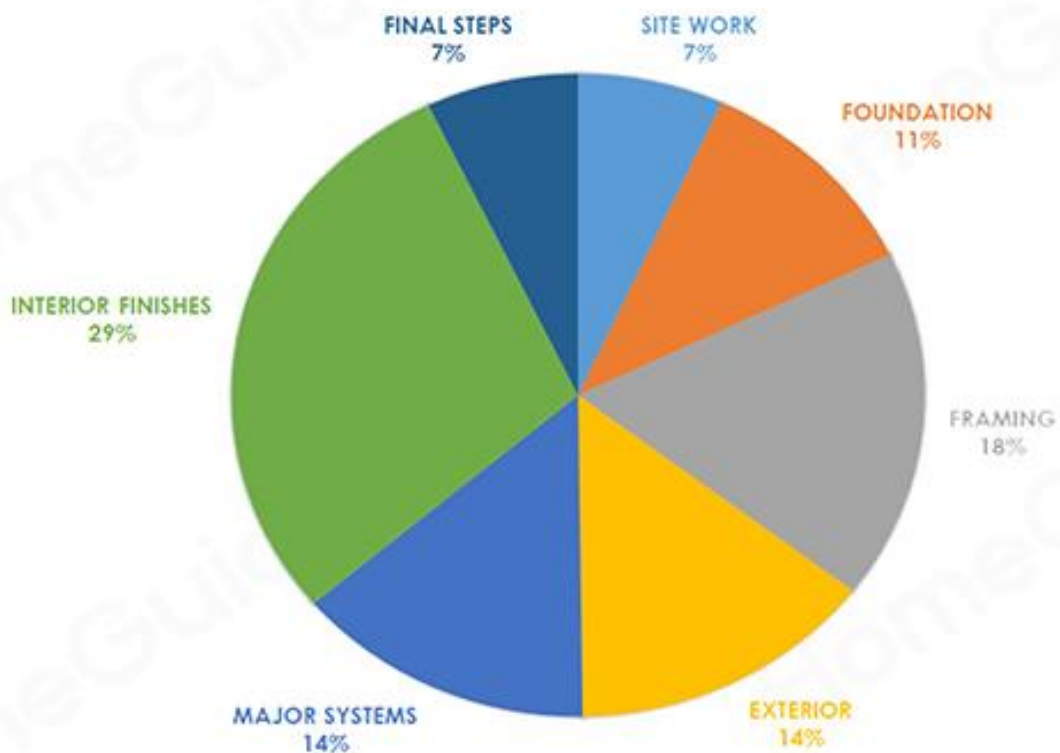
Project Cost(s) Breakdowns

New Home Construction Costs - The cost of materials and labor to build a house will average around 75% of the total cost of the project.

Labor Cost to Build a House

The average labor cost to build a home is 39% of the total cost of the project.

NEW HOME CONSTRUCTION COST BREAKDOWN





Home Building Checklist

When building a custom home, you have the unique opportunity to design and create a living space tailored to your specific needs and preferences. Compared to purchasing a pre-built home in a subdivision, the custom home building process allows you to have greater control and influence over the project. Our comprehensive checklist will guide you through the key steps, ensuring you navigate the home building journey with confidence. From securing financing to overseeing construction, this checklist will equip you with the knowledge to bring your dream home to life.

- ✓ Create Budget
- ✓ Determine the size and initial details of what you wish to build.
- ✓ Purchase the lot requesting a minimum 30-day due diligence period. The due diligence period protects your purchase deposit in the event there are unforeseen issues with the lot.
- ✓ GVS completes the estimate to meet your budget objectives.
- ✓ Submit an estimate to your lender for your pre-approval.
- ✓ Work with your GVS designer to get your ideas and desires on paper.
- ✓ GVS submits your approved plans to the engineering disciplines for review.
- ✓ GVS submits the plan set with engineering detail to the building department for plan review.
- ✓ GVS obtains approved permits and secures dust control signs.
- ✓ Construction starts with phase two site work.
- ✓ Make selections of appliances, paint color, flooring preferences, roof tiles, etc.
- ✓ Secure the certificate of occupancy.
- ✓ Complete Landscaping

GVS offers a comprehensive home design and construction solution. Unlike traditional builders, we keep all architecture and design work in-house, ensuring seamless collaboration between you and your dedicated designer. Our process starts with a 3D design and virtual walkthrough, allowing you to visualize your dream home and make any necessary changes upfront.

Importantly, all costs are included in the final estimate, providing you with full transparency and eliminating unexpected fees. With GVS, you can trust that the home of your dreams will become a reality.



Frequently Asked Questions

Q What is the problem with Traditional Project Delivery?

Construction projects often face challenges with the traditional Design-Bid-Build approach, where the owner manages separate contracts for the designer and contractor. This can lead to an adversarial relationship, with the parties blaming each other for cost overruns and schedule changes, resulting in litigation and delays that further increase project costs.

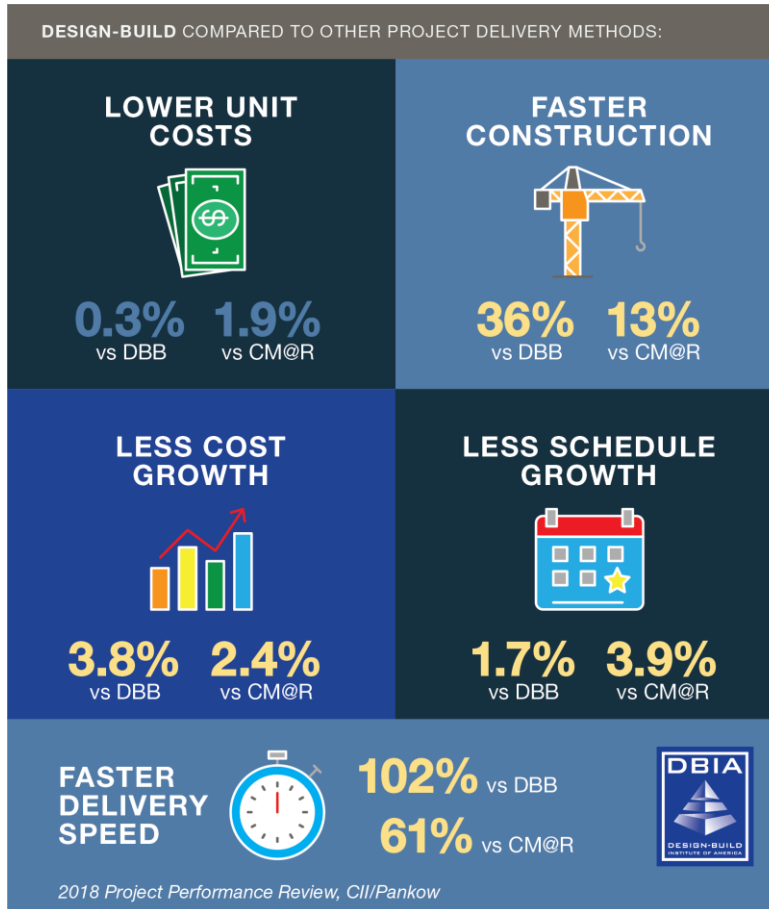
Q What is the Design Build Method?

Design-build is a revolutionary project delivery method that streamlines the construction process. By having a single entity responsible for both design and construction, design-build eliminates the traditional divide between these two critical phases. This unified approach fosters greater collaboration, allowing the designer and contractor to work together from the start to recommend innovative solutions tailored to the owner's schedule and budget.

Any changes are addressed collaboratively, leading to problem-solving instead of finger-pointing. Ultimately, design-build delivers projects faster, more cost-effectively, and with higher quality, making it the superior choice for owners seeking a seamless construction experience.

The Construction Manager at Risk (CMR or CMAR) model offers a better solution. In this approach, the owner engages a construction manager early in the process, who works collaboratively with the designer to manage the project.


This helps to identify and mitigate risks, streamline the construction process, and foster a cooperative environment between all stakeholders. By aligning the interests of the designer and contractor, the CMR model can help to avoid the costly conflicts that often arise in traditional construction projects.



Construction Manager at Risk (CM@R or CMAR)

Q What type of contract do we use?

GVS offers a fixed-price contract model for construction projects, which provides a clear and straightforward approach for clients. In a fixed-price contract, the agreed-upon price remains unchanged throughout the project, regardless of any changes in time, materials, or labor required. This type of contract is ideal when the project requirements are well-defined, and the deadline is set.



To ensure the success of this model, GVS places a strong emphasis on the estimating process. Allowances are set for finishes, and if the owner exceeds these allowances, they are made aware of the additional costs well in advance. This transparency and predictability allow clients to better manage their budgets and expectations, making the fixed-price contract an attractive option for construction projects.

How does GVS manage customer communications?

Buildertrend is a comprehensive project management platform designed to streamline communication and collaboration throughout the entire project lifecycle. It provides a customer portal where clients can access a wide range of features, including:

- Project timeline and scheduling management
- Document storage and sharing
- Direct communication with the project team via text, email, and in-app messaging
- Real-time project activity tracking
- Visibility into payment schedules and other financial details

By integrating **Buildertrend**, our team can ensure seamless coordination with clients, keeping them informed and engaged every step of the way. This leads to improved transparency, efficiency, and ultimately, the successful delivery of the project.

What lenders does GVS work with?

GVS works closely with a variety of lenders to provide flexible financing options for our customers. We understand that each lender has unique programs and requirements, so we evaluate them thoroughly to ensure they are a good fit for our business and can seamlessly integrate with our processes. By leveraging our established lender relationships, we are able to offer our customers the freedom to choose the financing solution that works best for their needs.

Our goal is to provide a hassle-free experience, guiding you through the available options to find the right lender for your project.



Q How much does it cost to build a 2500 square foot home?

The cost to build a 2,500 square foot home can vary significantly depending on the level of customization. A basic 2,500 sq ft home typically costs around \$800,000 on average. For an entry-level custom home of the same size, the average cost is approximately \$625,000. At the high-end, a custom 2,500 sq ft home can cost around \$1,250,000.

It's important to note that these estimates from GVS do not include the cost of the land, as GVS is not a spec builder. Each GVS project is designed uniquely to meet the specific needs and preferences of their customers.

Q Is it cheaper to build or buy a home?

Building a custom home can cost significantly more than buying an existing one, with the price difference ranging from \$0 to as much as \$300,000, depending on various factors. Custom home builders have the flexibility to develop any design you desire, but this exclusivity comes at a higher price tag. They focus solely on your home, ordering materials and hiring workers specifically for your project.

In contrast, the median sales price of previously owned single-family homes in the United States has increased to \$420,000, up 2.4% from the previous month and 21.7% from November 2020, according to the National Association of Realtors.

Q What is the value of a custom home?

When building a custom home, it's crucial to understand the true value of the property beyond just the construction costs. Our service provides a comprehensive approach that goes beyond a formal appraisal. We carefully analyze the prices of comparable homes in the immediate area to ensure you are not overbuilding for the location.

Our goal is to put you in an equity position from the moment you receive the keys to your new home. By considering both the construction costs and the local market values, we can help you make an informed decision and maximize the value of your investment.



Q What does land cost in Las Vegas?

Buyers picked up about 2,700 acres of land in the Las Vegas area in 2020 through 334 transactions, for a median price of around \$317,000 per acre. Of course, where the land is located impacts the cost of land. For instance, the cost of land is higher on the west side than on the east side of the Las Vegas valley.

Q How to create a project budget?

You will need to contact a lender and learn what type of construction loan suits your needs. With your borrowing ability identified you will be able to arrive at your budget. Our objective is to design your custom home with as many features you desire at or below your budget.

Q How long will my project take to complete?

Building a custom home can be a complex and time-consuming process. The average timeline typically ranges from 10 to 24 months, from the initial engagement to the final completion. As an established builder with a good reputation, GVS works closely with the local building jurisdictions. While we have no direct control over their workflows and timings, our familiarity with the building department requirements and personal relationships help to navigate the process more efficiently. This allows us to move projects through the building department in a timely manner, ensuring a smooth and streamlined construction experience for our clients.

Q Change Orders?

Once the plan is approved and the permit is issued, we want to avoid changes to the plan. Changes to the plan are expensive and slows the progress of the project as plan revisions must go back to the building department for review and approval. Most change orders are requested by the owner of a project. GVS will detail the cost of each requested change. Change orders are due upon issuance.



Q What kind of delays can occur?


GVS Construction understands the challenges of managing construction projects and the impact that delays and blockers can have on timely completion. Delays, such as unexpected weather conditions, can push the project timeline back, requiring rescheduling of subcontractors. Blockers, on the other hand, are tasks that must be completed before the next phase can begin, like passing an inspection or waiting for concrete to cure. While these issues are unavoidable in the construction industry, GVS is dedicated to mitigating their impact through meticulous planning and project management. By anticipating potential delays and blockers, GVS ensures that projects stay on track and are delivered on time, helping clients avoid costly delays and disruptions.

Q Site utilities?

Connecting utilities to a new home can be a complex and often overlooked process. GVS simplifies this by arranging estimates from utility providers to determine the costs upfront. The key factors that impact utility connection costs are the distance from the utility source to the home's connection point, as well as the required electrical amperage for the property. Our team ensures you have a clear understanding of these variables, allowing you to budget accurately and avoid unexpected expenses during construction. By handling the coordination with utility companies, GVS takes the guesswork out of this critical aspect of the building process.

Q How long has GVS been in business?

GVS is a versatile construction company that has evolved over the past decade. Established in 2012 as a solar and remodeling contractor, the company expanded into custom home building in 2019. When the pandemic hit in 2020, GVS took the opportunity to reevaluate its operations and build a new office and design studio. Now, in mid-2021, the company has refocused its efforts on custom home building, property development, and commercial projects, leveraging its expertise across multiple sectors of the construction industry.



Q Do you have projects I can visit and/or speak with?

We are happy to share information on our current projects and can schedule a walk-thru of those projects at your convenience.

Q What licenses do you have? Are you insured?

GVS is fully licensed, insured, and bonded.

Q Do you use sub-contractors?

GVS keeps several services in-house. Sub-contractors are used for specific trades such as electrical, plumbing and fire sprinklers.

Q What differentiates GVS from other custom home builders?

GVS is a comprehensive design-build company that streamlines the custom home experience. Our one-stop-shop approach brings together every step of the process, from initial design to final construction, all under one roof. Unique to our offering is our 3D design and virtual walk-through studio, which allows clients to visualize their dream home before a single brick is laid. By consolidating the entire custom home journey, GVS delivers a seamless experience that saves time and ensures quality craftsmanship.

Q Do you perform quality assurance inspections during construction?

In addition to building department inspections GVS utilizes a third-party inspection service as a secondary layer of quality assurance.

Q When does construction begin?

Timelines are established and sitework begins as soon as the building permit is issued.



Q How do I select finishes and fixtures for my custom home?

GVS has established relationships with flooring, countertop, cabinet, and paint suppliers. We will share a list of our vendor showrooms to visit and make your selections.

Q Should I be concerned with supply chain issues?

The construction industry has been grappling with persistent supply chain issues over the past few years. To mitigate these delays, our company is taking a proactive approach by advance ordering the materials and components that are most affected by supply chain disruptions. By securing these critical supplies ahead of time, we can ensure our clients' projects stay on track and avoid costly delays. This innovative solution allows construction firms to maintain productivity and meet deadlines, even in the face of ongoing supply chain challenges.

Q What does it cost to build a guest house?

Adding a guest house is a popular option for homeowners who want to accommodate parents or adult children. The cost to build a 600-square-foot guest house can range from \$90,000 to \$180,000 when built concurrently with the main home. However, if constructed as a standalone structure, guest houses can cost between \$160,000 and \$330,000 for a high-end custom design. The price per square foot tends to increase as the overall square footage decreases, due to fixed costs like permitting, electrical, structural, and mechanical engineering. Homeowners should factor in these considerations when planning to add a guest house to their property.

Q When can I begin the swimming pool?

We will want your choice of a pool contractor early in the project. We will collaborate with your pool contractor to coordinate their activities and lend whatever support they need.



Q When can I begin landscaping?

We would prefer landscaping not to start until construction has ended. However, we will coordinate with your landscaper to run irrigation and make the necessary connections.

Q Can I add smart home technologies?

GVS offers comprehensive home technology solutions to meet your needs. In addition to our core construction services, we provide a range of optional add-ons, including data cabling, computer and entertainment system closets, security systems, video surveillance, and smart home control integration. If you have a preferred technology provider, we will coordinate directly with them to ensure a seamless installation process. Our goal is to deliver a fully integrated, high-performance home technology infrastructure tailored to your specific requirements.

Q What warranties does GVS provide?

Home warranties and builder warranties are often confused, but they serve distinct purposes for new homeowners. A home warranty covers replacements and repairs on existing home appliances and systems, like refrigerators or air conditioning units. This is typically included by the title company when purchasing a pre-owned property on the secondary market.

In contrast, a builder warranty is provided by the construction company for new builds or major renovations. This warranty offers coverage for different components of the home:

- One year: Workmanship and materials like stucco, doors, drywall, and paint
- Two years: HVAC, plumbing, and electrical systems
- Ten years: Major structural defects

Understanding the differences between these two types of warranties is crucial for new homeowners to ensure they have the proper protections in place for their investment.



Q What are GVS building standards?

Crafting high-performance, energy-efficient homes is our top priority. We meticulously select the finest materials to deliver uncompromising quality and exceptional outcomes for our clients. Our exterior walls feature two-by-six framing, allowing for superior insulation levels. The plywood wrap, rather than foam board, combined with our three-coat stucco system, achieves remarkable R-values for outstanding efficiency. We go the extra mile, over-insulating interior walls and attic spaces, and using only the highest-grade 4,500 PSI concrete to prevent foundation issues.

Our commitment to quality extends to the plumbing, where we install lifetime-warrantied valves, and seal every light switch, outlet, ceiling fan, and vent with silicone to eliminate air leaks and maximize energy savings. With our unwavering focus on excellence, we ensure our clients enjoy the ultimate in comfort, durability, and efficiency.

Q Can we install PV Solar?

All GVS homes are designed with solar energy in mind from the ground up. By integrating solar into the initial home design, we can optimize the placement and orientation of the home to maximize the benefits of solar power. This allows our customers to take full advantage of renewable energy, reducing their environmental impact and long-term energy costs.

Additionally, we offer a range of complementary solutions, including electric vehicle charging stations and battery backup systems, that can be seamlessly incorporated during the construction process. Our comprehensive approach ensures that our customers have access to the latest clean energy technologies, tailored to their specific needs and the unique characteristics of their GVS home.

Q What are the standard finishes?

GVS offers a comprehensive home construction solution that prioritizes energy efficiency, durability, and premium finishes. By wrapping the entire house in plywood and using a three-coat stucco system, we achieve superior R-values and deeper color penetration, ensuring long-lasting performance and aesthetic appeal.

On the interior, GVS utilizes five-eighths drywall, rectified tile with epoxy grout, solid wood cabinetry, Sherwin Williams paint, designer vents and returns, and high-quality switches and outlets, providing homeowners with a truly exceptional living experience. With our attention to detail and commitment to quality, GVS delivers a superior construction approach that sets new standards in the industry.

Can I select my own appliances and other items I desire?

Building a custom home offers unparalleled flexibility. Unlike production builders, we place no restrictions on the appliances, countertops, or other features you choose. Simply provide the details of each item, and we'll handle the installation seamlessly. For example, if the base kitchen package includes a \$200 sink, but you prefer to upgrade to a \$400 sink, we'll credit you the original \$200 allowance and you'll only pay the \$200 difference. With a custom builder, your dream home becomes a reality, tailored to your unique preferences.

Can I supply materials for my project?

GVS does not allow the homeowner to supply building materials for the project. GVS has established accounts set up with suppliers and has developed relationships with our vendors. GVS assumes responsibility for the correct material and its performance or warranty.

Are there any homeowner's rules or regulations?

GVS will comply with all HOA rules outlined by the HOA and their architectural design standards. We only need the contact information for the HOA to coordinate with them.

What is the COO?

The COO is an official document that is recorded with the county or city and verifies that all work on the home was according to the current building codes and the structure is safe for people to live in. GVS will apply for the Certificate of Occupancy upon the final inspection.



Q What is the close-out package?

Upon the completion of your home, we will supply you with a close-out package with copies of closing documents and warranties. We also provide you with a complete plan set for your records.

Q What does it mean to be an owner builder?

Becoming an owner-builder allows you to take control of your home construction project, but it also comes with significant responsibilities. As an owner-builder, you'll need to:

- 1.** Hire an architect to design your home and keep the project within your budget, typically costing \$15,000 to \$80,000+.
- 2.** Engage mechanical, electrical, and plumbing engineers to add technical details to the plan.
- 3.** Solicit bids from 3-5 contractors, verifying their licenses, insurance, and ability to keep the project moving.
- 4.** Negotiate directly with subcontractors, often paying more than a general contractor with established relationships.
- 5.** Educate yourself on average costs for each stage of the home-building process.
- 6.** Project manage the entire construction process, communicating with inspectors on the 32 average inspections.
- 7.** Negotiate pricing for materials like lumber, trusses, and other supplies.
- 8.** Consider the long-term costs of materials, not just the upfront price.
- 9.** Expect the project to move more slowly without established relationships with field inspectors and the building department.



GVS Design & Build Construction

6470 W Desert Inn Rd

Las Vegas, NV 89146

(702) 202-1211 ext 2

Rick@GVSLV.com

www.GVSLV.com



Nevada Contractors Lic #80553

GVS Design & Build