

Steps to Your New Custom Home

Custom Home Building involves several steps. Typically, projects go through the following phases. The following outline will contribute to the smoothness of your project development, and provide you with the information you need to effectively reach completion.

What to Build:

In this first stage, you and the builder will discuss your goals and project objectives. Details like size, location, number of bedrooms and bathrooms will give the builder a feel for accomplishing your needs within your financial limitations. Combining your ideas and estimated budget, and the builder's knowledge of expenses and project requirements, the builder will be able to outline the extent of your project.

Lot/Property:

Research areas and lots currently available within your price range. Keep in mind that topography, tree location, slope, and restrictions will influence the building efficiency and the cost of your project.

Budget:

Decide what you want to spend. I recommend leaving 5% of the purchase price of the home unbudgeted so that you can afford changes you think of during the building process. Check builder allowances and make sure they cover expenses like lighting, carpet and cabinets. A builder with a Design Center can help keep you on budget.

Plans:

The builder will have several floor plans as possibilities for you. The builder may revise the plans to fit within your needs until your approval is obtained. Builder should be able to customize your plans. Find a builder who's flexible and is willing to make changes.

Preparing Construction Documents:

From the preliminary approved plan, the builder will produce finalized, detailed drawings, specifications and the contract. The project will be built from these documents. Make sure all specifications are put on the plan as loose specification sheets stapled to the plan is the first thing to go when a plumber is operating in windy conditions.

Construction:

Your project begins in this phase. From here you will see your custom home, which has your special touches begin to take shape into what will be a beautiful custom Tidal Home. Communicate with your builder, have the builder explain the plans, allowances, building process and draw schedule. Have frequent visits to your home under construction. An organized, detailed, builder can make building fun!

Let Tidal Construction Company build your new home!

Call us at 912-756-3503 to make an appointment or come visit Anthony Register and John Meeks at 3454 Hwy 17 South, Richmond Hill, Georgia 31324.

You can also visit us on the web at www.tidalhomes.com



By Anthony Register

The Tidal Experience...

Where Extraordinary Craftsmanship & Service are Commonplace.



The Back Nine
AT
HENDERSON GOLF COMMUNITY

The Splendor of Golf & Southern Living... on Savannah's Southside

Comfortably, classy - traditionally southern - Tidal homes in The Back Nine at Henderson Golf Community are luxurious in ways more than just size. Architectural integrity, attention to detail, and outstanding interior amenities define the essence of comfort and style. The Back Nine offers ample views of fairways & greens, an upgrade course, full brick or stucco homes, many upgrades are standard with Tidal Homes, and easy access to shopping, dining, and I-95.



HIGHLAND
Falls

*Make the Place you Live
The Place you Love...*

Envision life in a neighborhood with sidewalks, white picket fences, pansies, fireplaces, and porch swings. Discover beauty, function, and traditional southern style homes with timeless appeal. Enjoy secluded living with convenience for today's lifestyle. Highland Falls offers a formal elegance to relaxed comfort, variety of charming home plans - 1400 to 2200 sq. ft., scenic lagoons, hardwood trees on every lot, 300 gorgeous home sites, North Godley's convenient living, shared community clubhouse with pool, tennis & fitness center.



SWEETWATER

*We'll Bring
the beach to you!*

A warm, genuine welcome awaits you at Sweetwater! Here you'll find families with active and just the right spot to build or buy your own dream home. Come and experience a setting that blends lively living with the surrounding beauty of nature. Sweetwater offers an active lifestyle, homes from the \$170's to \$300's, great schools, plans for clubhouse & pool, sandy beach & tiki huts, fishing on two beautiful 20+ acre lakes and convenient to everything and everywhere.



The builder will not discriminate on the basis of race, color, religion, national origin, sex, handicap or familial status.