STANDARD FEATURES

INTERIOR

- Thermador Appliances
- Stainless Steel Undermount Kitchen Sink
- Custom Lighting Plan
- Custom Exhaust Hood
- Quartz or Granite Countertops
- Black Moen or Equal Series Plumbing Fixtures
- Custom Shelving in Pantry with 24" Depth Countertop per Plan
- Kitchen Backsplash Finished to Upper Cabinets
- 1x4 Crown Molding on Upper Cabinets
- 5" Cabinet Pulls, Mixed with Knobs per Plan
- Undermount Porcelain Rectangle Bathroom Sinks
- Adult Height Bathroom Vanities
- Custom Mirrors
- Tile Surround Tub/Shower in Guest Bathrooms
- Tile Walk-in Shower in Master Bathroom
- 5" Baseboard
- 3" Door Casing with 5" Headers
- Finished Garage
- Insulated Garage & Garage Doors
- 36" Fireplace
- 92% Gas Energy Efficient Furnace & Air Conditioner
- Programmable Digital Thermostat
- Electric Smoke Detectors with Batteries
- Tankless Energy Efficient Water Heater
- 10' Ceilings with Coffered and/or Vaulted Areas per Plans
- Ceiling Fans with No Light, Remote Controlled, in All Bedrooms
- Custom Interior Doors with Kwikset Black Hardware
- Up to 3 Interior Paint Colors
- Stained Beam & Wood Accents
- Wiring for Cable/Internet
- Engineered Hardwood Flooring in Kitchen, Living Room, Master Bedroom, & Hallways
- Tile Flooring in Master Bathroom, & Laundry/Utility Room
- 8 lb. Carpet Pad in Closets, Stairs, & Guest Bedrooms
- Soft Close Cabinet Package

EXTERIOR

- Gas Hook-up for Outdoor Barbeque per Plan
- 2x6 Outdoor Walls
- R-38 Attic, R-21 Wall, R-19 Perimeter Underfloor Insulation
- Conditioned Crawl Space
- 30-Year Architectural Roof Shingles
- 4 Waterproof Electrical Outlets
- Covered Porch & Patio per Plan
- Up to 3 Exterior Paint Colors
- Rock, Brick, & Masonry per Plans
- Metal Insulated Overhead Garage Doors with Openers
- Exterior Doors Keyed with Deadbolts
- 2 Exterior Hose Bibs with 1 Hot & Cold
- Automatic Sprinkler System with Landscaping per Plan
- Rain Gutter System per Plan

Standard Specifications are Subject to Change. Buyer to Verify All Standard Features.



LET US BRING YOUR DREAM TO LIFE!

REACH OUT TODAY TO GET STARTED

BACHMAN CUSTOM HOMES
RCE-49584



CUSTOM

HOME BUILDING PROCESS



REDEFINING LIFESTYLE.

When you choose Bachman Custom Homes, you receive a true red-carpet building experience from start to finish. Every home is completely customizable and thoughtfully designed around your lifestyle, vision, and needs. Whether you bring your own land or build on one of our available lots, our team guides you through a seamless, personalized process—redefining what it means to build a home and elevating the way you live.

1 IDENTIFY YOUR BUDGET

The first step in building your custom home is establishing a realistic budget and loan amount. This starts by working with a lender to obtain a construction pre-approval (if applicable). Establishing a budget early will help guide decisions related to home size, design, finishes, and land.

Early financial clarity allows the process to move forward efficiently and confidently.

2 MEET WITH THE BUILDER

Once your budget is established, you'll meet with the builder to discuss your vision and goals. We like to get to know you! Review your lifestyle needs and long-term plans. Discuss land or lot options (builder-owned or client-owned). Review floor plan preferences, square footage, architectural style, and must-have features. Ensure expectations are aligned and the home design supports your vision.

3 RETAINER CONTRACT & DEPOSIT

To move forward, a retainer agreement is carried out. A non-refundable retainer deposit is collected allowing us to reserve your land or lot selected, your project is placed on our construction schedule, and more detailed planning can begin!

4 FINALIZE FLOOR PLAN

With the project reserved, the floor plan is refined to fit your needs. During this phase we will work closely with you to adjust room sizes and layouts, customize structural features and specialty spaces. Incorporate outdoor living areas, storage, and functionality, and ensure the plan fits your lifestyle, budget, and lot requirements.

5 SIGN BUILD CONTRACT

Once plans and specifications are finalized, we review and sign the build contract, finalize pricing and included features. Complete financing with your lender, and then officially move your project into the permitting and construction phase.

6 PERMITTING & CONSTRUCTION

Before construction begins, all required permits are obtained. Permitting timelines vary by municipality and community. Construction begins once permits are approved. Our typical build time is 6–8 months. Build time varies based on home size, complexity, weather, and material availability. You will receive updates as your home progresses through each phase of construction.

7 INTERIOR DESIGN APPOINTMENTS

During construction, we will schedule interior design appointments to personalize your home. Selections include appliances, cabinets, countertops, tile, doors, flooring, plumbing and lighting fixtures.

Expect a total time commitment of approximately 2–3 days.

These selections ensure your home reflects your personal style and preferences.

8 WALKTHROUGHS DURING CONSTRUCTION*

Optional walkthroughs may be scheduled after framing to discuss Electrical, Plumbing, Finish Work and Landscaping.

These walkthroughs allow you to view progress, ask questions, and better understand your home's construction.

**Optional*

9 FINAL WALKTHROUGH & NEW HOMEOWNER ORIENTATION

As construction nears completion, we will do a final walkthrough of the home to review finishes, systems, and details. A new homeowner orientation will cover: home systems operation, warranty information, and maintenance guidance, along with answering questions you may have.

Any final items are addressed prior to closing.

10 CERTIFICATE OF OCCUPANCY & MOVE-IN

After the Certificate of Occupancy has been issued, and any final paperwork is completed, the final step is to move in!

Welcome home!

Visit our Website to Learn More!