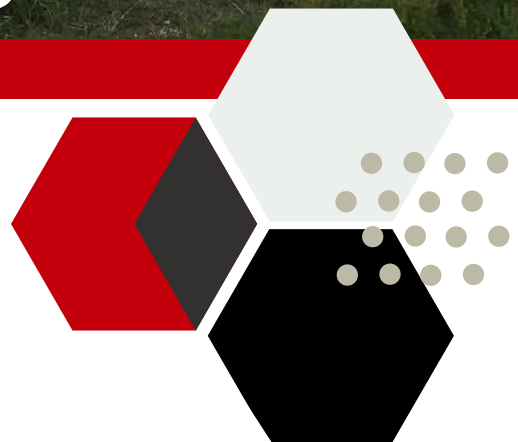


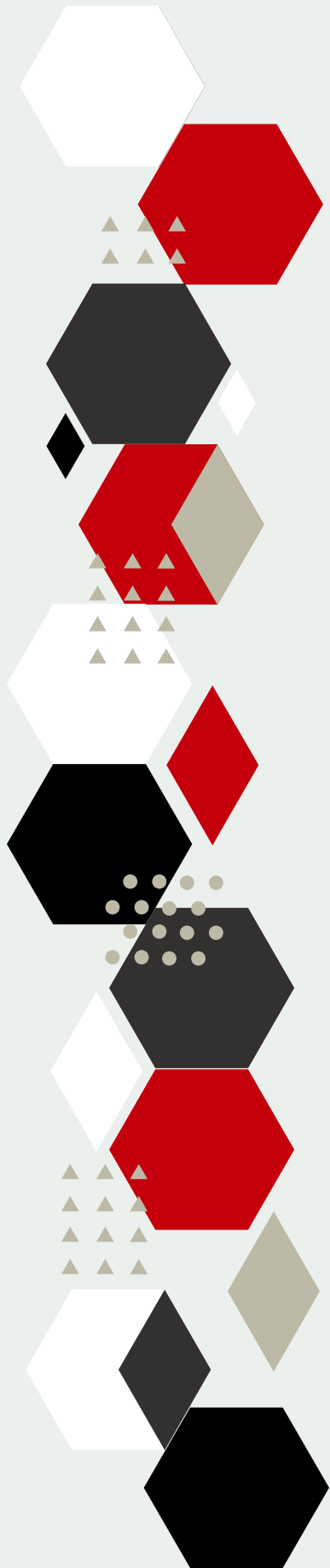


# Home Building 101



builtbydobi.com • facebook.com/dobishconstruction  
308-380-2149 • matt.dobish@gmail.com





**FACT:** At Dobish Construction we take pride in utilizing only professionally-trained members of our team to do all of the construction and primary installation on your home.

We treat each new client that chooses to build a home with us like a member of our own family, which is why we don't sub out your project to another crew.



Dream It  
Draw It  
Design It  
Do It

Building a house is unlike any other project you'll ever be a part of. Because between those four walls lives your family, your life.

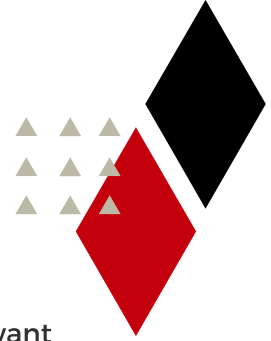
This guide lays out the home building process from start to finish. We hope it inspires you to build the home of your dreams!



-Matt & Kelsey Dobish  
Owners  
Dobish Construction Inc.  
Kearney, Nebraska



# Dream It



## 1. Define the Basics

When deciding to start the home building process, the first thing you'll want to do is define your project, starting with the basics. This will be helpful when beginning to get help from your realtor/architect/builder/etc.

- ☐ Number of bedrooms
- ☐ Number of bathrooms
- ☐ Basic floor plan
- ☐ Special/specific rooms desired
- ☐ Desired total square footage
- ☐ Desired lot size



## 2. Establish a Budget

Then you'll next want to set your total budget for this project. This should include:

- ☐ Lot purchase
- ☐ Total construction and labor costs
- ☐ Interior finishes, cabinetry, etc.
- ☐ Well/septic if necessary



## 3. Solidify Your Style

After you've done those maybe-not-so-enjoyable things, treat yourself to some fun and search on [Pinterest.com](https://www.pinterest.com) or [Houzz.com](https://www.houzz.com) and start to solidify your style. Are you more:

- ☐ Traditional
- ☐ Craftsman
- ☐ Farmhouse
- ☐ Modern
- ☐ Other: \_\_\_\_\_



This will be helpful later when making decisions about what you want your home to look like, inside and out.

*Pinterest*

 **houzz**



# Draw It



After you've identified the basics for your home and identified a lot that you plan to build on, the next step is to create your home's floor plan.

## 1. Rough Floor Plan

Initially you'll want to draw a rough sketch yourself, and may choose to utilize a sample or template plan that has the basics you're looking for included. Good places to find plans are:

- ☐ Pinterest.com
- ☐ Houzz.com
- ☐ HousePlans.com and HomePlans.com



## 2. Architectural Plans

We'll then take your rough floor plan and work with an architect to create structural blue prints that include important information about electrical, plumbing, HVAC, etc. Then:

- ☐ You'll review the architectural plans and make an adjustments
- ☐ The approved plans will be used to create a cost estimate for the project



# Design It

## 1. Select Your Finishes

Now for the fun part! We'll work with you to pick out your finishes, including:

- ☐ Paint colors: interior & exterior
- ☐ Cabinetry/countertops
- ☐ Doors/trim/windows
- ☐ Roof/soffit/fascia/siding/masonry
- ☐ Flooring

\*Some people opt to bring in an interior designer for this portion. The choice is yours!

We work hand-in-hand with our suppliers and subcontractors to design the home of your dreams.

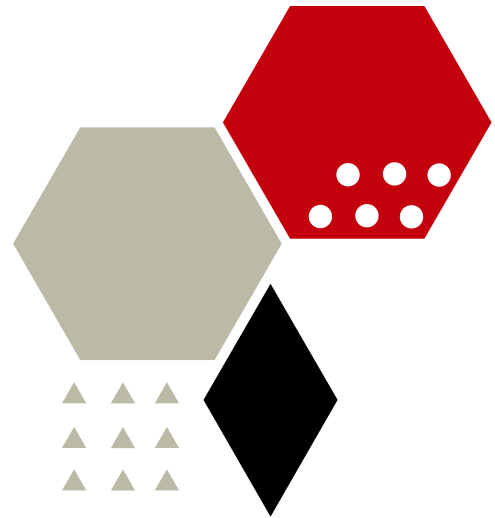


**Mead**  
**Design GALLERY**  
The original idea place

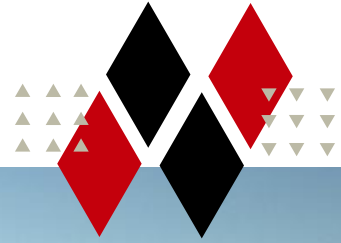
## 2. Final Sign Off

Once your blueprints and finishes are selected we are then able to provide a cost estimate.

- ☐ Review the estimate and make changes until it fits your budget and dreams
- ☐ Sign final contract so we can get to work!



# Do It



Once you've completed the decision-making process, our team goes to work to make all your dreams come true! Here's a look at what we do:

## The Home Building Process Checklist

- ☐ Pull permit
- ☐ Dig hole
- ☐ Footings/foundation/flat concrete
- ☐ Framing
- ☐ Rough plumbing, electrical and HVAC installed
- ☐ Insulation
- ☐ Begin exterior finishes:
  - ☐ Roof
  - ☐ Soffit/fascia/gutters
  - ☐ Siding
  - ☐ Masonry
- ☐ Drywall + paint
- ☐ Interior finishes:
  - ☐ Doors/trim/cabinetry installed
  - ☐ Hard surface flooring + countertops installed
  - ☐ Carpet, mirrors, shower doors, cabinet pulls, etc.
- ☐ Pour driveway + sidewalks
- ☐ Rough grade property
- ☐ Final walk through
- ☐ Final Inspection

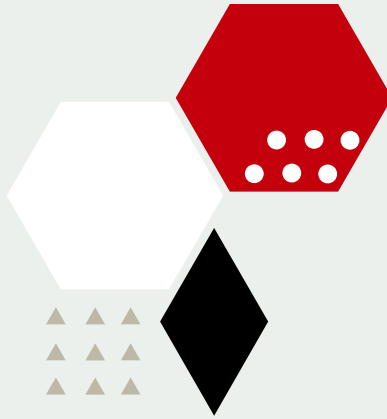
This entire process usually takes 6-12 months dependent on many factors. We'll keep you up-to-date and encourage you to stop and see the progress on your Dream Home! - The Dobish Construction Crew





# Start Your Project Today!

We'll be with you every step of the way.



**View our Portfolio:**

[builtbydobi.com](http://builtbydobi.com)

**Contact Matt:**

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