



A GUIDE FOR FUTURE HOMEOWNERS

# CUSTOM DESIGN BUILD PROCESS

BUILDING THE WRIGHT HOME FOR YOU

FERGUS · ELORA · INVERHAUGH · PALMERSTON

GETTING STARTED

# WHERE EVERY WRIGHTHAVEN HOME BEGINS.

When we are approached to build a new home there is a lot of information that must be assembled before the custom design build process begins.

The following pages walk you through our process, from the first conversation to the day you receive your keys. Each step has been refined over more than three decades of building across Wellington County, and each one is shaped by the same three values we have held since 1990: quality, craftsmanship, and trust.

Every home we build is different. The goal of this guide is to help you understand what to expect, how to plan, and how we work alongside you to bring a thoughtfully designed home to life.

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THE FIVE STAGES

01	INITIAL INFORMATION	LOT DETAILS & FEASIBILITY
02	DESIGN PROCESS	VISION TO SCHEMATIC
03	WORKING DRAWINGS	ENGINEERING & PERMITS
04	CONTRACT TO BUILD	AGREEMENT & CONSTRUCTION
05	PROJECT COMPLETION	OCCUPANCY, PDI & MOVE-IN

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# INITIAL INFORMATION

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This section applies to those approaching Wriighthaven Homes to build on a lot they already own. If you are building on a Wriighthaven lot, please skip to Step Two.

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- 01 Do you have legal title to the property? Eventually proof will be required. There should be no prior mortgages, second mortgages, or impediments on the title of the property.
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- 02 A legal survey is always a good provision for any new build. If one is not available, expect that there will be charges to create one throughout the process.
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- 03 A preliminary check with the Municipality where the lot is situated is needed for any zoning restrictions, setbacks, size restrictions, entrance permit requirements, and protected woodlot or wetland areas.
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- 04 Will there be any demolition on the property, and would the building being demolished fall under any Heritage designations?
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- 05 Are entrance permits to the property already in place, or will they be needed before construction can begin?
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- 06 Grading of the property. Are there impediments to where the building will be constructed? Consider trees to be removed, services available at the street such as hydro, gas, and utilities, driveway lengths, and soil conditions.
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- 07 All of the above can be provided by the builder, but this represents professional administration time and requires a fee to assemble the information. This fee can cost upwards of \$1 to \$5 per square foot, excluding the survey cost.

# DESIGN PROCESS

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Once the information above is provided and discussed, and the viability of a custom home is confirmed, the exciting design process can begin.

- 01 The preliminary meeting covers initial design criteria such as desired size, inspirational photos, and discussions on must-haves and wants. Be prepared to discuss lifestyle, family dynamics, preferences for rooms, and initial ideas for design.
- 02 Be prepared to enter into a design agreement with the builder. Based on the size and complexity of the build, the builder will provide a budget for the design process. Costs typically range from \$5 to \$15 per square foot, with an average of \$10 per square foot. Budget accordingly.
- 03 After the initial visit, the design professional will prepare a schematic layout. Further discussions regarding interior and exterior visions will occur, and specific wants and needs will be identified.
- 04 Floor plans will then be created and reviewed together. Discussions will nail down exact details and potential finishes, both interior and exterior. The interior design process will cover kitchen layouts, finishes, and thoughtfully designed bathrooms with uniqueness in mind.
- 05 We finalize the design floor plans and exterior designs. Small revisions may happen at this stage. A final design approval meeting brings everything together so the designer can complete the final design for review and approval. The builder will then estimate the cost to build for budgeting and financing purposes.

# WORKING DRAWINGS

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This is where the home design begins to become a reality. Details abound, and careful thought goes into how every design choice will actually be built.

- 01 The working drawings stage challenges how the design criteria will be constructed. Some edits are likely, and changes may be necessary to accommodate the must-haves and wants while keeping the established budget in mind.

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- 02 The home plan will undergo structural engineering review, mechanical engineering review, and site plan review, including survey and sketch for permit, along with a site grading plan review. All of this develops the permit plans ready for building permit application.

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- 03 The builder will discuss final landscaping for the site and how much detail is desired. It is always advisable to budget for completion of the land. Experience shows that when homeowners take on this part of the work themselves, it often does not get completed properly. Budget for exterior landscaping. It matters for both the final completion of the home and your personal enjoyment.

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- 04 The building permit process may require any or all of the following: septic permit, demolition permit, grading or Site Alteration permit, plumbing permits, minor variance permits, Heritage permit approvals, and associated fees. These will be identified and prepared for the final contract.

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- 05 Completion of all working drawings and reports necessary to submit for building permit approval.

# CONTRACT TO BUILD

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This is where plans become a commitment, and construction begins to take shape on your lot.

- 01 The builder will prepare the final estimate and present the builder agreement, detailing the cost to build and the construction process, in the form of a design build agreement. The deposit structure will be spelled out. Financing, if required, can be addressed at this time with your financial institution. Proof of financing will be required before entering into an agreement to build.

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- 02 Commencement of construction. This often begins with site preparation and getting the land ready for the home. Keep your camera ready. It is always fun to see how the home begins to take shape.

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- 03 Be prepared to discuss many items during construction to ensure every detail is being completed accordingly. Regular site visits are available, but must be with a Wriighthaven Homes team member present. Please understand the dangers and risks of a construction site.

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- 04 Small changes and edits to the plan can occur, but they are addressed with change orders and associated costs. As the home develops, it often looks different than it did in your mind's eye, and on-site changes are sometimes necessary. We try to avoid them where possible, since cost is always at the forefront. Clients often over-spend at this stage due to excitement. Further deposits will be required for on-site changes.

# PROJECT COMPLETION

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As the project nears completion, the builder begins the final steps toward handing you the keys to your new home.

- 01 Based on the complexity of the home, the closing date is established. Exact closing dates on a custom design build are not always easy to lock in early.

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- 02 A minimum of 60 days notice will be given so clients can plan for an actual closing date. This date usually coincides with when the builder can realistically achieve occupancy status through the building department.

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- 03 Once confirmed, the closing is set and plans for moving in can be made.

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- 04 External items such as landscaping are often completed after closing, mostly due to weather and time of year. Possession can occur before the exterior landscaping is finished.

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- 05 Final occupancy inspections confirm the home is fit for habitation and safe to operate.

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- 06 The Pre-Delivery Inspection, or PDI, happens shortly after occupancy inspections and formal approval of the home for living in.

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- 07 Any outstanding items will be determined and documented in accordance with the warranty program during the PDI.

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- 08 Final payment is transacted, often handled through a solicitor, as it may involve registering a mortgage on the property.

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- 09 Congratulations. You are ready to move into your new Wriighthaven home. Outstanding work, particularly landscaping, is completed after your move-in date based on seasonality, typically between June and October.

# CUSTOM BUILD FAQ

Straightforward answers to the questions we hear most often.

## DO I NEED TO INVOLVE A REAL ESTATE AGENT?

No. Initial sales communication is handled through the Wriighthaven professional sales team. Book an appointment with our sales professional and begin discussions on the property. From there, the information gathered is forwarded so the design process can begin.

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## HOW MUCH DOES IT COST TO BUILD A CUSTOM HOME?

This is difficult to project without full details, especially interior and exterior finishes, along with the size and complexity of the home. Most Wriighthaven custom design build projects run \$300 to \$500 per square foot. This does not include lot improvement costs such as wells, septics, lot clearing, and utilities installation.

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## CAN I USE MY OWN TRADES AND SUPPLIERS?

Generally not. Wriighthaven Homes reserves the right to use our own trades for cost efficiency, quality control, and production efficiency. Best laid plans can backfire when using a client's friends or trades. If a trade is well known to the builder and has performed work with us in the past, we will consider the use of that alternative trade.

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## WHAT IS THE PAYMENT STRUCTURE?

During the build, progress draws are required. Initial deposits are typically around 10 percent. 20 percent is due upon foundation completion, 20 percent at close-in, 20 percent upon drywall completion, and 20 percent upon exterior and occupancy completion. The balance is paid net 30 days. Every build is different, and draws often coincide with your financial institution's release of funds.



BEGIN YOUR BUILD

# LET'S DESIGN YOUR WRIGHT HOME.

For more than 35 years, Wright Haven Homes has been dedicated to crafting thoughtfully designed homes and exceptional living spaces across Wellington County.

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925 GARTSHORE ST, UNIT 1 · FERGUS, ON · N1M 3V9

519.787.6699 · [INFO@WRIGHTHAVENHOMES.COM](mailto:INFO@WRIGHTHAVENHOMES.COM)

[WRIGHTHAVENHOMES.COM](http://WRIGHTHAVENHOMES.COM)