



CUSTOM BUILD

CONSTRUCTION MANAGEMENT

Custom Home Builder

Choose Quality & Luxury for Your Custom Built Home

We specialize in building custom homes for Niagara. Contractor recommended, we are the trusted choice for the fine quality and craftsmanship in the work we do, materials we use, as well as for the careful attention to personal service we provide.

Our Personal Touch

We hold equally high standards for the service we provide to you as we do in the custom homes we build. Unlike dealing with faceless development corporations, with Pinewood Homes you deal directly with the owners, operators and home builders themselves, and receive the benefits of a personal dedication to service and a hands-on approach.

Choosing a Custom Home Builder

The benefits of choosing a custom home builder are clear. Create your dream home, tailored to your tastes and specifications – whether traditional or contemporary, open-concept or divided space. Employ the finest of the latest high-quality and cutting-edge products in the design of your home to achieve the look and feel that you've always imagined.

But first, you must select a company to build it for you. Below are questions & tips in choosing a reliable and trustworthy custom home builder.

- What is the profile of the company?
- How long has the builder been in business?
- Are they full-time builders? (This is preferred over part-time)
- Does the company have the required licences and registrations?

- Will the company provide a list of previous clients for a reference check?
- Do they have a portfolio of custom homes they have built?
- Talk to the Community
- Do you know anyone who has hired the company previously? Talk to them.
- Do an online search to learn more about their reputation.
- Check the Better Business Bureau for complaints against them.

Price

- Compare and contrast the quality of their work with other custom home builders. Is the price fair for the quality of the workmanship?
- Compare standards and upgrades.
- Warranty and After-Sales Service
- Is the builder a member of a third-party new home warranty program? Third-party warranty is mandatory in Ontario (some exceptions apply).
- Do any brand-name products that come with the home also come with a manufacturer's warranty?
- If the builder provides the warranty itself, ask yourself: Will they still be around when I need it?
- If there are items outstanding, when will they be completed?
- Who can you call if you have any questions?



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A look at what is involved in managing a house-building project.

What is involved?

There is a great deal involved in managing a house-building project, including major renovation projects. Whether you are managing the project yourself, or leaving it all to someone else, the main tasks include:

1. Preliminaries:

- Arranging finance.
- Organizing the design.

2. Organizing the builder and sometimes the subcontractors:

- Asking selected builders and/or subcontractors for prices or tenders to do the work.
- Selecting the form of contract that best suits your needs.

3. Consents:

- Getting building consents (and resource consents if necessary).

4. Managing construction:

- Arranging for subcontractors to be available when needed.
- Dealing with suppliers and making sure materials are ordered and delivered on time.
- Monitoring progress once work starts to make sure everything complies with the contract and consent documentation (including plans and specifications).
- Arranging for inspections by your own professionals, for example, the designer or architect.
- Arranging for inspections by the building inspectors at the end of each stage.
- Answering questions that arise during building, and clarifying anything in the construction

documents with the contractors.

- Knowing when progress payments are due and checking claims for payment.
- Negotiating with the builder and subcontractors to come back and fix any work not completed or done properly.
- Processing variations and anything else that crops up along the way.
- Arranging amendments to the building consent where necessary.
- Arranging the final inspection for the code compliance certificate.

Custom Home Building

Pinewood will assist, guide and coordinate all phases of custom home building including:

- Interim financing
- Construction mortgages
- Site Selection
- Home Design
- Facilitating the decision making process
- Building Permits
- Tendering
- Sub-trade selection
- The coordination of materials and trades through to completion
- The continuous inspection of all workmanship to ensure we deliver the look and function exactly as promised