



UNLOCK THE DREAM HOME PROCESS

CUSTOM HOME
BUILDING AND RENOVATION



(678) 357-6332

www.ndbuilt.com

CUSTOM HOMES . RENOVATIONS . DESIGN



OUR PHILOSOPHY

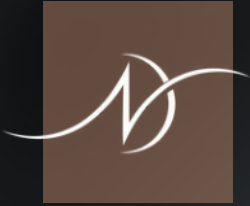
Arriving Home Should

FEEL LIKE ARRIVING IN LIFE

Crafting a luxury custom home that feels like a vacation can initially seem like a never-ending, complex undertaking. Impeccable project management and execution are paramount to protect your investment and ensure your family's peace of mind.

At Nykeil Davis Build & Design, we believe building your dream home should be one of the most exciting experiences of your life - not one of the most stressful. That is the Nykeil Davis difference.

"After reading this guide, uncertainty is replaced with absolute clarity. You will know exactly what to watch for as we transform your highest aspirations into vivid reality."



YOUR DREAM
HOME JOURNEY
BEGINS HERE!



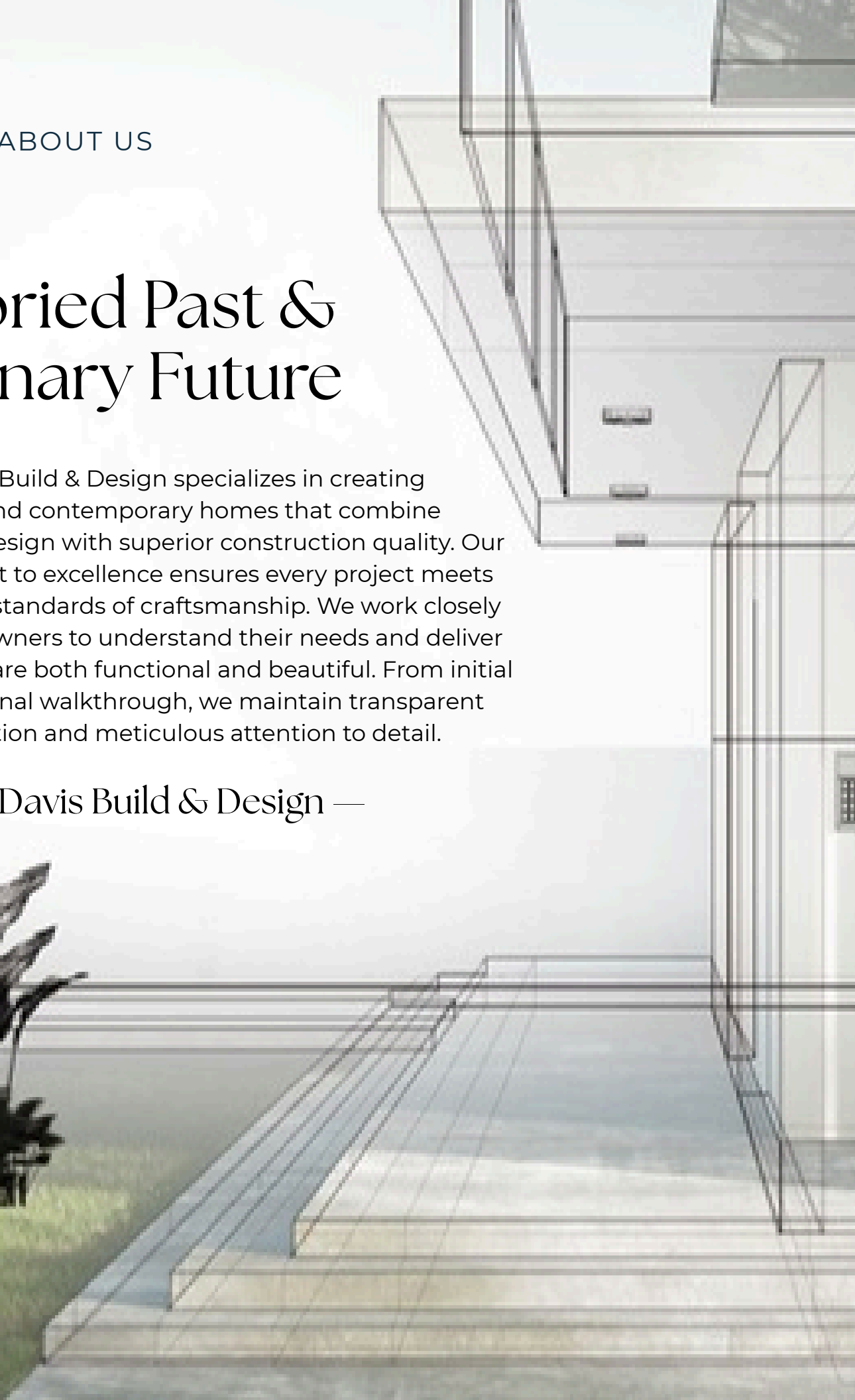


ABOUT US

A Storied Past & Visionary Future

Nykeil Davis Build & Design specializes in creating traditional and contemporary homes that combine innovative design with superior construction quality. Our commitment to excellence ensures every project meets the highest standards of craftsmanship. We work closely with homeowners to understand their needs and deliver spaces that are both functional and beautiful. From initial concept to final walkthrough, we maintain transparent communication and meticulous attention to detail.

— Nykeil Davis Build & Design —





BEFORE WE BREAK GROUND

Curating Your Initial Vision

Five essential steps to take before your first meeting with our team. The more prepared you are, the more precisely we can bring your vision to life.

1

DEFINE YOUR VISION

Write down your must-haves, wish list, and non-negotiables. Identify your preferred architectural style and gather visual inspirations from curated galleries, Pinterest, or Houzz.

2

ESTABLISH YOUR BUDGET

Know your financing limits and include a 10 - 15% contingency for unexpected costs. Understanding your investment level ensures we align on scope from day one.

3

RESEARCH YOUR LOCATION

Understand zoning, HOA rules, and utility access for your desired lot. Tour model homes and measure your current spaces to understand your room size needs.

4

GATHER INSPIRATION

Collect photos, floor plans, and design ideas to share with our team. Think about the lifestyle you'll want 2+ years from now, including evolving family needs.

5

SCHEDULE YOUR CONSULTATION

Contact us to begin the conversation. We'll guide you from day one aligning your vision, budget, and timeline before a single plan is drawn.



YOUR EXPERT TEAM

The Architecture of a Master Team

Building a custom home is the largest investment most families will ever make. A masterpiece requires an elite team working in absolute harmony to eliminate unforeseen costs and accelerate the build timeline. Think of your project team as a three-branch system where each branch serves a distinct function.

THE JUDICIAL BRANCH THE CLIENT

You hold the ultimate authority, confirming all decisions and providing direction based on expert counsel. Your vision drives every choice made throughout the build.

THE EXECUTIVE BRANCH THE BUILDER

We direct the entire orchestration, managing elite vendor partnerships, timelines, and the budget. The builder coordinates all trades and ensures quality at every phase.

THE LEGISLATIVE BRANCH ARCHITECT & DESIGNER

The visionaries tasked with crafting every meticulous detail of the build to fit your needs. They translate your vision into detailed, buildable plans and specifications.



VISION WITHOUT
EXECUTION IS JUST
A DAYDREAM

YOUR EXECUTIVE BUILDER



Nykeil Davis

With 17 years of experience and a veteran's discipline, Nykeil Davis leads every project with precision and personal commitment. His approach is simple: build every home as if his own family will live in it.

1 EXCEPTIONAL SERVICE:

Personal attention from pre-design through final walkthrough.

2 QUALITY FOCUSED:

Best-in-class materials and superior craftsmanship.

3 IN-HOUSE DESIGN:

Seamless integration of design and construction.

4 TRUSTED PARTNERSHIPS:

17 years of strong relationships with top-tier trades.





IT'S NOT JUST ABOUT
BUILDING A HOUSE. IT'S
ABOUT CRAFTING YOUR
SANCTUARY



SELECTING YOUR BUILDER

What to Look For in Your Executive Builder

This is often the first step in assembling your team, and the most important. The builder directs the entire project. You'll work with your builder to understand scope and scale. The builder brings partnerships and vendors to your project, so those relationships often dictate your costs and timelines. The better the builder, the better the relationships and end result.

4 THINGS TO CONSIDER WHEN HIRING YOUR BUILDER:

1 UNDERSTAND YOUR BUDGET

Know your financing limits and the level of investment you are comfortable with. Ensure your builder is pre-qualified with the bank if financing is required.

2 COMMUNICATION PATH

Let the builder handle all communications with vendors, trade partners, and suppliers to ensure a single, clear communication path. This eliminates confusion and costly missteps.


3 VERIFY REPUTATION

What do their reviews say online? Check their portfolio, gather client recommendations, and visit completed projects when possible.

4 CONFIRM LICENSING & INSURANCE

Have you confirmed their contractor's license and insurance levels? Does the max coverage of the General Contractor match the cost to build the home?





THE LEGISLATIVE BRANCH

Architect & Designer

Your builder will have preferred architects and designers. It's their job to ensure the design fits your needs, budget, and the land.

HIRING YOUR ARCHITECT:

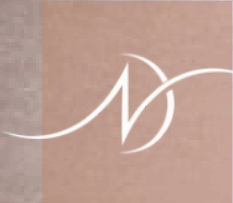
- 1 Get to know the HOA, CC&Rs, or other building requirements they will need.
- 2 Search for any easements or building envelope issues on your lot.
- 3 Confirm you can build your desired style with the exterior finishes and colors you want.
- 4 Involve them as a construction administrator, updating drawings once interior design is complete for one consistent set of plans.

HIRING YOUR INTERIOR DESIGNER:

- 1 Will they work with the team to put together finishes and selections at the right budget?
- 2 Ensure they provide furniture layout even if you plan to purchase your own, so electrical and spacing can be applied.
- 3 Will they provide CAD elevations for interior architecture details?
- 4 Can they provide a design book including options and selections by category, not just by room?

ND BUILT IN-HOUSE DESIGN TEAM:

- ✓ 3D Rendering & Visualization
- ✓ Architectural Floor Plans
- ✓ Structural Engineering Coordination
- ✓ Permit & Code Compliance
- ✓ Material & Finish Selection
- ✓ Kitchen & Bath Design
- ✓ Lighting & Fixture Planning
- ✓ Budget Planning & Estimates



WHAT WE BUILD

Our Services

From initial concept to final walkthrough, we offer a complete suite of construction and design services tailored to your vision and budget.

I

DESIGN CONSULTATION

3D rendering, material selection, budget planning, architectural floor plans, and lighting design.

II

RENOVATIONS & REMODELING

Kitchen remodeling, bathroom renovation, room additions, and full home renovation.

III

CUSTOM HOME BUILDING

Site preparation, structural framing, roofing, MEP rough-in, interior finishing, and final walkthrough.

- ✓ Custom Home Building
- ✓ Renovations & Remodeling
- ✓ Design Consultation
- ✓ 3D Rendering & Visualization
- ✓ Interior Design Services
- ✓ Site Preparation & Permitting
- ✓ Kitchen & Bath Design
- ✓ Room Additions



Land & Build

The design phase can take 8-24 months on average. Selecting the right lot is as critical as the design itself. Our team assists you in evaluating sites for drainage, soil quality, access, and zoning compliance. We coordinate all permits and environmental requirements so you never face unexpected delays.

- ✓ Verify zoning and setback requirements before purchasing land
- ✓ Commission a soil test to identify any foundation challenges early
- ✓ Confirm utility connections: water, sewer, gas, and electric
- ✓ Review HOA covenants and deed restrictions for design limitations
- ✓ Secure all permits before breaking ground to avoid costly delays

4 THINGS TO CONSIDER DURING THE BUILD:

- 1 Confirm the builder's risk policy and insurance coverage matches the cost to build the home.
- 2 Understand how change orders are handled and what constitutes a change order.
- 3 Ensure the builder provides a construction schedule or key phase timeline.
- 4 Know when you'll be required onsite for walks and decisions beyond the design book.

PRO BUILDER TIP

Always retain a contingency budget of 2-3% of the total build cost to seamlessly absorb scope changes and unforeseen conditions.



KEEPING YOU INFORMED

The White-Glove Communication Standard



WEEKLY UPDATES

Receive a detailed progress report every Friday with photos, completed milestones, and upcoming work scheduled for the following week.



DIRECT ACCESS

Your dedicated project manager's direct line is always available during business hours (8 am - 5 pm, Monday through Friday).



MILESTONE SIGN-OFFS

You approve each phase before we proceed to the next, ensuring your vision is preserved at every stage of construction.



CLIENT PORTAL

Log in anytime to view photos, schedules, and budgets. Our exclusive client portal gives you 24/7 real-time visibility into your project's status.



CHANGE ORDER PROCESS

All changes are fully documented, priced, and approved by you before any work begins. No surprises, no hidden costs.

Questions to Ask Your Builder

1

How often should you expect communication from the builder?

2

What are the hours of operation and when should you wait to reach out?

3

Does the builder send weekly video or photo updates?

4

What management software (e.g., Buildertrend, CoConstruct) do they utilize?



HARMONY IN EXECUTION

Roles & Responsibilities

Throughout the process, it's imperative everyone understands their role. When these roles are clear and everyone is responsible for their part, it's incredible what's possible.

ND BUILD & DESIGN TEAM OUR COMMITMENT TO YOU

- ✓ Site preparation, permitting, and inspections
- ✓ Structural framing, roofing, and MEP rough-in
- ✓ Subcontractor scheduling and quality control
- ✓ Budget management and change order processing
- ✓ Weekly client communication and progress reports
- ✓ Interior and exterior finishing and punch-list resolution
- ✓ Final walkthrough and certificate of occupancy
- ✓ Post-completion warranty support

YOUR ROLE AS THE CLIENT PARTNERSHIP IN ACTION

- ✓ Timely design selections and approvals
- ✓ Prompt payment per the draw schedule
- ✓ Clear communication of changes or concerns
- ✓ Limiting site visits to scheduled walkthroughs
- ✓ Be accessible for pre-construction and field walks
- ✓ Review and execute change orders upfront
- ✓ Final walkthrough sign-off and move-in
- ✓ Communicate during normal hours (8 am-5 pm, M-F)

SUBCONTRACTOR & SUPPLIER PROFESSIONAL STANDARDS

- ✓ Keep the job site clean and organized
- ✓ Maintain professionalism at all times
- ✓ Correct manpower and follow the coordinated schedule
- ✓ Build per the specs and design as experts
- ✓ Be responsive and communicate promptly
- ✓ Pre-walks before installation to verify everything is correct
- ✓ Attend pull plan schedule meetings with the builder
- ✓ Provide mock-ups and samples before final installation



HOW WE WORK

Our Process

for Building Your Sanctuary

We guide you from concept to final walkthrough - every step is transparent, every milestone is yours to approve.

1 - CONSULTATION

Aligning on your precise vision, budget, and timeline. Understanding your exact needs is paramount before a single plan is drawn.

2 - DESIGN

Crafting highly detailed master plans and 3D renderings, refining every element until absolute perfection is achieved.

3 - PERMITS

Securing all necessary building approvals and regulatory coordination.

4 - CONSTRUCTION

Deploying expert craftsmen to bring the design to life utilizing precision execution and premium materials.

5 - COMPLETION

Conducting the rigorous final walkthrough and handing over your beautifully crafted, move-in-ready home.





THE FINAL PHASE

The “Toothbrush Ready” Standard

As the finish line approaches, our entire elite team converges on your home. We meticulously inspect every system and every square inch to guarantee that every detail is in place before you step through the door. We don't consider the job done until you are completely satisfied.

FINAL QUALITY INSPECTION

Our team performs a comprehensive verification of the entire home, including:

- ✓ Running all appliances, faucets, HVAC systems, and electrical outlets
- ✓ Inspecting paint, trim, flooring, and tile for any imperfections
- ✓ Documenting all punch-list items and resolving them before key handover
- ✓ Conducting intensive quality assurance checks throughout every room

FINAL DOCUMENTATION & HANDOVER

Before completion, we ensure you receive:

- ✓ A comprehensive understanding of your long-term warranty coverage
- ✓ All keys and official warranty documents upon full project sign-off

Questions to Ask Your Completion

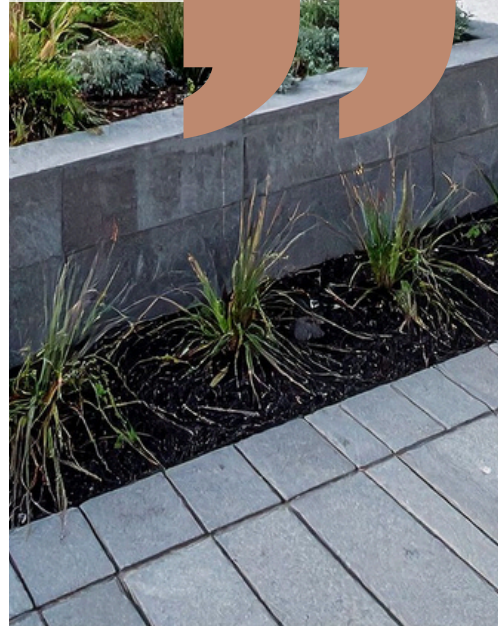
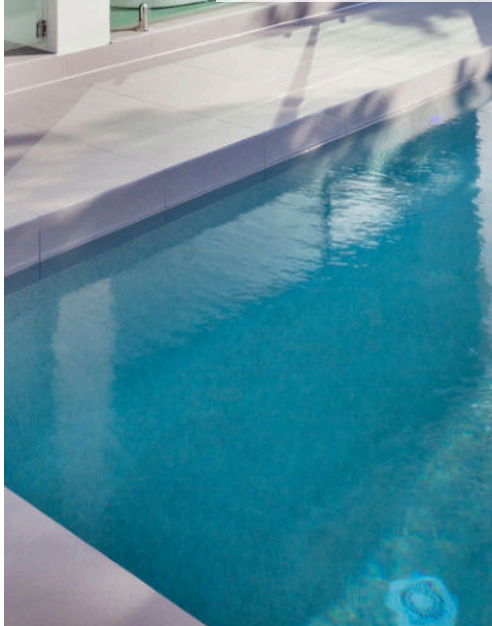
- 1 How does the builder close the home?
- 2 How does the builder ensure quality upon completion?
- 3 How are punch-list items handled?
- 4 What is the warranty and how does it work?



Their professionalism shows in management, quality of work and customer service was outstanding. My wife and I highly recommend their services.

— Eric Patterson —

Satisfied Client · Nykeil Davis Build & Design

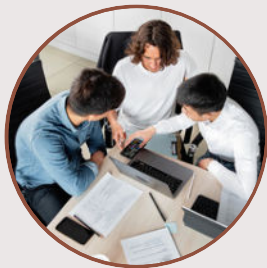


We are ready to be at your side the entire way. Here's how the process begins - three simple steps from your first call to breaking ground on your dream home.



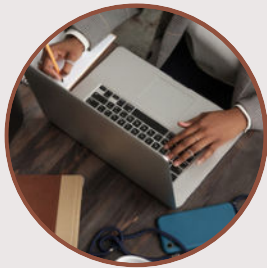
1 THE CALL

Request a complimentary consultation with our team. We get to know you, understand your goals, budget, and timeline in your Strategic Visioning Session.



2 THE PLAN

We'll create a detailed proposal tailored to your vision. Complete a Pro Services Agreement and retainer to cover permits, estimating, and design meetings.



3 THE TEAM

We assemble your expert team based on customized recommendations to your unique taste and preferences - then we break ground.

When You're Ready
to Get Started

REQUEST A CONSULTATION

"BUILD WITH CONFIDENCE. LIVE WITH PRIDE."

LET'S BUILD SOMETHING GREAT TOGETHER

When you are ready to embark on this remarkable endeavor, we are ready to stand at your side every step of the way.



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