

DH SmartBuild: Design + Build with Confidence in 7 Days — Fixed Price, Move-In Date. No Surprises. Get started today at buildlago.com/booking

Design well to save \$50,000 in mistakes.



The “No Regrets” guide to your new home!
From DH SmartBuild.

Custom homes cost much more than they should, take longer than necessary, and underwhelm their Owners due to poor design and planning!

The Property: This could be a \$50,000 mistake



Buying a home is a big, exciting step, but it's okay to feel worried! It's an investment in your whole life. We're here to help you focus on the first and most important thing: the property.

The Perfect Place for Your Life

Think of the home site as the setting for your favorite story—your life! You need a place that makes every day easier and happier.

- ✓ **Your Drive Time:** This is the big one! How long will it take to get to work, school, friends, and family? Spending less time in the car means more time doing what you love.
- ✓ **The Digital Connection:** Today, a fast internet connection is just as important as roads! If you work or learn from home, you need high-speed service (like fiber). Make sure the spot you pick has the fast internet you need, or your "digital commute" won't work!
- ✓ **The Feeling:** Does the neighborhood feel right? Is the ambiance—the look, the people, the general vibe—what you want to wake up to every day?
- ✓ **The Dream View:** What do you see when you look out the window? A peaceful lake, rolling hill country, or a private yard? The land is the only thing you can't change later, so make sure it holds your dream.

The Property: This could be a \$50,000+ mistake (continued)



The Hidden Costs of Making a Home Work

Builders know that a house is useless if it doesn't function. Toilets must flush, water must run, and lights must turn on! This seems simple, but getting these things to the home site costs money.

- ✓ **Are Utilities There?** Don't just assume the home site has water, electricity, and sewer hookups. You have to ask: Are the utilities already connected to the property?
- ✓ **The Price Tag:** If utilities need to be brought in from far away, the cost can be huge! We've seen bills as high as \$180,000 just to run the pipes and wires to a home site. These costs are often the same no matter how big your house is. If you forget this step, it can crush your budget.
- ✓ **Tap Fees:** These are extra fees paid to connect to the main water or sewer lines. They're mandatory!

The Lay of the Land (Topography)

The shape of your land affects the price of building.

- ✓ If the ground goes sharply up or down (we call this topography), it costs extra.
- ✓ Dealing with big slopes means expensive foundation work, retaining walls, or a lot of dirt moving. A flat home site is almost always cheaper and easier to build on.

Your worries are completely normal! We want to help you think through these big, practical questions first, so the rest of your homebuilding journey can be exciting and worry-free.

Don't build the wrong home! Live by Design instead.



You are unique. Your family, your routines, and your dreams are one-of-a-kind. Your home should be too.

We believe your home should be designed around you and your best life—a powerful tool that makes every day easier, more comfortable, and more relaxing. To achieve this, we have to look past the typical numbers game. It's time to realize that chasing big numbers is the wrong approach:

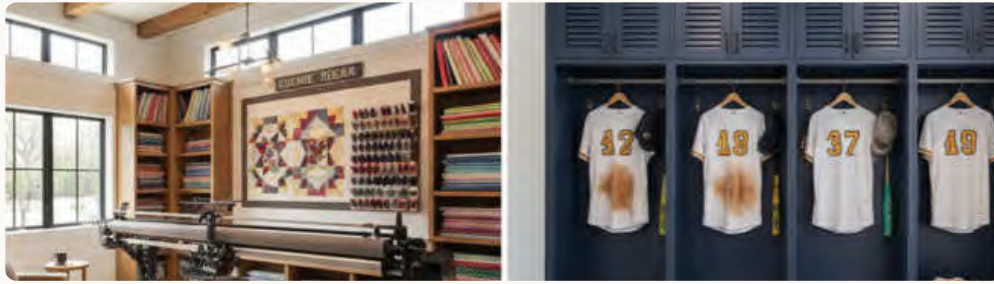
Square Footage is the Wrong Focus. Activities Should Drive Size.

It's easy to get caught up in the numbers—the total square footage of the house or the exact size of the main rooms. But this is where most people get the design process backward.

The size of your home and its individual spaces should always be driven by the activities that are housed in those areas.

A space is only "big enough" if it lets you do what you need to do comfortably and efficiently. Focusing only on a number means you miss the point: a room's true size is measured by the life you live inside it.

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Designing Around Your Life, Not a Standard Layout

Since your life is unique, the needs of your rooms are too. Let's look at how daily activities completely change the design requirements:

The Gear Zone: Managing Mess and Clutter

Every family has clutter, gear, or mess. The key is to design a dedicated space for it. For families whose kids are serious about baseball, muddy equipment shouldn't come inside the house. The solution isn't just a bigger garage; it's a designed space. We can take a portion of a three-car garage and build dedicated baseball lockers and even put a hamper right there. Now, the kids can strip off their muddy uniforms before they ever step onto the clean floors.

The Charging Nook: Preparing for Modern Life

We all have multiple phones, tablets, and devices that need to be charged every night. The question is: Where do you want to keep those items, and where do you want to charge them? We can prepare for this in your design by building in a charging drawer in the kitchen island, a charging shelf in the home office, or a docking station in the mudroom. It's a small detail, but it prevents cord clutter and makes life easier every single day.

The Sleep Sanctuary: Protecting Rest

Do you and your partner get up at totally different times? A simple bathroom door won't stop the light and noise of one person getting ready from waking the other. The solution is to design the path between sleeping and starting the day strategically. We can create a vestibule (a small entry space) between the bedroom and bathroom, or place the master closet in between the two. This simple layout acts as a buffer against noise and light, allowing the person to sleep a little longer.

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The Key to Budget: Allocating Dollars by Design

This deep focus on your activities is not just about making a better home—it's one of the most powerful tools for designing and building homes on budget.

When we right-size spaces based on your needs (like making a secondary bedroom smaller because the kids do homework in the kitchen), we prevent wasted space. That saved square footage reduces the overall cost of the home.

The key is making sure your money is allocated to these activity-driven spaces. We move dollars away from building unnecessarily large, empty rooms and put them toward the features that truly make life easier: the baseball lockers, the specialized quilting room, or the sound-buffering master closet layout.

This is what it means to Live by Design. We don't build a standard house and expect you to adapt. We start by deeply understanding your problems, your hobbies, and your daily flow. Then, we design the perfect solution around them, using your priorities to control your budget.

We don't just build homes. We design solutions for living. Let's talk about your life.

**LET'S SAVE YOU TIME, MONEY, AND STRESS & MAKE LIFE EASIER
AT THE SAME TIME!**

DESIGN WITH INTENT. BUILD WITH CERTAINTY.

Save \$50,000 and 6 months

Your design, price & move-in date — before you commit.

Here's how it works with us:



DH SmartBuild Clarity Call (Free & Virtual) — what you receive ≈ 20 MIN · \$0 · NO PRESSURE	
Site evaluation	\$1,500 value
Custom home plans	\$15,000 value
Photorealistic exterior rendering	\$1,500 value
Engineering	\$7,500 value
Energy modeling / testing	\$3,000 value
Total deliverable value	\$28,500 → \$0 today

You don't spend a dime until you agree to build with us.
 OUR LOVE-IT PROMISE — APPROVE EVERY DETAIL FIRST, OR YOU OWE NOTHING

"DH Homes did a fantastic job on our custom home. They recommended design solutions for our family that have helped us so much."
 — Ali, Lago Vista

"We started with an architect who led us to \$100K over budget. DH Homes reworked our design — now we're under our comfortable budget with a better home."
 — Ray, Georgetown