

HOLLIDAY GROUP

**GENERAL CONTRACTORS
CONSTRUCTION MANAGERS**

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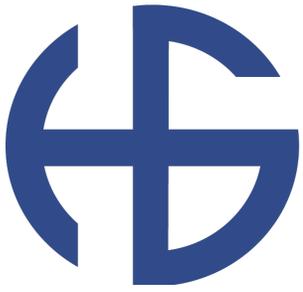
Looking to start a home improvement project or a new build? Follow these guidelines to better understand the complex process that is involved in the construction process.

1. Your schedule is a guideline.

The build can be the course of a few weeks for a simple bathroom refresh or over year or a new build. As contractors we give tight timeline for all our partners in the process, from suppliers to laborers, we always hope to be done on schedule. Of course, what I thought was a hard-and-fast schedule was really a loose guideline and guided by several external factors beyond our control. At the Holliday Group we do our very best to plan for and mitigate any issues that may arise, but the post pandemic world is different than anything we've had to deal with before. Bad weather, building issues, material delays, and the scheduling of busy subcontractors are just a few issues we deal with daily to make sure the project goes smoothly. The schedule is definitely subject to every contingency in the book. When it comes to what to know when building a house, understanding that your ideal schedule may not pan out is at the top of the list. We would rather take a little longer and get a perfect result then rush and have a less than perfect result.

2. Design for your future.

When designing your home, you should plan for the future. What will work today as married couple or even as a single person would not work well as a family of three. Things that worked for as a child-free couple wouldn't be ideal for a full house. The needs of grandparents are different from others as well. If you design your home with "right now" in mind, you might be not content with the living situation in 5-10 years. Holiday Group has built hundreds of homes, and



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we take into consideration every factor when designing or remodeling your dream home, even future-proofing color palettes and layouts.

3. Finish before moving in.

This might seem like an obvious piece of advice, but when you near the end of a long build, you're just ready to move in. Plans you had to finish the basement or landscape your backyard seem less important if they're holding up your move-in date. But many wish they finished everything before moving in since those last few items will always be on the backburner to complete afterward. If you already have contractors there, it's much easier to finish projects now than paying them to come back later. Keep your resolve and get all of those little jobs done before your first night in the home!

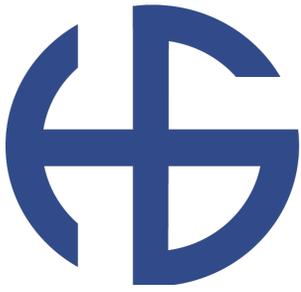
4. Plan for storage.

No one gets that excited to plan their storage spaces. Most of the attention goes to the master bath finishes and picking out cabinetry details. We've polled thousands of homeowners, and not surprisingly most would say they'd rather have more storage space than, say, a deeper bathtub. Storage is prime real estate in a home. Planning for storage isn't the most exciting part of the process, but it has a huge influence on your lifestyle and organization later on. Keep it in the forefront of your mind when designing and building a home.

5. Research contractors.

We take the hard part out of the process. We hire only certified, licensed, and insured professionals and never ask for a deposit to pay subs we don't know. Too many times we've heard stories of unethical contractors making off with deposits never to be heard from again. The Holliday Group has been in business for almost 30 years. We pride ourselves in making good connections with every stakeholder in every project. Looking back over the years, we've done more business through referrals than any other lead source and we will only continue this in the future. Always ask for referrals and reviews before doing business with contractors. It will save you headaches, time, and money in the long run.

6. Invest in fixtures.



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It is hard to know where to allocate funds when building a new home. Every one today is very budget conscience, including us. There are plenty of trendy items you'd rather spend money on – more decorative pillows, anyone? – but in the end, it is always better to invest in fixtures. Those are the parts of your home that stick around, even when you change your decor. By investing in higher-quality fixtures, you will be able to swap out finishes and colors to freshen up the house in the future without having to make major changes – or repairs.

7. Go neutral.

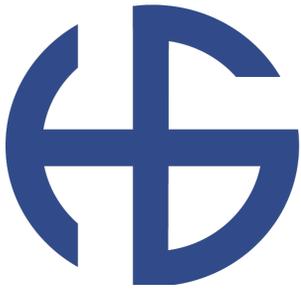
If you ask some of our past customers what their biggest design regret for their house is, they would probably say, “The dark green” or some other bold accent color that hasn't aged well. At a customer's request we used two-toned paint throughout the house, with a dark, mossy green on the bottom and a neutral beige on the top. The beige has worn beautifully, but they've already painted over the green- several times. It was fine for a few years, but when the time came to redecorate, it was a huge challenge. It's better to go with [neutral colors](#) and change out accents, rather than using a specific color throughout the home. I can't even tell you how many times were called back to change colors to cover design mistakes.

8. You'll spend your own money.

If you secure a [construction loan](#), the big stuff is all covered. But we didn't account for the things we'd pay for out of pocket along the way. You can submit draws to the bank to pay for the foundation or drywall, but change orders really add up. The little details or modifications to the contract such as a specialty glass panel or a accent that will be amazing focal point in the house that only can happen when you see the project progress. Plan for a contingency fund for construction expenses would have saved a lot of stress.

9. It's stressful but rewarding.

Everything you've heard about how building affects relationships is true. We often joke that if you're able to build a home together, there's not much that can shake your marriage! Rather than simply choosing an existing home, building is a never-ending tug-of-war between wants, needs, and compromises. It's easy to let the stress get to you, especially when you're debating the merits of fixture finishes or floor layouts. But if you keep the main goal in sight – a home where you can live, grow and love – it's easier to see what's really important. Pick your top three building dealbreakers and expect to make compromises on the other choices.



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On one hand, buying a house that is already built is turnkey and a lot less involved, however, on the other hand, there's something about living in a house that you've created from a piece of scratch paper to a structure full of life and memories. Building your own home isn't for the faint of heart, but for those brave enough to take on the task, the rewards are immeasurable.

The bottom Line

Building a house might seem like an arduous task, and, well, it is but The Holliday Group is here to help with the entire process from designing, permitting, building, to final inspections and cleaning. By allowing us to leverage our decades of expertise to plan for your project, it can be the best thing you do to alleviate the stress involved.

**Give us a Call Today for your free
Estimate.**

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