

Let Us Hold Your Hand During Your Custom Home Design & Build Process

Let Eillu be your guide through every step of planning, design and construction of your new home. We will be your eyes and ears when you can't be here.

RELATIONSHIP

We seek to build a relationship based on open communication, trust, understanding and mutual respect. We want to know your ideas, hopes and dreams to fully represent your interests.



SELECT THE LAND FINISH THE PLAN

We will help you locate the perfect lot or if you have already purchased a lot, visit the lot with the builder and architect to determine the feasibility of your design and site prep requirements. We assist you with selections and interior design choices to make sure it will all come together.



CHOOSE ARCHITECT & BUILDER

We can recommend builders and architects or check references, interview potential architects and builders and visit examples of their work to help you finalize your choice.



FINANCING & INSURANCE

We will recommend Insurers and Lenders and help you set a budget and timeline. We will monitor the progress of the project to make sure it stays in budget and on time. We provide periodic status reports with pictures.



PRE-CONSTRUCTION & PERMITS

We will help you navigate the permit and approval process. Our 20 years experience on the Outer Banks makes us knowledgeable about each jurisdictions requirements. We will inspect and monitor the clearing of trees, rocks, and other items and make sure the rough grading and leveling for the foundation is completed on time. We will take pictures and keep you informed at every step along the way.



FOUNDATION POUR & SEPTIC

At this point, the footings are dug, formed and poured or pilings are set as determined by your plans. Utility runs for plumbing drains and electrical chases are installed. Septic system and drain field are completed.



FRAMING

This is when your dream begins to take shape. The floor systems, wall and roof are completed so the shell of the house is complete. Windows and exterior door are installed.



SIDING, ROUGH PLUMBING, ELECTRICAL & HVAC

- The finished roofing and exterior finish is installed.
- The wiring and plumbing is installed in the interior walls, ceiling and floors.
- Sewer lines, vents and water supply for each fixture is installed.
- Large items like bathtubs and shower units are installed.
- Ductwork for HVAC is finished.
- Insulation is put in place.



MULTIPLE INSPECTIONS

Next, the rough-in (plumbing, electrical, mechanical duct work systems) are inspected. After these systems pass inspection, the insulation is installed and inspected. We will be on site for these inspection and assist with any issues that arise.



DRYWALL AND FINISHES

Rooms take their final shape with the drywall installation and interior doors, paint and trim. Cabinets, vanities, fireplace and built-ins are put in place.



FLOORING, COUNTERTOPS AND FINAL EXTERIOR GRADING

Hard flooring like tile, wood or vinyl are installed as well as countertops. The exterior grading is finished and usually the driveway and sidewalks are poured.



COMPLETE MECHANICAL, TRIMS, BATHROOMS, LANDSCAPE

The dream is well within reach, now. The light fixtures, outlets and electrical panel are completed. Sinks toilets and faucets are in place. The HVAC equipment is installed. Finishing touches are added, like mirrors, shower doors and carpet. Landscaping is added and final cleanup takes place.



CERTIFICATE OF OCCUPANCY

A final inspection by the town is required. Once this inspection is passed, the home is issued a certificate of occupancy.



FINAL WALKTHROUGH & CLOSING

We will accompany you at the final walkthrough with the builder and make sure any items that need to be corrected are fixed before closing. **Congratulations on your new home**



Our commitment to you does not end at the closing. We can assist you maintaining the property should you rent it or if there are any problems to be addressed with the warrantee. We hope the relationship continues long after the house becomes a home!

Want to learn more?
Download our buyers
ebook for more details