

Welcome to the

# WARE DESIGN BUILD EXPERIENCE



We deliver a true one-of-a-kind homebuilding experience.



DESIGN • BUILD

YOUR VISION...OUR FOCUS









# WARE DESIGN BUILD

YOUR VISION • OUR FOCUS

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# WELCOME TO WARE DESIGN BUILD

**T**hank you for considering Ware Design Build as your trusted partner in designing and constructing your new custom home or remodeling project. Before embarking on this exciting journey, we encourage you to discover the elegance of our homes, the expertise of our team, and the unique features of our all-inclusive process.

At Ware Design Build, we believe your home should be an extension of your unique personality, reflecting the essence of who you are. Your home is one of the most significant facets of your life and should be a place of harmony and balance. We pride ourselves on crafting stunning custom homes and transformative remodels that meet the ever-evolving needs of our clients. Our goal is to deliver extraordinary living spaces, which reflect you, your lifestyle and your budget.

Our talented team of designers, builders, and architects work with you throughout the process, from initial consultation to the final walk-through, and beyond. Good design starts with collaboration to understand your vision and designing a space that precisely matches that vision. Our process emphasizes transparency and open communication, ensuring that your vision is accurately transformed into a reality while maintaining your budget and timeline. Our approach ensures a fun and stress-free building experience.

As you explore our look book, you will discover the innovative designs, exquisite craftsmanship, and exceptional customer service that set Ware Design Build apart. We would be honored to be a part of your journey in creating a dream home that not only meets, but exceeds your expectations. We look forward to turning your vision into a stunning reality.

Let's create something extraordinary together.



## OUR MISSION

Our Mission is to create unique and efficient designs built with quality and integrity tailored to our client's vision and budget.

## THE WARE DIFFERENCE

From the outset, you will notice our unwavering dedication to your vision. We're committed to balancing creative design with practical construction. We harmonize form with function, imagination with context, project scope with budget, and style with sustainability. At Ware Design Build, we're committed to ensuring your unique design takes shape to give you everything you're looking for in your new home.

We take your dream and make it a reality.



# OUR CORE VALUES

## Integrity

Integrity is integral to our commitment of delivering an exceptional homebuilding experience. Our reputation has been built on transparency, and providing the best value for your money. We value open communication and accountability, both with our clients and with our vendors. These qualities, and our integrity to stand by them, have allowed us to grow by making our clients happy and delivering on our promises.

## Quality

Quality should be expected. Our attitude towards quality is we strive for both our employees and our vendors, to go above and beyond for our clients. One of the differences between a good contractor and a great contractor is the quality details in delivering a home with superb materials, craftsmanship, and design.

## Trust

Trust is the foundation upon which every relationship should be built. Your trust is earned through transparent communication, following through on promises made, and dedication to your vision. We value your ideas, your time, and your investment. Our goal is not only to build you a beautiful home, but to build a relationship, based on trust, that will last for years to come.

Your home is a very valuable asset.  
Our goal is to make it the best one you'll ever own.



# EXPLORE OUR WORK





WARE DESIGN BUILD















WARE DESIGN BUILD





# WHAT SETS WARE DESIGN BUILD APART FROM OTHER HOME BUILDERS?



## All-Inclusive Design-Build Process

Our streamlined design build process and our commitment to excellence are what set us apart from other custom home builders. Our design process creates a truly exceptional home-building experience for our clients with one-of-a-kind designs, tailored to our client's needs. Our process revolves around meeting both your needs and your budget in delivering your dream home.

Our approach goes beyond traditional home construction.





## Customization and Flexibility

We understand every client has unique needs and preferences. Our design team works with you to create a truly personalized living space that reflects your style and caters to your lifestyle. We offer unlimited customization options to meet your needs and wants, and are always open to new ideas and concepts.

## Personalized Service

Your satisfaction is our top priority. We're not here to impose our ideas on you, but to listen, understand, and translate your vision into a reality. We work closely with you throughout the entire process, from initial consultation to the final walk-through, your dreams and preferences are at the center of our process.





## Transparency & Communication

We believe that you should be involved and informed at every stage of your project. We maintain a clear line of communication, ensuring no question goes unanswered or concern unaddressed. We'll keep you updated with upfront cost estimates helping you plan and maintain your budget effectively, regular progress reports, and transparent cost breakdowns delivering a home that exceeds your expectations.

## Industry Experience

With the combined resources and expertise of our commercial division, Venture Construction Group, we offer a more comprehensive range of design ideas and industry knowledge. Our team of in-house designers, builders, and architects can tackle any project, no matter how complex. We have the ability to use our multi-faceted resources and expertise to offer a more comprehensive range of services and maintain the highest standards in design, construction, and customer service.

## Trusted Vendor & Subcontractor Network

A building project is only as strong as the team behind it, and we're proud to have built a network of trusted vendors and subcontractors over the years. Our partners share our commitment to quality, craftsmanship, and customer satisfaction. From electricians to landscapers, every professional in our network is vetted for their skill, reliability, and professionalism. We only work with partners who meet our high standards, ensuring that every aspect of your project is handled with the utmost expertise.







## Guarantees & Warranties

We stand behind our work. Our comprehensive guarantees and warranties reflect our commitment to quality and your satisfaction. From the moment we start your project, you're backed by our assurance that every aspect of your new home will meet the highest standards of craftsmanship and durability.

Our warranty covers ALL Materials and workmanship for one year, plumbing, electrical, and HVAC systems for two years, and structural components for ten years. We're not just building houses; we're building confidence, peace of mind, and relationships that last well beyond the completion of your project.

Your satisfaction is our top priority.



# OUR PROCESS



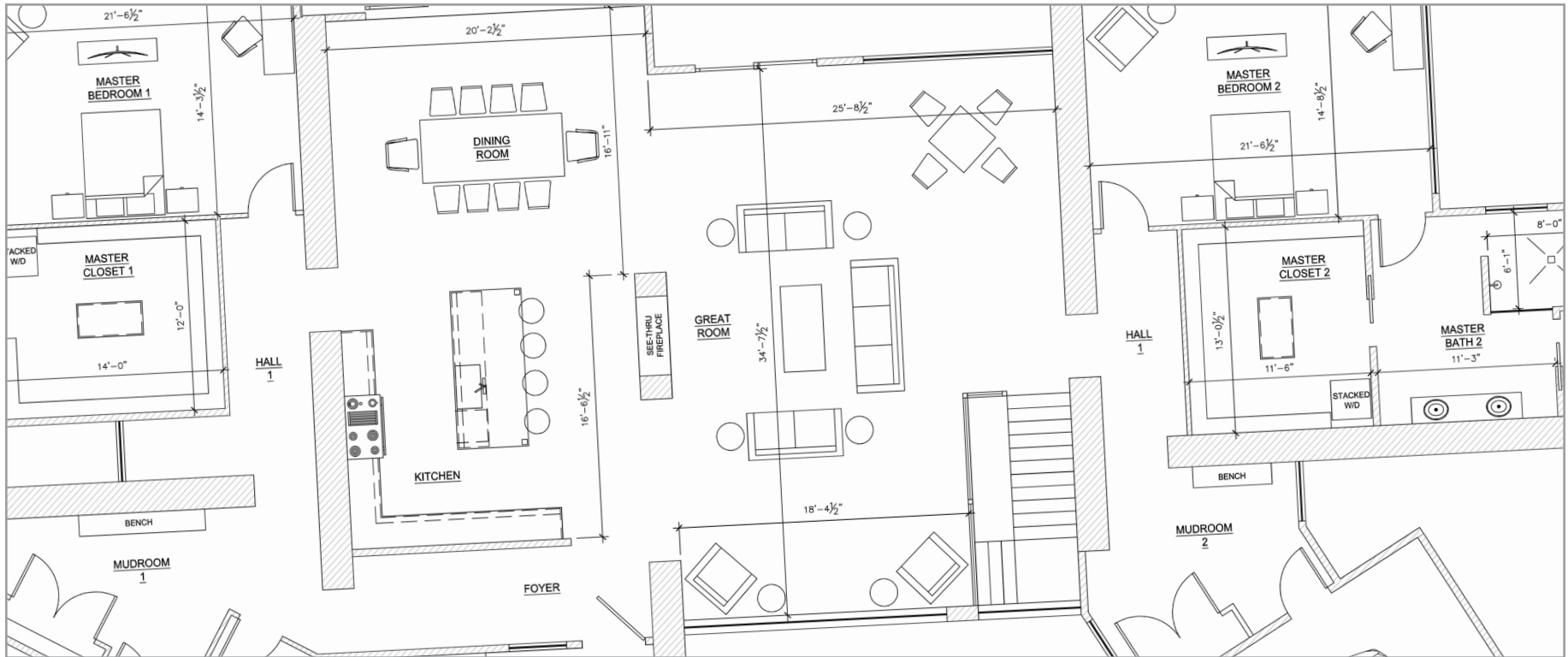
## Design • Build • Live

Our proven process guides you through designing and building a custom home that will reflect your personality and lifestyle, and make it an enjoyable and seamless process.

We focus on YOUR vision, and we make sure YOU have a clear and thorough understanding of what you want your home to look like and include.



# Phase 1: Vision



**We begin to create the conceptual design concepts for your individual home.**

- Conduct a site analysis to incorporate the views and topography of your site
- Clarify your needs and wants and discuss each individual room and its needs, proximity, and size
- Prepare preliminary floor plans that demonstrate the flow and relationship between spaces
- Review preliminary drawings and provide a per square foot budget estimate



## Phase 2: Design Development



### Create plans, elevations, 3D models, and begin selecting finishes.

- Refine conceptual floor plans, elevations and details
- Create a mood board based on your design style
- Create a virtual experience of your home

Our all-inclusive design-build process is what separates us from our other home builders.



# Phase 3: Create Project Documents & Bidding

## KITCHEN & PANTRY

- ❑ Large Island
- ❑ Drawers in Islands
- ❑ Double Island
- ❑ Waterfall Countertop
- ❑ Inset Cabinets
- ❑ Soft Close Cabinets
- ❑ Dish Cabinet with Glass Doors
- ❑ Farm Sink
- ❑ Prep Sink
- ❑ Window above Sink
- ❑ Pullout under Sink for Cleaning Supplies
- ❑ Hot Water Faucet
- ❑ Touchless Faucets
- ❑ Reverse Osmosis Water System
- ❑ Ice Maker
- ❑ Built-in Coffee Machine
- ❑ Wine Refrigerator
- ❑ Glass Door Refrigerator
- ❑ Smart Refrigerator
- ❑ Second Refrigerator
- ❑ Hidden Microwave
- ❑ Double Oven and 6 Burner Stove
- ❑ Warming Drawer
- ❑ Steam Oven
- ❑ Custom Hood
- ❑ Pot Filler
- ❑ 2 Dishwashers
- ❑ Induction Cooktop
- ❑ Pot Drawers
- ❑ Dish Drawers with Peg Dividers
- ❑ Hidden Outlets
- ❑ Hidden Paper Towel Drawer
- ❑ Spice Drawer
- ❑ Knife Drawer
- ❑ Cookie Sheet Cabinet
- ❑ Appliance Cupboard
- ❑ Pullout Shelves
- ❑ Hidden Trash
- ❑ Walk-in Pantry or Butler's Pantry
- ❑ Chef's Pantry
- ❑ Hidden Door to Pantry
- ❑ Motion Light
- ❑ Dog Feeding Station
- ❑ Wine Cellar or Large Wine Rack
- ❑ Built-in Vacuum Sealer



## ELECTRICAL



## MISCELLANEOUS

- ❑ Closet for Vacuum, Mop, and Broom with Outlet
- ❑ Laundry Shoot
- ❑ Built-in Drying Racks
- ❑ Ironing System
- ❑ Home Office
- ❑ Library with Built-in Bookcases
- ❑ Gift Wrap Station
- ❑ Dog Wash
- ❑ Dedicated Space / Room for Pets
- ❑ Dressing Room
- ❑ Jewelry Drawer
- ❑ Ascending and Descending TV at the Foot of the Bed
- ❑ His and Her Toilets
- ❑ Bidet
- ❑ Steam Shower
- ❑ Rainfall Shower Head
- ❑ Freestanding or Clawfoot Tub
- ❑ Warming Rack for Towels
- ❑ Drawer with Plugs for Toothbrushes and Curling Irons
- ❑ Lockers For Each Child
- ❑ 4 Car Garage
- ❑ Heated Garage
- ❑ Electric Car Lift for Garage
- ❑ Extra Tall Garage Doors
- ❑ Epoxied Floor
- ❑ Bike Storage
- ❑ Lift System to Storage or Attic
- ❑ Outdoor Storage Shed
- ❑ Dedicated Home Gym Space
- ❑ Sauna / Steam Room
- ❑ Sport Court
- ❑ Game Room with Pool Table, Ping Pong, Foosball, Darts, Shuffleboard
- ❑ Golf Simulator
- ❑ Theater Room
- ❑ Indoor Swimming Pool or Lap Pool
- ❑ Meditation Room or Yoga Room
- ❑ Reading Nook or Window Seat with Storage
- ❑ Wine Cellar or Wine Room
- ❑ Indoor Slide or Fireman's Pole



**With your approved floor plans and elevations, we create the project documents, which will begin to translate your vision into reality.**

- Sign Construction Contract with a 5% down payment
- Work with our Design Team to select materials and finishes
- Finalize bidding documents
- Establish an estimate based on the approved design
- Present tentative project schedule



# Phase 4: Construction Documents & Build



## We are now ready to build your home with the Perfect Harmony of Size+Quality+Cost!

- Finalize Construction Documents
- Finalize bidding
- Present final construction numbers and project schedule
- Order long lead time items
- Surveys and permitting
- Site prep
- Foundations
- Above grade construction
- Walk through: Confirm framing/plumbing/electrical layouts
- Inspections ongoing throughout project
- Monthly or bi-monthly invoicing depending on stage of construction
- Complete construction
- Punch lists
- Occupancy and final payment



## Phase 5: Live



**Each WARE home is as different as the lifestyle it was designed for.**

We strive to create distinctive architecture and efficient designs that fit your needs and reflect your personality. Our Design-Build Process gives our clients a clear idea of what happens during the designing and building of their home.



# TESTIMONIALS



## New home build

"Tony and I wanted to take a moment to thank you for the wonderful building experience! From the time that we decided to build with Ware Design Build we received amazing service, attention and lots of 1:1 time. The flexibility during the design phase allowed us to layout our split ranch **exactly as we wanted.**

We love the arches, plant shelves, rounded corners, knockdown finish and other "special" design elements that Ware added to customize our home and make it one of a kind. We are very happy with the **quality of products** that were used for our home and guests can't stop talking about the beautiful craftsmanship, awesome layout, high ceilings, and tasteful built in's. The house is filled with sunlight most days because of the large amount of Pella windows that were added because we specifically asked for an open, bright, and southern exposed home.

It was a joy working with the entire Ware team and we would absolutely build with you again!"

***Tony & Staci D.***



# TESTIMONIALS



## Home remodel

"The Ware team did a **magnificent job** in transforming our house. The uniqueness of our home - residential feel with commercial steel construction - was a challenge for most builders and designers. Not for Ware. Their unique combination of 2 companies - 1 for residential and 1 for commercial - was the PERFECT solution to our needs. We had the residential "touch" needed to refresh a commercial look and feel. The **quality of work, attention to details and personal follow up** by the project manager and even the CEO made us feel we were getting the best they had to offer. And all of this was done during the craziness of the 2020 flu. Highly recommend team Ware."

**Michael & Kimberley S.**



# TESTIMONIALS



## Home remodel

"We have all been through so much with this Moose Lake house. You pretty much **rebuilt our house** for us.

I look around at everything, everything, every detail. You have done a phenomenal job for us. Everyone involved has gone above and beyond for us. Dan you should be very proud of your team.

Dan - a company is only as good as the owner and the employees working with him. You have built an **awesome company/team**. You have listened to our complaints and pushed your peeps to help us.

Thank you, Thank you, Thank you."

**Carl & Julie P.**



# TESTIMONIALS



## Condo remodel

"We could not have been more satisfied with our experience with Ware for our complete condo remodel. From the initial design process through the completion of the project the Ware team was creative, diligent, thorough and professional in helping us to achieve our vision. We faced some challenges related to working with an older building and systems. **Their expertise, problem-solving and communication was phenomenal.** Questions and concerns were addressed. Every call was returned in a timely manner. Quality contractors and vendors were utilized. The team was flexible, dependable and followed-up quickly with concerns. Larry, Jorie, Justin and Jorge were **truly extraordinary** to work with! We appreciated their integrity, expertise and authenticity. It's our pleasure to recommend Ware Design Build with the **highest regard.**"

***Patty and Pete M.***

# FREQUENTLY ASKED QUESTIONS

## **What services do you offer?**

We provide full-service design-build, including comprehensive interior design.

## **Do you have an architect on staff?**

Yes, our team includes architectural designers and interior designers.

## **Will you work with my building plans?**

We will review your plans and then provide you with feedback. We have worked with architectural plans from other firms in the past.

## **Can we build within my budget?**

It is always our goal to design the project scope to meet our client's budget.

## **What do you charge per square foot?**

This varies per project depending on the size of the project, scope of work, and level of selected finishes.

## **Will your estimate include all costs?**

Yes, we try to include all necessary costs, and sometimes we also carry allowances to cover any unforeseen conditions. All allowances are detailed in our proposal.

## **How does billing work?**

Billing involves an initial downpayment, followed by monthly invoicing as the project progresses.



# FREQUENTLY ASKED QUESTIONS

## How long will the project take?

Every project is different, depending on the size and scope of the work.

## How often can I visit the job site?

You can visit the job site as often as you like, but we do request that you schedule it through us if it's going to be during normal working hours.

## How will you update me on progress?

We will send you weekly progress updates with what happened that week, and what to expect the following week. We will sometimes send photos too, depending on where we are on the project.

## Can I make changes once the building begins?

Yes, but we try to address everything during the design process to avoid unexpected costs.

## How does the cost of working with a design-build firm compare to traditional building methods?

Our design-build approach integrates design and construction, focusing on both quality and budget. This method enables early cost evaluation, aligning your design aspirations with your financial plan. Unlike traditional design-bid-build methods, where cost competition might compromise quality, our unified approach ensures high-quality outcomes without unnecessary expenses. In short, design-build can be more cost-effective and deliver better value.



**W**e hope this guide has given you a good overview of the WARE DESIGN BUILD experience. As you take your first steps on this journey, don't lose sight of what a special experience building your own home can be. Trust the experts you've chosen to guide you, and let yourself enjoy the process. There may be challenges along the way, but the moment you step foot in your new custom home, it will all be worth it. We never get tired of watching new homeowners realize their dreams have come true. We hope we get the opportunity to walk down this road with you.

**The Ware Design Build Team**

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**[waredesignbuild.com](http://waredesignbuild.com)**