



# *Eighteen Two*

G R O U P

**INDUSTRIAL CONSTRUCTION ~ LUXURY DESIGN**

**A New Construction Home Buyer Guide**

**Represented By: Keith Powell**



*"Your Home should tell the story of who you are, and be a  
Collection of what you Love."*

*- Nate Berkus*





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At Eighteen Two Group, we're  
crafting the future of living spaces.

Our dedicated team of designers,  
architects, and builders are diligently  
working to provide an unparalleled  
range of services including  
Architectural Design, Renovations,  
Barndominiums, Metal Buildings, and  
Land Development. Whether you're  
dreaming of a contemporary urban  
home, a rustic barndominium, or an  
innovative commercial space, our  
expertise and creativity will bring your  
vision to life. Connect with us to  
explore how we can transform your  
spaces into a unique masterpiece. Your  
dream home is just a conversation  
away!



**ABOUT THE BUILDER**





# VISIT US

10538 County Road 2400  
Terrell, Tx 75160

We have multiple homes  
available to view, by  
appointment only. Contact  
us today to set up a tour.



## FIND US ONLINE

[www.eighteentwogroup.com](http://www.eighteentwogroup.com)  
[keith@eighteentwogroup.com](mailto:keith@eighteentwogroup.com)



@p18\_2barndominiums



- Initial Design & Floor Plan
- Plans & Spec Approval
- Contract Signing
- The Building Begins
- Design Selections Begins

# FROM VISION TO CONTRACT

## MEET THE BUILDER



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At Eighteen Two Group, we specialize in building everything from metal homes and barndominiums to traditional wood-framed houses. We're the preferred builder for those who prioritize quality.

Every home we construct is 100% custom-designed, built from the ground up. We actively encourage our clients to be involved throughout the process, collaborating closely with our in-house drafting and design team to bring their vision to life. Our team is with you every step of the way, ensuring a stress-free experience and providing answers to any questions about scheduling, construction, or the process as a whole. We take immense pride in the trust our clients place in us to create their forever homes.



# THE PROCESS



## PLANS APPROVAL

The consultation consists of our initial customer meeting where we discuss all the details of your home. This can be done in person or in a virtual setting. Our goal in this meeting is to establish the wants and needs of your home, and brainstorm for your floor plan to get all your ideas on paper.

Some of the floor plan decisions we'll cover include:

- Living space layout
- Size and number of rooms
- Workshop or garage spaces
- Design elements that suit your style (rustic, modern, industrial, etc.)

Once we've selected the perfect floor plan, we'll move forward with finalizing details and the next steps in the process.



## SIGNING A CONTRACT



Once we have a rough sketch of your floor plan finalized, our team can work up a detailed budget for your home. Once your budget and floor plan are finalized, our customers will put a drafting retainer down to start the plans process.

After our customers have reviewed their budget, we schedule a site visit to map out the project's infrastructure (i.e. septic location, utilities, driveway, building location, etc.) And shoot grade on the property to establish elevations for our team to work up an accurate number. Once the contract is signed, our team begins work to obtain any necessary permits for new construction.



# THE BEGINNING

SITE PREP FOUNDATION FRAMING MECHANICALS INSULATION DRYWALL INTERIORS EXTERIORS

## SITE PREP

Once your funding is in place we're ready to hit the ground running with your barndominium construction. At this stage, we've already worked out all the details, with the design and budget finalized and your approval secured.

Once we get started, our team will handle every detail. We'll keep you informed throughout the entire process with regular updates and check-ins to ensure you're fully satisfied with the progress. Your vision is our top priority, and we're dedicated to delivering your dream barndo on time, on budget, and built to stand the test of time. With our efficient process and focus on clear communication, we make the journey of building your barndominium smooth and stress-free from beginning to end.



Once the proper permits have been obtained, site prep begins with dirt work to provide access to your property for construction.



# CONSTRUCTION PHASE:

## The Build Begins

Here's what to expect:

- **Foundation:** We start by preparing and laying the foundation—whether it's a slab, pier and beam, or another option suited for your property.
- **Framing:** Next, the structural framing begins. This involves the installation of metal or wood framing, depending on your preferences. This phase gives your barndominium its shape.
- **Roofing:** The roofing is installed, providing protection for the rest of the build.
- **Plumbing & Electrical:** We'll lay the foundation for your plumbing and electrical systems, ensuring everything is up to code and ready for the final installation.
- **Window Installations:** As the frame is completed, we'll install windows and doors to enclose the structure.



As we move through the construction phase, we'll ensure the build stays on schedule, keeping you updated every step of the way.



# SITE PREP & FOUNDATION



Post tension cables come standard in all of our builds just in case foundation adjustments are ever required due to shifting soil



## AFTER FOUNDATION

SITE PREP FOUNDATION FRAMING MECHANICALS INSULATION DRYWALL INTERIORS EXTERIORS

# FRAMING & MECHANICALS

Eighteen Two Group offers both steel and wood exterior framing options, and we're happy to help you choose the best fit for your home. Our wood-framed homes are built with premium features, including 2"x6" exterior walls (instead of the standard 2"x4"), 2"x8" rafters (compared to the typical 2"x6"), and 3/4" roof decking—significantly thicker than the usual 1/2" decking. We're committed to building homes that are stronger and more durable.



Steel framing example

# SEEING PROGRESS

Find more information & photos at [www.eighteentwogroup.com](http://www.eighteentwogroup.com)

# FRAMING & MECHANICALS



Our project manager and superintendents collaborate closely with your architectural plans and contract to provide a seamless experience. They handle all scheduling for both our in-house work and subcontractors. With a dedicated superintendent assigned to each project, we ensure that every build meets our high-quality standards and Eighteen Two Group Construction's commitment to excellence.





# THINGS START TAKING SHAPE

## Installation & Finishes



This is the exciting phase where your barndominium really starts to look like a finished home.

### Here's what happens next:

•**Walls & Insulation:** After the framing is complete, foam insulation is installed to regulate temperatures and improve energy efficiency, keeping your barndo comfortable year-round.

•**Sheetrock, Tape, Bed, & Texture:** Once the insulation is in place, smooth sheetrock is added to the walls and ceilings. We then tape and bed the seams to ensure a clean, seamless look, followed by texture application to give your interior the perfect finish.

•**Cabinets, Countertops & Plumbing Fixtures:** Cabinets and countertops are installed, along with plumbing fixtures like sinks, toilets, and showers, adding both style and function.

During this phase, you'll see your barndominium come together with all the essential features in place, moving you one step closer to your dream home.





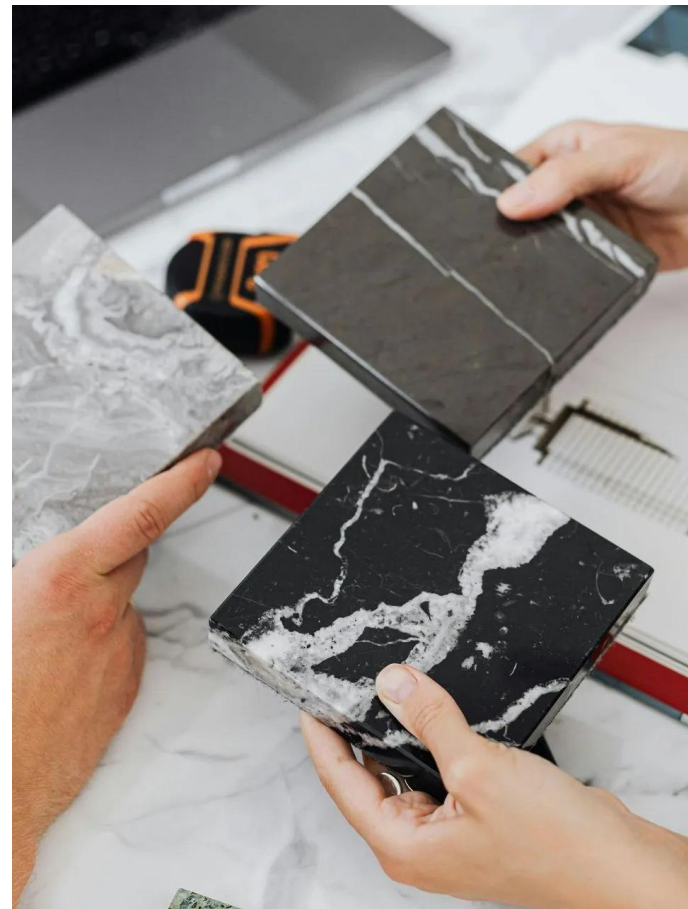
# DURING THE BUILD

## Personalize Your Space

As your barndominium begins to take shape, it's the perfect time for you to infuse your personal style into the project. This phase is all about making the design choices that will truly bring your barndo to life and transform it into a home that reflects your unique vision.

**During this phase, you'll make key design decisions that will bring your barndo to life:**

- Choose Your Paint Colors:** Select interior and exterior paint colors to match your style and vision.
- Exterior Doors:** Pick doors that match the overall design of your barndo.
- Lighting and Appliances:** Choose decorative lighting, small appliances, and any other interior elements that personalize your space.



At this stage, the structure will be moving along quickly, with roofing and walls in place, and insulation installed. It's a great time to visualize the final product.

# INSTALLATION

# DURING THE BUILD

## Change Orders


We understand that things can change, and we're happy to adjust to updates in the original plans. Just keep in mind that changes may affect both the budget and the project timeline. If your vision evolves during the build, just reach out to your Eighteen Two Group project manager, and we'll work with you to make it happen.





# Finishing Touches: The Final Details

Once the major construction is complete, it's time for the finishing touches that add personality and polish to your East Texas barndominium.



•**Tile Installation:** Beautiful tilework is added to kitchens, bathrooms, and other areas, giving your space a sleek and stylish look.

•**Flooring Installation:** Whether you've chosen hardwood, laminate, or another option, flooring is installed to complete the look of your home.

•**Final Painting:** We'll finish any last painting work to ensure your walls, trim, and other surfaces are flawless.

•**Small Appliances and Fixtures:** Appliances, light fixtures, and other finishing elements are installed, adding functionality and style to your space.

•**Final Inspections:** We'll conduct any necessary inspections to ensure everything is up to code and functioning properly.



# Move-In Day: Your New Barndo is Ready

The big day has finally arrived—**Move-In Day** is here! After months of planning and construction, your dream barndominium is ready to become your new home.



**Here's what you can expect as we wrap up the final stages:**

- Final Deep Clean:** Before you move in, our team will perform a thorough deep cleaning of your entire barndominium. This includes sweeping, dusting, and sanitizing every room, making sure your space is pristine and welcoming from day one.

- Walk-Through:** Once the cleaning is complete, you'll have a personal walk-through of your new home. Together, we'll inspect every detail, inside and out, to ensure everything is perfect. We'll create a punch list of any final touch-ups, adjustments, or minor fixes needed to meet your expectations.

- Completion:** After addressing the punch list, we'll conduct a final check to ensure everything is in top shape. Once that's done, it's time to hand over the keys to your brand-new Eighteen Two Barndominium! You'll officially be able to walk into your completed home, ready to start your next chapter in comfort and style.

At **Eighteen Two Group**, we're committed to ensuring your new barndo is not just a house, but a place you'll love to call home. From the final clean to the walk-through and beyond, we make sure that every detail is perfect before you move in.









Find more information & photos at [www.eightentwogroup.com](http://www.eightentwogroup.com)

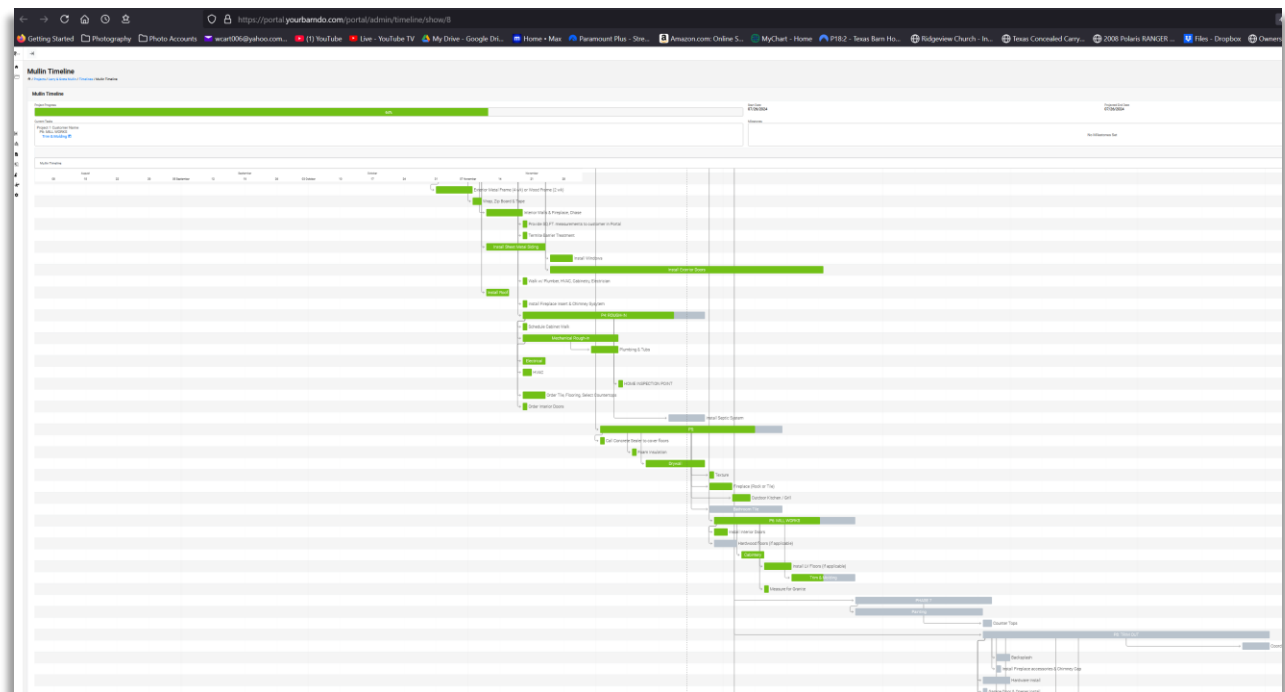
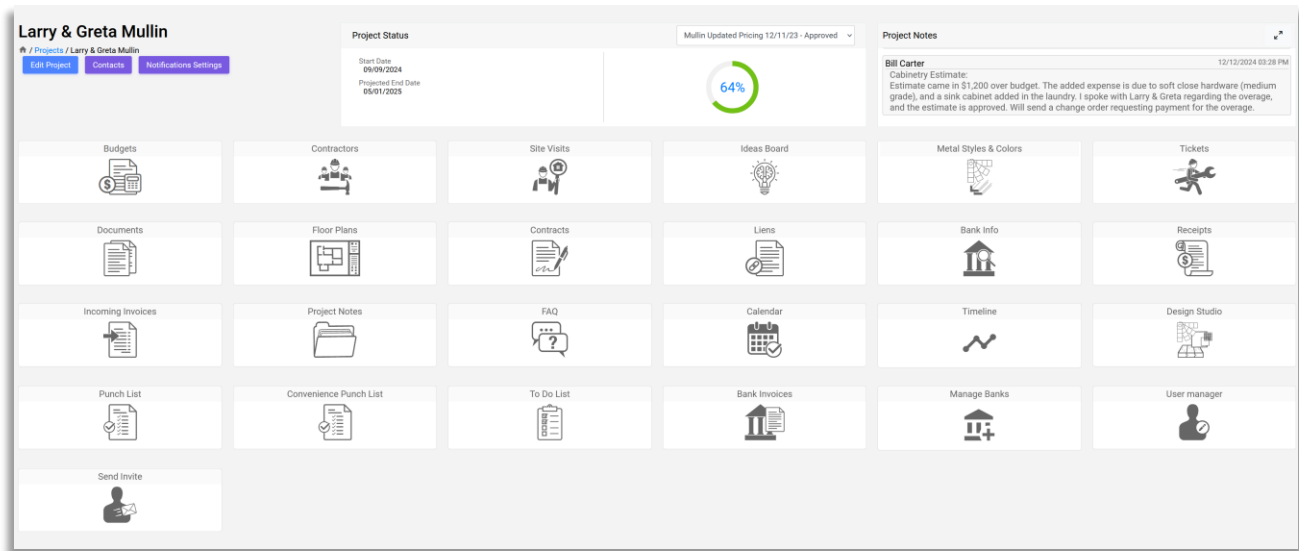


# KEEPING YOU INFORMED

Once your project begins, you'll receive an email invitation to log into our proprietary portal to stay up to date on your homes budget and progress.

**No other builder has this feature!**

- Track your budget and receipts for **complete transparency**
- Share your own pictures and ideas to capture your homes unique vision
- View your project schedule and milestones to track progress
- View your floor plans and more!



Find more information & photos at [www.eightentwogroup.com](http://www.eightentwogroup.com)

# Homeowner Maintenance

## Things you can do to keep your home running efficiently and avoid costly repairs

- Your aerobic septic system features an air pump that operates continuously to support healthy bacteria growth. To maintain efficiency, remove and rinse the air filter located at the top of the pump every 90 days to clear out dirt before reinserting it. In particularly dusty environments, more frequent cleaning may be necessary.
- Avoid pouring harsh chemicals and antibacterial cleaners into your septic system. These chemicals kill the healthy bacteria required to break down solid waste. Consider using an additive like “Green Gobler”, which is highly effective and available for purchase on Amazon.
- Your new septic system comes with a two-year maintenance agreement. The installer is required to check your system 3 times per year for proper function and check chlorine levels. County code requires the use of specially designed chlorine tablets in your septic system. Check levels every 60 days and add tablets as needed. **Do not use chlorine designed for swimming pools.** Tablets may be purchased at any Lowes or Home Depot store near you. If you’d prefer to have this maintenance done for you, many installers will perform these tasks on your behalf for a small fee.
- Use granular insect repellent around your air conditioning unit and septic system to deter pests and prevent damage. Insects can infiltrate electrical components, leading to expensive repairs that may not be covered by your warranty.
- Rinse exterior air conditioning fins every 6 months with a garden hose on low pressure.
- Replace your interior air conditioning filters every 90 days. If you have pets or frequently leave windows open, consider changing them more often. HEPA or antibacterial air filters should be replaced every 60 days as they restrict more airflow.



# Homeowner Information

## Things you should know

- If your flooring finish of choice is sealed, polished, or stained concrete, expect some cracks to appear over time. This is a natural occurrence and not a sign of foundation problems. Embrace them as part of the floor's unique character!
- Small sections of tile grout may crack or fall out, especially with thinner grout lines. However, your wet areas are built using cement board and a waterproofing chemical to prevent water intrusion. Additionally, caulking around your home may develop cracks as the house settles, which is a normal process that typically stops after the first year. We recommend waiting 8-12 months before scheduling a touch-up with our specialists.
- Window labels/stickers: your windows should have small stickers located in inconspicuous areas. Please leave these intact in case of any warranty issues.
- Water heater: Your home features a tankless propane or electric water heater, providing continuous hot water rather than instant hot water. If you're interested in instant hot water on demand, please ask us about available options. If your water heater is propane, you may hear the exhaust fan running while it operates.
- The Final Grade: This means smoothing out the dirt directly around your home's foundation and driveway only. This is not prep work for sod installation.

# TESTIMONIALS

“ Keith was wonderful to work with. His team helped us make decisions on upgrades through the home building process. They kept us informed of an estimated completion time along the way. ”

*B. Jones*

“ We loved building with Eighteen Two. They were always transparent about the process and readily available for all of our questions that we had. ”

*A. Smith*