



# *Eighteen Two*

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G R O U P

**A New Construction Home Buyer Guide**



*"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 that include new  
homes, 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**





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Terrell, Tx 75160



## FIND US ONLINE

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[info@eighteentwogroup.com](mailto:info@eighteentwogroup.com)

[www.YourBarndo.com](http://www.YourBarndo.com)



P18:2 BarnDominiums  
Eighteen Two Group



@p18\_2barndominiums



- Meet in Person / Gather Ideas
- Initial Design & Floor Plan
- Plans, Pricing & Approval
- Contract Signing
- Construction Begins

# FROM VISION TO CONTRACT

## WHO WE ARE



Established in 2017, Eighteen Two Group has swiftly become a distinguished builder in East Texas, renowned for bringing our clients' dreams to fruition. With years of expertise in residential, commercial, architectural design, and property development, our mission is to expertly construct all facets of construction that surpass the unique visions and necessities of each client. We strive to create extraordinary spaces that embody the individuality and aspirations of our clients, making every project a testament to our unwavering passion for excellence.

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 future project to get all your ideas on paper.

Some of the project decisions we'll cover include:

- Lot Development
- 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.



## Budgeting

Once we have an initial design finalized, our team will work up a detailed budget. Once your budget and design align, we will finalize the project and move into contract phase.

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

Next we schedule a site visit to map out the project's infrastructure (i.e. septic location, utilities, driveway, building location, etc.). Once your funding is in place we're ready to hit the ground running with your project construction.

From the moment we begin, our team takes care of every detail. We'll keep you in the loop with consistent updates, so you always know how things are progressing. Your vision is our highest priority, and we're committed to bringing it to life—on schedule, within budget, and built to last. Thanks to our streamlined process and open communication, your project will be a smooth, stress-free experience from start to finish.



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:

- **Site Prep:** Driveway, dirt work, and house pad
- **Foundation:** We start by preparing and laying the foundation, which includes all plumbing, electrical, and gas rough in.



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



# 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

• **Framing:** Next, the exterior framing begins. This involves the installation of metal or wood framing, depending on your project. This phase gives your new home its shape.

• **Roofing:** The roofing is installed, providing protection for the rest of the build.

• **HVAC, Plumbing & Electrical:** We'll install your plumbing and electrical systems, ensuring everything is ready.

• **Exterior Doors & Window Installation:** As the frame is completed, we'll install windows and doors to enclose the structure.

Eighteen Two Group offers both steel and wood exterior framing options. All of our 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 Cont.





# THINGS START TAKING SHAPE

## Installation & Finishes



This is the exciting phase where your project really starts taking on its unique shape.

### Here's what happens next:

- Insulation:** After the framing and mechanical rough is complete, spray foam insulation is installed, which regulates temperatures and improve energy efficiency, keeping your home comfortable year-round.
- Sheetrock, Tape, Bed, & Texture:** Once the insulation is in place, 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, Interior Doors & Trim:** Cabinets, doors and trim are installed. Now we're ready for paint.





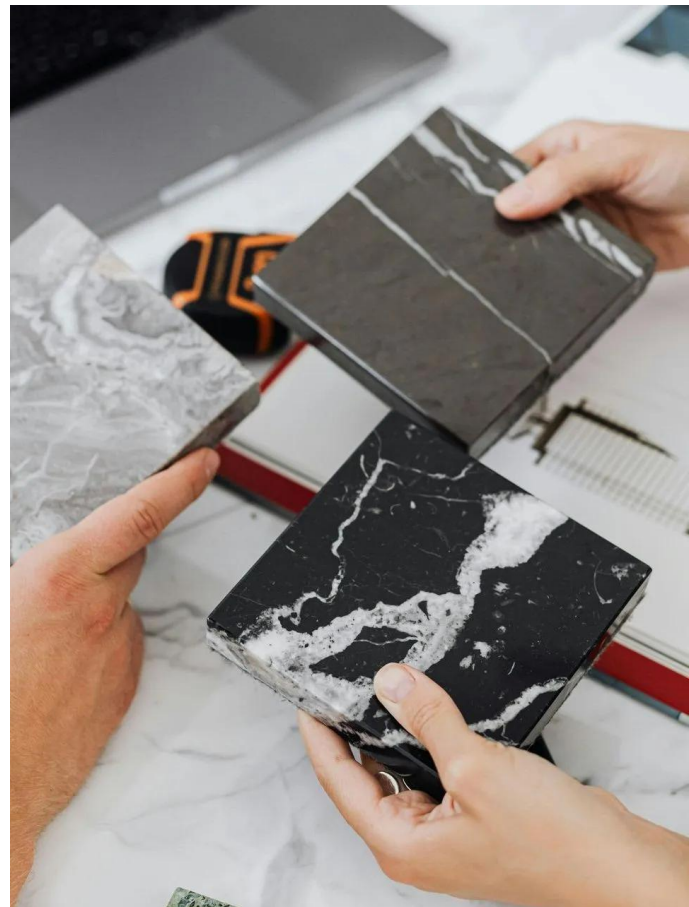
# DURING THE BUILD

## Personalize Your Space

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

**During this phase, you'll make key design decisions:**

- Choose Your Paint Colors:** Select interior and exterior paint colors to match your style and vision.
- Choose Countertops, Tile, Fixtures and Appliances:** Choose decorative lighting, small appliances, and any other interior elements that personalize your space.



# INSTALLATION

# Finishing Touches: The Final Details

Now all of your hard work is paying off as your design choices are being installed



•**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.

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

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

•**Walkthrough & Punch List:** This is when we walk the house together and go over every detail of the house and look for imperfections to be finalized.

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

•**Completion:** 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 nothing was missed.



# 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. When 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.





# It's Move-In Day!

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









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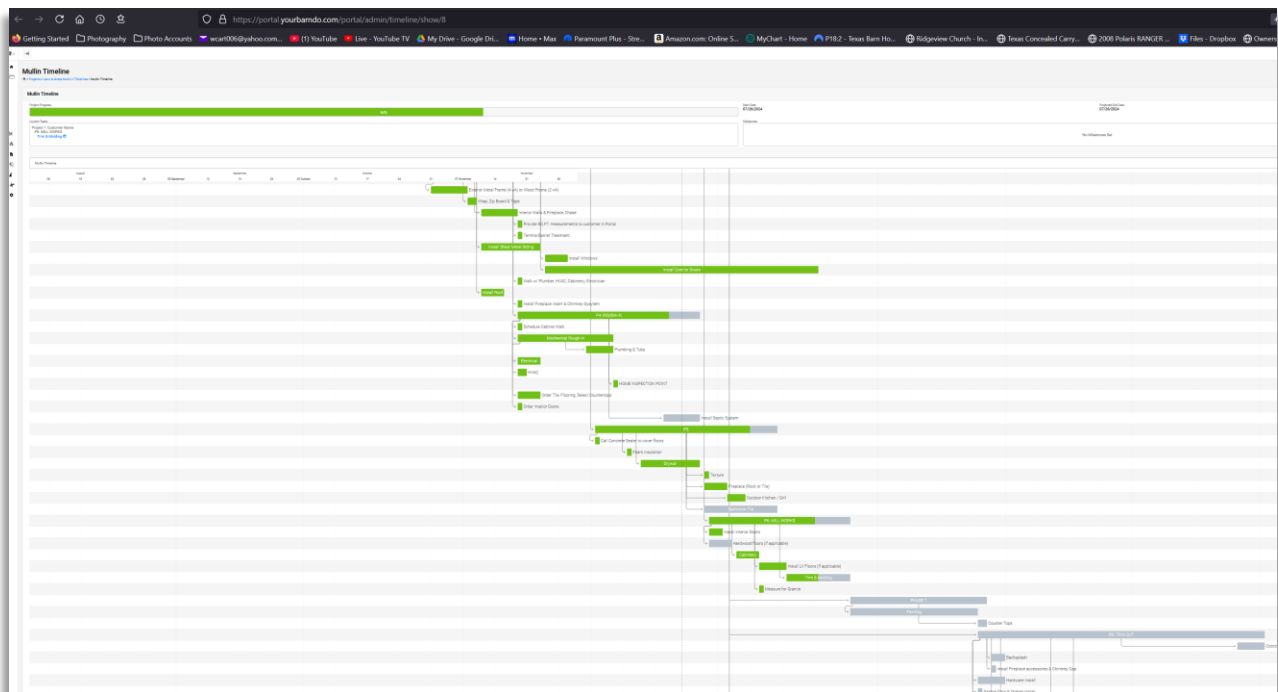
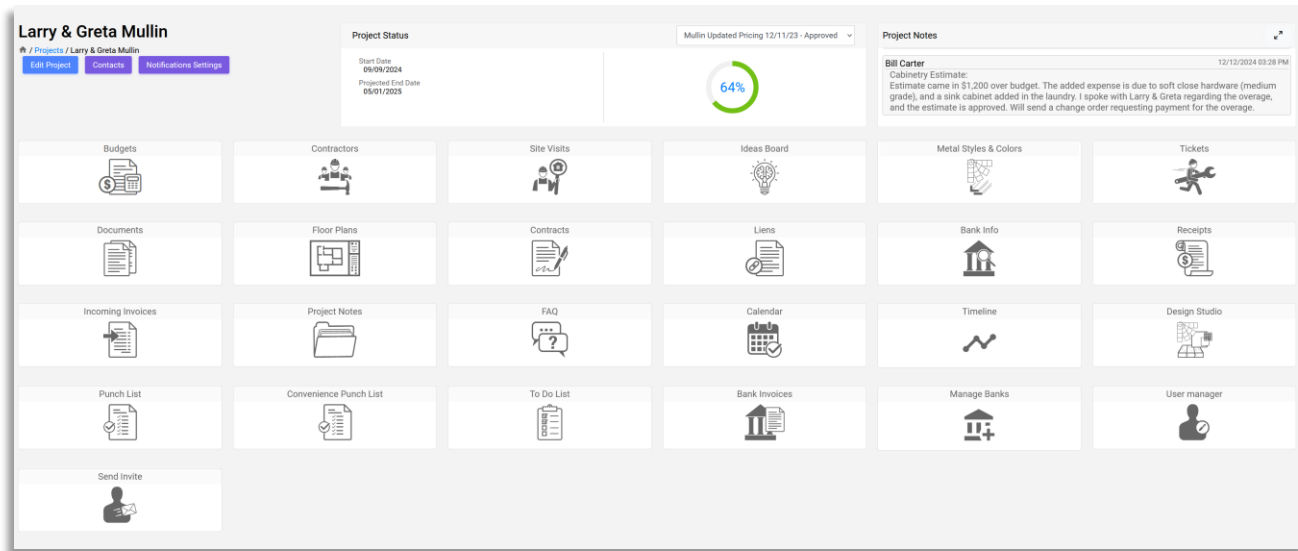


# KEEPING YOU INFORMED

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 **100% 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!



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# 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.