



THERE IS JUST SOMETHING  
THAT STANDS OUT ABOUT A  
**PIKE HOUSE.**

## OUR BUSINESS MODEL

At Pike Properties, we are not your typical home builder. We are a “Spec Builder” not a “Custom Builder”. What that means is we are not hired by a client to build them a custom home. Instead our company will acquire an in-town lot and build a home on a “speculative” basis without a buyer involved.

With over a decade of experience buying, fixing/building and selling homes, we’ve gotten pretty darn good at all the aspects of the process. Our unique model allows a buyer to move straight into their dream home with out the hassle and expense of the custom home building process.



**LOWER SUBCONTRACTOR COST:** When it comes to the rates sub-contractors charge, it should be known that there is a “retail” price and a “builder” price. When a trade has to perform their work with a homeowner involved, inevitably there is always more time, more trips, more changes, and more aggravation. So they charge more for their services. In our model, we remove those concerns for our subs and negotiate better rates with them. In short, we get better pricing because we are easy to work with and run an efficient business.

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**INCREASED VALUE:** Our goal is not to take those savings mentioned above and simply profit more. Instead, we use those savings and re-invest them back into the project in the form of higher end finishes and extra details. By re-allocating thousands of dollars from one part of the budget to another, we are able to put in those extra special features or finishes that really make our homes stand out.

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**NO CARRYING COSTS:** When we build a home we cover all the carrying costs, including interest, taxes and insurance for each home. Even if we pre-sell a home, we continue to cover those costs until the new homeowner closes on the home.

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**SUPERIOR DESIGN:** How many times does an average individual design a home? 1-2 times in their lifetime? Maybe. Some never do it. At Pike, we design & build 15+ homes per year. That means for over a decade, we’ve been selecting and refining design selections constantly. We control all the design and finish selections that go into our homes, and we pride ourselves on continuing to push the envelope and improve our designs. Overwhelmingly the feedback from buyers has been that there is just something that stands out about a Pike house.

designed for living, built for life



## WHAT MAKES A PIKE HOUSE, A PIKE HOUSE?

**Color Schemes:** The exterior color scheme is one area you can't mess up. Over a decade of experience has given us the eye to choose the color palettes we implement on our homes. We have no doubt that the color schemes of our homes will stand up to the test of time.

**Architectural Details:** We try to incorporate unique architectural details such as wing walls, cedar headers, brackets and exposed rafter tails when possible. For us those extra details are absolutely worth the additional time, money and energy to implement.

**Wooden Garage Doors:** One area of home construction that we've never skimped on is the garage door. All our homes get a genuine wooden cedar garage door, which is always stained to match the homes color scheme of course.

**Crawl Screenings:** Crawl screenings are a layer of fine gravel that is placed under the vapor barrier. These screenings help to prevent moisture build up (and eventual mold) between the soil and the actual vapor barrier.

Sometimes the features you don't see, are as important as the ones you do. For us, this is just one example that embodies our modo, "Designed For Living, Built For Life".

**Standing Seam Metal Roof:** When possible, we love to incorporate a metal roof. Not only will they last almost forever, but boy do they sure look good as well! Of course the color and location of each roof is chosen to maximize architectural accuracy and overall charm.

**James Hardie® Siding:** On all of our homes, we use genuine James Hardie® fiber cement siding and trim. Their products not only set the industry standard for quality, but also come with a 30 year warranty.

**Stained Decks:** When our homes have a deck and handrails, we always spend the extra money to stain them. This is a great example of form and function. Not only does it look great, it will protect the wood to help it last for years to come.

**Wooden Entry Door:** Our homes always make a great first impression. One of the features that helps us accomplish this is the fir entry door we use. A wooden door that is stained to match the color scheme is always a must on our homes.

**Rain Chains:** Whenever possible we love to incorporate rain chains. Not only are they decorative, but they are functional as well. They are an attractive alternative to a typical gutter downspout. In some cases a downspout would need to be located on top of a porch post for example. Yuck! So in comes the rain chain to alleviate that unsightly downspout.

**Windows:** We almost exclusively use a bronze or a black window color on our homes. This adds an extra pop to the exterior and makes a home stand out.

We exclusively use SDL (Simulated Divided Lite) grids on our windows. While they do add significant cost, they are much more attractive and architecturally correct than the cheaper alternative, GBG (Grills Between the Glass).

We also always include screens. Seems like a small detail, but you'd be surprised how many builders don't do this.





# PHASES OF THE BUILD



## PHASE 1

1-2 MONTHS

- Plans
- Engineering
- Permit
- Lot Grade and Prep
- Soil Test
- Pour Footers
- Build Foundation
- Foundation Survey



## PHASE 2

3-4 MONTHS

- Framing
- HVAC Rough
- Plumbing Rough
- Electrical Rough
- Framing Inspection
- Rough Trade Inspections
- Insulation
- Drywall
- Selections (Lighting etc)



## PHASE 3

1-2 MONTHS

- Interior Trim and Doors
- Siding
- Paint
- Cabinets
- Driveway Install
- Hvac Final
- Plumbing Final
- Electrical Final



## PHASE 4

1 MONTH

- Landscaping
- Fence
- Punch List
- Final building Inspection
- Certificate of Occupancy



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