

# EX·PE·DI·TION

/eksp'dish(ə)n/

a journey or voyage undertaken by a group of people with a particular purpose



Let's face it, that's what building a home, doing a large renovation or adding an addition is, an expedition. It takes a lot of hands and a lot of minds to create what eventually is to become your new home. The process can seem overwhelming and unattainable, that's where we come in. We are here to guide you through this journey, absorb the daily stresses of a large project and ensure that budgets and schedules are met. With decades of industry experience you can count on the Stone Hammer Home's team to make even your largest project dreams a reality. We work with some of Central New York's most talented architects and interior designers to give every project a unique and functional look and feel.



**Chris Doran**  
CO-OWNER

I grew up in Central NY, attended East Syracuse Minoa High School and eventually LeMoyne College where I earned a degree in Finance. I love lacrosse and was fortunate enough to play at LeMoyne where I earned Academic All American honors, served as team captain and won 2 National Championships. I've been in the construction industry my entire professional career. I've worked with one of the nation's largest home builders and also one of Central New York's largest commercial builders. I've managed projects large and small, ranging from remodels and additions to new homes and, most recently, major commercial projects at Turning Stone Casino and Syracuse University. I've worked with thousands of different contractors and customers and have a passion for construction projects. I live in Camillus with my wife and 2 children.



**Jeremy Doran**  
CO-OWNER

I also grew up in Central NY and attended East Syracuse Syracuse High School and LeMoyne College. I was a two time captain of the lacrosse team and earned a degree in Business with a concentration in Marketing. Out of college I began working for one of the top builders in the country where I gained experience as a project manager, Sales and Marketing Representative, Service Manager and, most recently, Production Manager. My long career and experience in home building has equipped me with the tools to manage any size project from conception to habitability. I'm currently the first Vice President of the Home Builders Association and will take over as President in January of 2025. I also live in Camillus with my 3 children.



## HOME BUILDING ROAD MAP



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*Building a new home can seem complicated and cumbersome. This 9 step road map will help you to better understand the home building process and the necessary steps to successfully navigate your way into your newly built dream home.*

## Step 1:

### GET A PREQUALIFICATION

It's important to understand your finances, your payment goals and what a lending institution can offer in terms of a mortgage if one is needed. Check with your local bank to see if you can complete a prequalification. This will give you a baseline to work from in terms of total budget and monthly payments. Most builders have lenders that they work closely with to help with this process. If you are a cash buyer its important that you have an understanding of your budget and your required monthly payments for taxes and insurance.



## Step 2:

### FIND YOUR BUILDER

You may think finding a "lot" or "homesite" or even a floor plan is the next most important thing, but usually it's not. Finding a builder that works within your budget, builds homes that fit your style and standards, has a good reputation and that you generally feel comfortable working with is very important. Most builders can help guide you through the rest of this process from here but it's still important to have an expectation of what needs to occur.

## Step 3:

### LOCATE YOUR HOMESITE

If you own your own land and want to build on it skip to step 4, otherwise read on. Choosing a community or land that fits your new homes budget is critical. You'll want to make sure the property is located in your desired location; this could be based on school district, proximity to the work place or a number of other factors. If this is raw land outside of a community you'll want to ensure that it is subdivided and zoned for residential building, has the appropriate utilities desired and the features that you want in your new property whether it be wooded, a walk-out or even on the water for example. Generally your builder or real estate agent can help with this process. The "perfect" lot isn't always out there and sometimes you need to weigh your options and make a decision based on the best possible fit.



## Step 4:

### DESIGN YOUR HOME

A lot of people have a general idea of what they want in a floor plan or have a photo or layout they've seen that can be used as an inspiration. Your builder may also have plans available to show you or you may choose to do a fully custom build. You'll need to decide the general layout of the home whether it be a 2 story colonial, 1 level ranch or French Chateau for example. Once you have a baseline you can build from there and the possibilities are endless. In the case of a custom build, an architect is contracted with and plans are created, tweaked and then released for pricing, permitting and finally construction.



## Step 5:

### REVIEW PRICING

Now that you understand your financing, found a perfect homesite and designed a home you love you can have your builder price the project for you. Ideally you've done your due diligence and the pricing falls in line and you move forward. Sometimes, however, adjustments need to be made to make the project work. Let's face it, we all want high end, fun finished but sometimes they drive the project price to an unattainable range. It's important to work with your builder to make sure the home options and pricing are in line with your budget.

## Step 6:

### PURCHASE AGREEMENT

Financing- check. Homesite-check. Floorplan- check. Project Price-check. Now it's time to finalize a purchase agreement with your builder. This usually includes a deposit and will tie together your homesite selection, floorplan, pricing and legal obligations to the project. This is an exciting time, it means you've navigated through arguably the hardest part of this process- time to move this project into production.

## Step 7:

### CONSTRUCTION

Construction projects can seem overwhelming; there's a lot of coordination of contractors and material suppliers and this process requires close management. This is where you'll need to rely on your builder to manage budgets and schedules, provide quality control, and keep you informed as the project unfolds. Construction projects are never perfect, materials get broken or may be on backorder, weather can cause delays and contractor shortages can leave you short of manpower. Your builder will carefully oversee this process to ensure that these obstacles are appropriately navigated.

The construction of your new home can be broken into 20 general steps (although these can be broken into several more sub-categories). They are:

1. Excavation
2. Foundation and waterproofing
3. Backfill foundation
4. Framing
5. Window and door installation
6. Roofing
7. Siding
8. Flat work or concrete floors
9. Mechanicals: including electrical, HVAC, plumbing and audio visual
10. Insulation
11. Drywall
12. Prime Coat (1<sup>st</sup> Paint)
13. Finish Carpentry which includes the installation of cabinets, doors and trim, stairs, railings and more
14. Ceramic tile install
15. Painting of walls and trim
16. Flooring Installation
17. Kitchen countertops
18. Appliance Install
19. Final grading and driveway install
20. Final Cleaning



## Step 8:

### FINAL WALK THROUGH AND CLOSING

Once your new home is complete you'll have an opportunity to do a final walk through with your builder. This walk through is intended to orient you with your new home, to learn about warranties and maintenance items and to make sure the project was completed in a workmanlike manner. After your final walk through you'll pay your builder their final draw and reconcile allowances and change orders- once that's complete you'll receive the keys to your new home!



## Step 9:

### MOVE IN AND SERVICE

Now that you've closed you get to finally move in and enjoy your new home. If issues pop up (minor things always do) that fall within your builders warranty guidelines you should reach out to them in a timely manner to have them addressed.

**You made it.  
Time to  
make your new  
house a home!**