

Legend's Custom Homes in Lake Ridge

By

Brandon Vail

An overview of building
your forever dream home
in Lake Ridge.

Legend's Custom Homes

About Me



Hello all and welcome. This is my family and our beautiful home that I designed and built from scratch. My name is Brandon Vail. I'll keep this simple and truthful:

- Most GC's over charge.
- It is not rocket science to build a home, but it is a LOT of work and demands a lot of time.

I am not your typical GC. I build no more than 4 houses at a time. It is just me, 100% focused on my customers. I have no partners or employees. It's just me and my amazing list of skilled sub-contractors.

So about me, first of all, honesty and transparency are everything to me. How I came to be a GC: my wife and I invented a card game that we sell on AMAZON, which is self-sustaining. After I finished building my first, and personal, house I loved the process so much, that I have now built 5 custom homes and 2 more are under contract as of 01/01/2021.

It's in the family blood, I guess! My dad is a Master Electrician. My oldest brother is VP of sales for a major supply company. My other brother is a GC and owns his own electrical company.

24/7, day or night, I am always available. Middle of the night - you have an idea, questions or concerns...call or text. I'll be there.

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Building Timeline in Lake Ridge

Depending on the size of your house, pre-grade lot preparation and other factors, building a custom home in Lake Ridge takes anywhere from 8 months to 1 ½ years.

Below is an estimated timeline of a 2,500 sq ft custom home build:

- Purchasing a lot 1 month
- Architectural blueprints 2 weeks
- Surveys and tests 1 months
- City permits & POA approval 3 weeks
- Chemical injections, foundation prep and inspections 1 month
- From pour of slab until completion 5-8 months

Factors that delay a build timeline:

- Mother nature
- Subcontractors backlogged
- Inspections and corrections
- COVID 19
- Material backlogged (rare)

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Services

Floor Plans:

Rough draft of blueprints. I designed my personal and my parents' house from scratch. I can help bring your ideas to life.

Professional architect:

I work closely with Johnny Limones who is an amazing architect, and can bring your dream home ideas to life at an affordable price.

GC from start to finish:

Land: help find and finance.

Architect: rough draft to final blueprints.

Loans: from land, construction to final closing.

Build: start to finish -from concept to reality.

Closing: I will be with you until the end.

Financing:

I work closely with the president of Cowboy Bank in Maypearl who specializes in land and build loans. They are wonderful in helping people with the financial side of building their dream homes.

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Cost

GCs usually charge Cost-Plus.

Cost-Plus is where the contractor gets paid for all expenses required to build a custom house plus an agreed upon percentage.

Most GCs charge a flat 20% plus cost to build. Not me!

Below is my cost breakdown depending on the livable square footage of the house:

Sq ft	Plus
2,500 – 2,999	15%
3,000 – 3,499	14%
3,500 – 3,999	13%
4,000 – 4,499	12%
4,500 – 4,999	11%
5,000 +	10%

The market materials fluctuate, and individual tastes are different, but the average cost to build a custom home in 2020 (not including the land) in Lake Ridge ranged from \$135 - \$145 a square foot. The price per sq ft DOES include GC percentage.

Example: a 2,500 sq ft custom house ranged from \$337,500 - \$362,500.

Lots range from \$50,000 - \$200,000.

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Floor Plans

Whether you already have blueprints or no idea, we can design your custom dream home.

I will sit down with you to discuss every detail you want to go into your future home. I will simply draw it out for your review. Once we have a good draft, we will get the basic floor plan over to the architect for the complete set of blueprints. Once he is done with the basic layout, you will have a one-time free chance to review and make the final changes. The architect will provide us with a complete set of blueprints, which include:

- Detailed floor plans
- Front, back and side elevations
- All the take offs
- Window and door schedule
- Site plan
- Roof plan
- RCP levels
- Foundation edge of slab
- Electrical
- Plumbing

Complete blueprints range from \$.80 - \$1 a sq ft.

Interior and exterior 3D renditions available upon request.

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Financing

Cowboy bank is located in Maypearl, TX.

I work closely with Brandon Vaughn the president of Cowboy bank and his incredible staff throughout the entire build process.

They specialize in Land and Construction loans and offer fantastic rates.

How the process works once financed:

Draws/Cost Auditing:

- Legend's Custom Homes will submit weekly draws to the bank for services and materials rendered.
- Legend's Custom Homes will copy the owners on every draw.
- Each draw will include detailed receipts, images of all checks written and the full draw overview request for services and or materials.
- Each week, Legend's Custom Homes will provide the owners an up-to-date cost build spreadsheet that is identical to the bank's.
- Owners can ask to review all checks, receipts and draws at anytime throughout the build.
- The owners (not the GC) will have an ID & Password to access their build account with the bank, that they can access at any time.

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Foundation

The soil in the Lake Ridge community needs to be prepped before construction can begin. Once the foundation preparation procedures have been completed, you will have peace of mind that your custom dream home is rock-solid.

Foundation prep procedures:

- Soil test: American Geotech will bore two, twenty feet deep soil samples for testing. In their lab, they will analyze the two samples to determine the exact make-up of your soil composition.
- A foundation engineer will design your custom foundation using the results from American Geotech's soil results.
- Atlas Soil Stabilization company will hand inject the following chemicals 8 to 12 feet deep: Phosphoric, Ammonium and Lignosulfonate.
- 2nd soil test: American Geotech will perform a second soil test in the same manner as the first soil test to confirm the chemical injection has completely stabilized your soil in preparation for the foundation.
- Concrete piers may be needed instead of chemical injection or in conjunction with chemical injections.

All foundation prep is included in the estimated price per sq ft to build.

The foundation prep procedures will also apply to driveways, sidewalks and pools.

Legend's Custom Homes Lake Ridge Community

For me and my family, living in Lake Ridge is like being on a permanent vacation!

The peaceful, safe and exclusive feel you get once you enter into Lake Ridge is amazing. The lots are big and spacious, and you do not feel like you are on top of your neighbor. The houses are all unique, and you will not find one house that's the same as another.

The lots are just as unique as the houses. You have lots with ponds, lots with lake views, lots with a forest feel, lots with golf course views, etc.

From everyday hard-working families like us, professional athletes from the Dallas Cowboys, Dallas Mavericks, Texas Rangers, PGA golfers etc. call Lake Ridge their home.

In short, it is the perfect place to build your forever custom dream home.

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Builder Checklist

All surveys	Soil test
Engineered foundation plans	Builder's risk insurance
City permits	POA application and deposit
Temp. driveway & culverts	Portable bathroom
Grading	Chemical injections/concrete piers
Second soil test	Formboards
Plumbing rough	Post tension installation
Pre-pour foundation inspection	Pour concrete slab
Framing material	Framing labor
Windows	Window labor
Plumbing	Insulation
Electrical rough	Sheetrock turnkey
HVAC turnkey	Masonry turnkey
Roofing turnkey	Trim materials
Trim labor	Painting interior/exterior
Cabinet turnkey	Countertops
Tile materials	Tile labor
Floor materials	Floor labor
Driveway and sidewalk	Gutters
Appliances	Garage doors
Front door	Toilets and tubs
Interior hardware	Final grade
Sprinklers	Landscaping