



Custom Home Planning Guide

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Each section of our planning guide is a deep dive into a major component of the custom construction process to help you better plan your project. Here is what you'll find inside...

01 FIND YOUR BUILDER
Learn how to interview & evaluate different builders with questions that address the most important parts of the process.

03 PROCESS & MILESTONES
Explore the construction process & learn more about the different components of a “good bones” build.

02 DESIGN YOUR DREAM HOME
Whether you have a crystal clear vision or you're looking for tips to get started, this chapter has tools to focus your design & bring your dream home to life.

04 BUILD A LEGACY
Discover how to optimize your construction investment. From materials to processes, we'll show you how to get the most out of your construction dollars.



YOUR DREAM HOME STARTS HERE

Building a custom home is about more than real estate, it is about crafting a sanctuary that is a true reflection of your lifestyle, personality & dreams.

This Custom Home Building Planning Guide is your blueprint for making your dream a reality. Packed with insights, ideas & advice, this guide is a toolbox for preparing to build the perfect home.

From prioritizing your floor plan to choosing the right builder, we hope this guide prepares you to start your dream home journey with confidence & clarity.

Let's turn your ideas into a plan - one thoughtful step at a time!

A handwritten signature in black ink that reads "Kim Hibbs & Jan Hibbs". The signature is written in a cursive style. A large, light gray ampersand symbol is positioned behind the middle of the signature.

Kim Hibbs & Jan Hibbs
Co-Founders & Owners





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YEARS OF BUILDING EXCELLENCE

CHAPTER ONE
Find Your Builder

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FIND YOUR BUILDER

Key Points to Discuss

Finding the right builder for your project is the most important step in kickstarting your construction project. But it doesn't have to be stressful! Here are some the key areas to discuss when you're deciding who you will trust to build your dream home.



✓ COMMUNICATION

Communication is the foundation of every successful building project. Learn how the builder communicates progress & challenges, as well as how they will organize your selections & project timeline. Do they have a specific tool or team member who handles this? How do they communicate their processes & how responsive are they to questions?



✓ PROCESSES

This is the first - and only! - time your unique floor plan is being built. Custom construction requires the ability to problem solve in the field & a unique approach to quality assurance. How do they solve problems with land or plans? Ask for examples. How do they ensure all of the components of a plan are in place? Do they have a quality assurance process & how do they address issues with their subcontractors & vendors?



✓ INTEGRITY

Finding a trustworthy, knowledgeable builder makes the home building experience more rewarding & less stressful. Check each builder's affiliations with their local HBA, NAHB & BBB. Most builders will be happy to share contact information for a few past clients. Be wary if they can't - this could mean they haven't been in business long, lack custom building experience, or have a series of unhappy clients.

The Custom Advantage

Building a custom home offers several distinct advantages over purchasing a big-box or production builder's home. Everything from the experience of designing & building to the comfort & quality you see from day one in your dream home, there are several key benefits of building custom. Here are some things to keep in mind when you're deciding your next steps.



01 CURATED & UNIQUE DESIGN

A true custom home gives you a hand in designing every aspect of your home to fit your needs, lifestyle & taste. From the selection of the land to the placement of windows, you have complete ownership in your one-of-a-kind home's design.

02 VALUE ENGINEERING & QUALITY

During the design process your builder helps you direct your design to make the most of your budget while achieving your goals and without compromising quality. Most custom homebuilders use higher-quality materials & pay closer attention to details when building. Because they are always evaluating & learning about new materials & techniques, they do not become "design-blind" due to plan repetition.

03 COMFORT & EFFICIENCY

Custom construction gives you the opportunity to find a high-performance builder. The systems, materials & building products used in high-performance construction make your home more comfortable room-to-room & more resource efficient.

EXPERIENCE: THE DIFFERENCE

Meet the Team



KIM HIBBS *President*

Kim founded Hibbs Luxury Homes in 2004 alongside his wife, Jan. Renowned nationally as a leading high-performance builder, their deep roots in Park City motivated them to expand their brand of exceptional building quality & processes to the region. Kim has been a Master Certified Green Home Builder for 15 years, has served on the board of the National Home Builders Association for 10 years, and is the past-president of the HBA of Eastern Missouri.

AMY HEROLD *Director of Business Development*

A Utah native, Amy was instrumental in the expansion of Hibbs Luxury Homes to Northern Utah. She has become integrated into initiatives to conserve the character & community of the Wasatch Back. She serves on the board for the Park City HBA & chairs Government Affairs, is a member of the Park City Realtors Association & is active in the Junior League & Utah Women in Business.



WILLIAM PELLEYA *Director of Operations*

Bill is the point person for every home we build. He relies on his experience in high-performance construction to ensure exceptional quality & performance in every element of our homes. Bill's primary focus is ensuring our trades adhere to the unique & rigorous standards for construction that are the hallmark of our unparalleled homes.

ALEXA WAGASKY *Estimator & Project Manager*

Alexa is our resident expert on bluebird days. She has worked in the Park City building market since graduating from college with her Mechanical Engineering degree. Alexa is key to the relationships we have with our trades & vendors, thoroughly vetting each.



WALT SDRENKA *Superintendent*

Walt rounds out our core construction teams, working with some of the best known names in Northern Utah before becoming joining our Park City team. Armed with a degree in construction management & extensive experience, Walt visits our job sites daily to ensure adherence to our high-performance standards, project timelines & budgetary objectives.



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CHAPTER TWO
Design Your Dream Home

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LET'S START BRAINSTORMING

Lifestyle Interview

Designing your home gives you the opportunity to combine everything you love into one floor plan. From hobbies to tastes, explore what you love & make your home a collection of your favorite design hits...

01 What do you love about your current home?

04 Do you like to entertain a lot, or host family gatherings?

02 What are the most frequently used rooms in your current home?

05 Do you have any pets that stay inside or out?

03 Do you have young children, adult children who visit, or other generations living with you?

06 Do you envision a more casual or formal home? Mixture of both?



DESIGN YOUR DREAM HOME

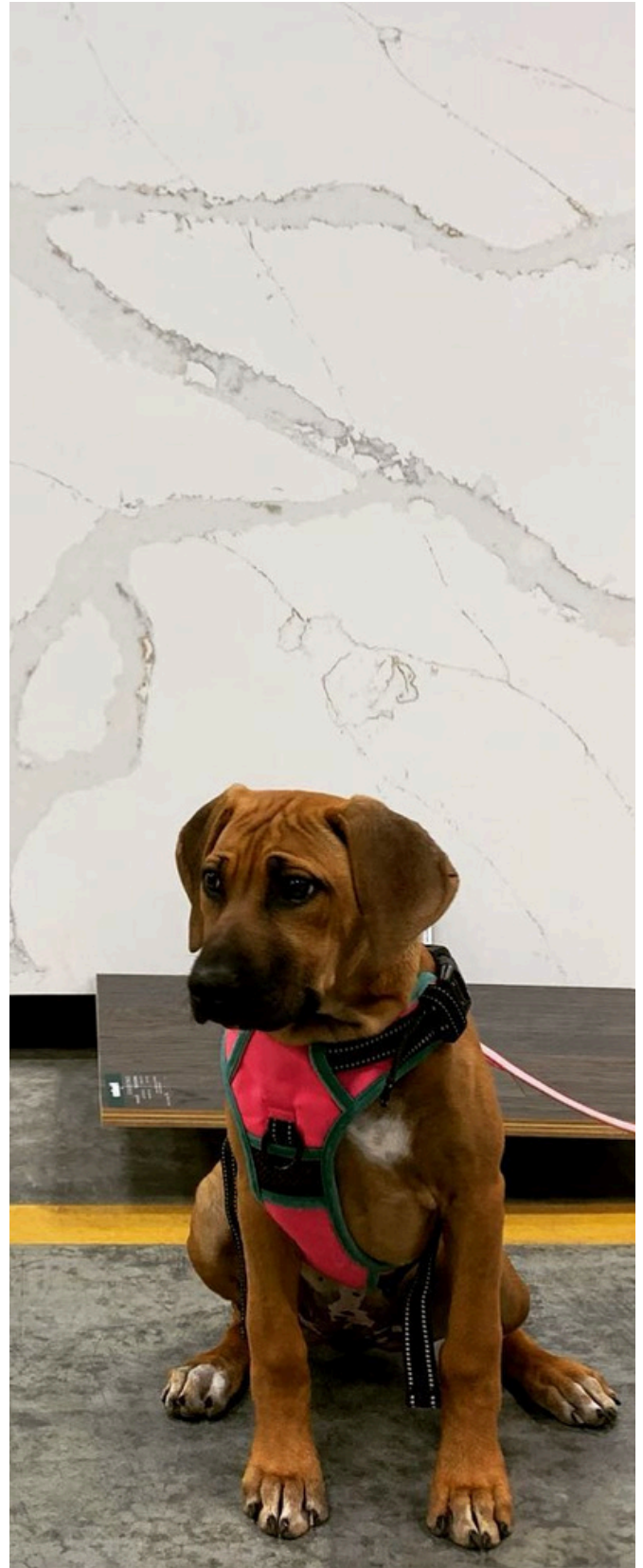
LIFESTYLE INTERVIEW CONTINUED

07 What do you see when you imagine your dream home?

08 What special spaces for hobbies or work do you need?

09 What outdoor spaces are important to your home's design?

10 What is your primary reason for building a custom home?



Dream Home Checklist

Planning your project starts with developing more detail about your vision. Thinking about the answers to some of the lifestyle interview questions, complete this checklist. Consider what is a want, need or nice-to-have & make note of the priority of that item.

Approximate SqFt: (Excluding Basement) _____

Floor Plan Style: (Circle One) Ranch/Rambler or 1.5 Story or 2 Story

Number of Bedrooms: _____

Number of Bathrooms: _____

Basement: (Circle One) Finished or Unfinished

What **lifestyle factors** are important to your design?

- Young Children (now or future)
- Work From Home
- Home Schooling
- Aging in Place (Retirement)
- Accessibility/Universal Design
- Multigenerational Living
- Sustainable Living
- Sensory Needs

Which of these **design elements** are important to you?

- Open Floor Plan
- Lots of Natural Light (large windows, skylights, etc)
- Natural Textures (wood, stone)
- Modern, Simple, Clean Lines
- Modern Mountain
- Rustic Mountain
- Elegant, simple
- Elegant, ornate

The **Family Room** should include the following:

- Fireplace(s)
 - Gas
 - Wood
 - Double Sided
- Direct Access to Outdoor Living
- Open to Kitchen/Dining
- Wired for Television/Audio
- Music/Reading Niche
- Vaulted Ceilings
- Coffered Ceilings
- Wood Beams
- Built-In Shelving
- Wet Bar
- Stone/Millwork Accent Wall

DREAM HOME CHECKLIST CONT'D

The **Kitchen** should include:

- Gas Stove/Cooktop
- Breakfast Nook w/Benches
- Walk-In Pantry to Include:
 - Refrigerated Storage
 - Dishwasher
 - Sink
 - Counter Space
- Island with sink
- Island without sink
- Two Separate Sinks
- Two Separate Islands
- Island with Appliances
- Appliance Package
 - Energy Efficient
 - Entry Level
 - Mid-Grade
 - Chef's

The **Landscape Plan** should include:

- Courtyard
- Tennis Court
- Sport Court
- Gardens
- Trees and Landscaping
- Lawn: Seed or Sod or Both
- Sprinkler/Drip/Misting System
- Outdoor Lighting
- Swimming Pool/Lap Pool
- Hot Tub

The **Outdoor Living Area** should include:

- Outdoor Fireplace or Firepit
- Covered or Not Covered (circle one)
- Heated Floor
- Outdoor TV
- Golf Turf
- Outdoor Lighting
- Outdoor Speakers
- Outdoor Kitchen
 - Built-In Grill
 - Sink
 - Refrigerator

The **Deck Living Area** should include:

- Cedar
- Composite
- Stairs
- Covered or Not Covered (circle one)
- Outdoor Lighting/Ceiling Fans
- Outdoor TV/Speakers

The **Garage** should include:

- _____ bays
- Detached
- Attached
- Porte-cochère
- Additional Parking for RV or Boat
- Cabinets
- Workbench
- Surface Mounted Lifts
- Collector Car Storage

DREAM HOME CHECKLIST CONT'D

Optional Additional Spaces:

- Home Office
- Game/Media Room
- Wet Bar
- Home Gym
- Play Room
- Indoor Sport Court
- Loft Area
- Greenroom
- Wine Cellar
- Mudroom
- Safe or Safe Room
- Craft/Sewing Room
- Pet Wash Station
- Secondary Suite
- In-Law or Guest Apartment

Accessibility Features:

- Extra-Wide Doorways
- Ramps
- Grab Bars
- Lower Counter/Cabinet Heights
- Walk-In tubs
- Zero-Entry Showers
- Zero-Entry Patio Access
- Sensory or Quiet Room
- Elevator
- Stepless Garage Entry
- Pull Down Closet Bars
- Main Floor Primary Bedroom Suite
- Specialty Lighting Plan

Home Automation:

- Snow Melt System
- Security
- Central Vacuum
- Heated Floors
- Heated Driveway
- Plumbing Alarms

Basement Finishes:

- Unfinished
- Rough-In
- Bathroom
- Bedroom (s)
- Gaming/Media Room
- Built-In Shelving
- Family Room
- Kitchenette
- Wet bar
- Dry bar
- Guest Quarters
- Home Gym
- Kids' Playroom

Sustainable Living Features:

- Attic Fans
- Ceiling Fans
- Dual or Triple-Pane Windows
- Smart Thermostats
- Single Flush Toilets
- Window Shutters
- Solar
- Solar Screens
- EV Charging
- Tankless Water Heater
- Skylights or Sun Tunnels
- Geothermal Heating/Cooling
- Net-Zero
- Green Certifications



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CHAPTER THREE
Process & Milestones

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FOCUSED ON CUSTOM

Proven Building Process

Because we are one of the **only** builders in the Wasatch Back specializing in custom, ground-up home construction, our partners & clients benefit from a smooth, well-managed process developed through decades of experience.

We've never built the same home twice - every home is tailored to our clients & the communities they call home. We work with homeowners, their architect & their ARC/ARB to design & build bespoke homes that reflect the character & natural beauty that makes Northern Utah special. Our custom-specific process & team's field experience help us mitigate & address the unique challenges inherent in executing a home being built for the first and only time.



01 DISCOVERY

Your personalized journey begins with an exploration of your goals & vision. From there we develop an investment target & discuss your design concepts. We explore the unique facets of your land, topography & community while defining your project & consulting with our project partners.

02 DESIGN & INVESTMENT DEVELOPMENT

Alongside your architect, designer & with ARC guidance, we ensure the design & project planning for your home achieves everyone's goals. As we review & finalize construction documents, we reach out to our vetted trades & vendors to develop bids & scopes of work for every element of the build.

03 CONSTRUCTION

When construction of your home is underway, we rely on our proven approach & processes to anticipate & address challenges that arise, ensuring smooth progress without sacrificing quality. Throughout the project, our team performs regular quality control checks & we facilitate walkthroughs at milestone checkpoints.

CONSTRUCTION PROCESS & MILESTONES



EXCAVATION

The first on-site work we do is breaking & clearing rocks, trees, & other debris to prepare for your foundation to be poured.

FRAMING, PLUMBING & ELECTRICAL

Hibbs Homes combines advanced building science & techniques that balance the materials, systems, & design of your home to achieve the highest level of energy efficiency, durability & healthy indoor air quality. During our high-performance framing phase, we review with you a plumbing & electrical plan to maximize the performance & day-to-day comfort.

DRYWALL & FINISHES

When your home's major systems are in place & inspected, it's time to hang the drywall & install your finishes - inside & out. This is when your house begins to feel like a home! Outside, we finish the masonry & siding while inside, flooring, carpentry, and kitchen/bath installation begins. One of the final steps is the paint going on the walls & fixture installations.

WARRANTY

Every builder's warranty is different, which is why it is important to ask about warranty terms and conditions when selecting your builder. Discuss what standards they will bring your home to when making repairs & how to contact them in case of an emergency.

FOUNDATION & BACKFILL

After excavation your foundation's footings are poured and is immediately followed by the foundation walls. During this process we are completing quality control inspections & our proprietary waterproofing measures, including backfill & grading.

HVAC & INSULATION

In addition to a high-performance heating and cooling system in your home, high performance insulation keeps your home comfortable & reduces the load on your system. A thorough caulk & seal package is standard practice to close gaps between construction materials, further insulating your home from the elements and from pests. You want a tightly built home that is ventilated appropriately.

CLOSING & MOVING DAY

Moving day is the most exciting day & your builder wants it to be perfect. The week prior to your move-in date your builder will walk with you through your home to create a punch list identifying any last-minute adjustments needed before you get the keys.



THREE STEPS TO A BETTER BUILD

01 INTERVIEW MULTIPLE BUILDERS
Your relationship with your builder is going to be long lasting, from design through warranty. Make sure you like the team & can trust them to solve the problems that WILL arise during your project.

02 SELECT YOUR BUILDER FIRST
Have your builder on board to evaluate your land & to guide your architect's design. Your builder has a complete picture of your project, current materials/labor costs & is key to keeping your project within your investment goal.

03 TAKE AN ACTIVE ROLE IN YOUR BUILD
Selections need to be made in a certain order & timeline to accommodate orders, delivery & accuracy. Stay actively involved in your project to prevent unnecessary delays or changes.

Home Building Glossary

PRE-CONSTRUCTION SERVICES AGREEMENT

A contract between a client and builder outlining pre-build services performed during the design & budgeting phase. These services typically include design coordination, value engineering, site analysis, and architecture review processes. This agreement will fold into the construction contract in the next phase.

HIGH-PERFORMANCE BUILDING

A term for an approach to construction, materials, and systems used in a home that exceed standard practices for home building and green certification standards. This approach to building ensures a home is more energy efficient, comfortable, durable, & healthier to live in.

HOME ENERGY RATING SYSTEM (HERS)

The HERS Index is a standard measurement for a home's energy efficiency & performance. Using a blower door test, inspections, and air quality measurements, an independent rater grades a home on a scale used to compare to preexisting & other new construction homes.

ARCHITECTURE REVIEW BOARD/COMMITTEE

To preserve the character that can only be found in the mountains of Northern Utah, most developments have a set of design regulations that must be met. All of the homes built in these communities are vetted through the lens of these design guidelines.

VALUE ENGINEERING

The process of analyzing a home's design to optimize its function, aesthetics, and cost-effectiveness. An experienced custom builder collaborates with the architect and client to analyze construction documents to optimize the design & budget.



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CHAPTER FOUR
Build a Legacy

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DURABLE • COMFORTABLE • EFFICIENT

High-Performance Advantage

Building a high-performance home is more than just an investment in superior craftsmanship - it is a decision to build a home that will leave a legacy. Homes designed with energy efficiency, sustainability & resilience provide healthy, comfortable living today and ensure long-term value for generations to come.



TIGHTER HOMES	2x6 walls using Advanced Framing Techniques and air sealing processes limit indoor/outdoor air exchange	✓		
PREMIUM QUALITY INSULATION	Above-code thorough caulk/seal with spray foam & fiberglass insulation for a highly efficient & quieter home.	✓		
LOW-E WINDOWS & DOORS	Heat stays in during winter and out during summer, textiles inside fade less over time.	✓		
WATER-EFFICIENT PLUMBING FIXTURES	Conserves water resources & modulates utility usage without compromising comfort.	✓		
HIGH-EFFICIENCY HVAC SYSTEM	Properly sized, zoned & tested heating and cooling systems with sealed ducts, upgraded filters & a whole house fresh air system.	✓		
HIGH-EFFICIENCY WATER HEATER	How water when you want it, for as long as you want it.	✓		
ENERGYSTAR LIGHTS & APPLIANCES	Conserves energy & modulates utility costs throughout the year.	✓		
INTEGRATED SMART TECHNOLOGY	Integrated, programmable lighting, multisource/zoned audio, fire, security, TV/phone/data.	✓		
MOLD PREVENTION	Microbe Guard spray application prior to drywall to protect your home against mold.	✓		
MOISTURE CONTROL SYSTEM	Gutter/downspout drainage plan, interior/exterior foundation drainage plan, proper exterior flashing	✓		
LOW-VOC MATERIALS	Carpet, pad, adhesives & paint with lot or no VOCs for healthier indoor air	✓		
HEALTHY AIR SYSTEM	Healthy home ventilation fans, appliances vented to exterior, and smart fresh air system to allow clean air in.	✓		



HIGH-PERFORMANCE HOMES LEAVE A LEGACY

The standards for materials & processes used in high-performance construction result in homes that are measurably more resilient, resource efficient, comfortable & healthier to live in.



ENERGY & WATER EFFICIENCY

High-performance homes require less water, energy & resources to operate. Efficiency starts with a tighter thermal envelope & extends through the operating systems & appliances, conserving resources & creating an overall better built home.



CLEAN & HEALTHY INDOOR AIR

A holistic approach to building & an extremely tight thermal envelope prevent air pollutants & common allergens from getting inside while preventing energy loss.



QUIETER & MORE COMFORTABLE

High-performance homes are designed to control temperature & air exchange. The additional insulation & higher quality materials also control sound.



MORE DURABILITY & RESILIENCE

High-performance homes are built with more durable materials that withstand the challenges of weather & time while reducing maintenance.



GREEN BUILDING CERTIFICATIONS

Building a high-performance home means your home will often meet or exceed several rigorous green building standards, including:

- LEED
- EnergySTAR
- National Green Building Standard (NGBS)
- Net Zero
- Passive House

Hibbs Luxury Homes is in of the few a certified RESNET builders in Northern Utah, which means we test & score every home we build using the independent Home Energy Rating System (HERS).

The HERS Index measures your home's energy efficiency & performance & scores it according to other high performance homes & conventionally built homes.

Your HERS rating demonstrates that, with proper operation & maintenance, your home is more efficient & durable than a comparable conventionally built home. The average Hibbs luxury Home is built to be 60% more efficient than a comparable newly built or preowned home.