



White Rock

New Home Guide

White Rock Homes and Design | 4167 Hwy. 67 Rainbow TX 76077
P: 817.690.3559



About Us

At White Rock Homes and Design, we are passionate about helping people make space for meaningful moments in life and at home.

Whether it's finding space to nurture something you love, making space to gather family and friends around the table or creating spaces within your home that make those who live there feel loved and known.

We believe in these things so deeply that everything we do is in pursuit of inspiring a love for home and the moments it holds.

Meet the Team



DAVID DICKENS
Project Manager/Founder

David is a seasoned Project Manager with over 15 years of experience in the construction industry. His meticulous attention to detail and strong leadership skills ensure that every project runs smoothly from start to finish. David excels in managing timelines, coordinating with subcontractors, and maintaining clear communication with clients, making sure that their expectations are met and exceeded.

LINDLEE DICKENS
Design/Founder

Lindlee is our creative powerhouse. With a background in real estate and interior design, she has a keen eye for detail and a passion for homes that stand the test of time. Lindlee specialises in transforming client ideas into innovative and practical designs that blend functionality with aesthetic appeal.



TRACI KELLEY
Preferred Partner/Architect

Traci has been our Preferred Partner since our inception, bringing to life our clients dream home. Her hands-on approach and deep understanding of construction processes make her an invaluable asset to the team. Traci is dedicated to ensuring that every build is completed to the highest standards, and her commitment to quality craftsmanship is evident in every project she undertakes.



What is Design Build?



ACCOUNTABLE

A single trusted source (that's us!) oversees the success of your project.



CONSISTENT

Every detail, from start to finish, reflects your homes unique vision. Architectural Design, Interior Design, Construction.



ON BUDGET

The process helps keep your home within budget from concept to completion.



QUALITY ASSURANCE

We maintain the highest standards of quality in all our work, using top grade materials and adhering to industry best practices.



TRANSPARENT COMMUNICATION

We keep you informed at every stage of the project, offering clear and honest communication to build trust and ensure satisfaction.



TIMELY DELIVERY

Our efficient processes and dedicated team ensure your project is completed on time, without compromising on quality.

Before Construction Begins

We're with you every step of the way. Every build includes:

1. BUILDER INTRODUCTION MEETING

We begin with an in depth discussion to understand your vision, needs, and budget. Our team provides expert advice and insights to shape your project.

2. COST TO BUILD PROPOSAL REVIEW

We guide you through the Cost to Build your home. Review architectural plans as well as the Included Features to be included in your home.

3. PRE-CONSTRUCTION MEETING

Our team will review the cost to build budget, review selections, discuss any redline changes before construction begins, as well as outline our monthly budget review and draw schedule.

4. DESIGN 1 AND 2

Design 1 will determine the overall conceptual design of your home. Colors, material, mood.

Design 2 will consist of material selections, fixtures, and finishes.

5. GROUND BREAKING

Now that the architectural plan, budget, and design for the home is in place; construction can begin. The pre-construction process ensures a smooth and on budget build.

Memberships & Awards

White Rock Homes and Design is a leader in the industry. We proudly belong to respected industry associations.

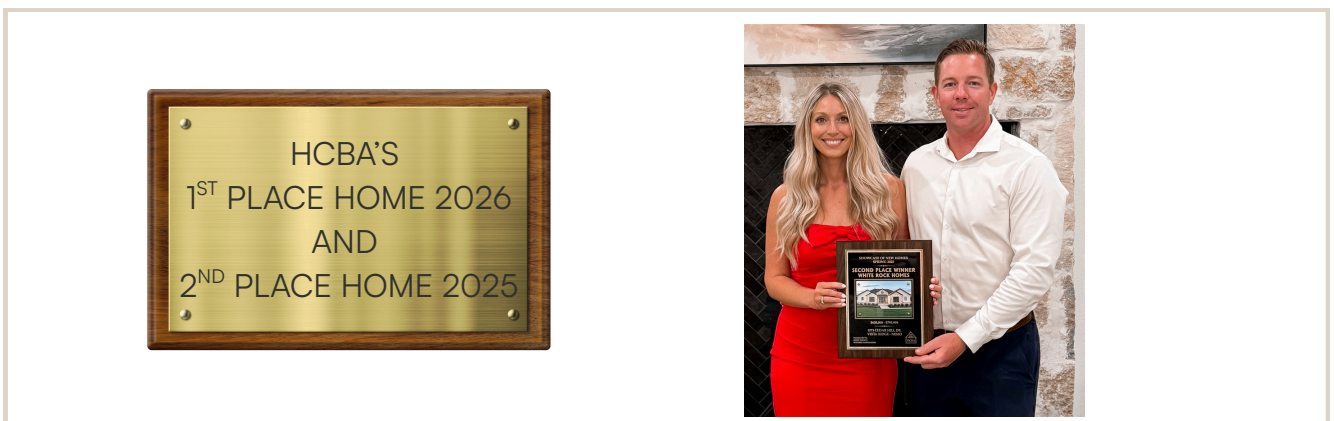
MEMBERSHIPS

We are proud members of the TAB, Fort Worth Home Builders Association, HCBA, as well as licensed with Texas Legacy Realty.



AWARDS

We are proud of our team for our award winning homes.





Project Stages

Building your new home is an exciting journey, but it can also be complex and challenging. To help you navigate each phase with confidence, we've outlined the key stages of your project.

From laying the foundation to the final touches, this guide provides a straightforward breakdown of the process, so you'll know exactly what's happening and when.

Our goal is to make the experience as smooth and transparent as possible, keeping you involved throughout the entire build.

Project Stages

FOUNDATION STAGE

1.

The site is excavated and plumbing and electrical conduits are laid in place. Once that's done, the concrete slab is poured, forming the foundation of your home.

FRAME STAGE

2.

The timber or steel frame of your home is constructed, outlining the walls, roof, and floor structure. This is when the skeleton of your house takes shape, giving you a clear view of the layout and room sizes.

ROUGH IN STAGE

3.

The external walls, roof, windows, and doors are installed, securing the home from the outside elements. At this point, the plumbing, hvac, and electrical rough in's are installed to make ready for insulation and sheetrock.

FIXTURES AND FINISHES STAGE

4.

This stage includes Sheetrock, Cabints/Door and Trim, Tile, Countertops, as well as Plumbing, Electrical, and HVAC Final trims.

FINAL ACCEPTANCE STAGE

5.

Final inspections are carried out, and any minor defects or touch-ups are addressed. Once everything meets the required standards, the home is ready to be handed over for you to move in.





● Foundation Stage

Laying the Foundation

This includes:

FOUNDATION PREPARATION

- Site Excavation: The site is excavated to prepare for the foundation, ensuring a level base for construction.
- Plumbing and Electrical Grounds: Underground plumbing and electrical conduits are laid out and positioned before the concrete is poured.
- Leveling and Grading: The ground is leveled and compacted to create a stable surface for the foundation slab.

FORM SET AND POUR

- Form Set: Formwork is set up to shape the slab and hold the concrete in place during the foundation pour.
- Trench and Pier Preparation: Trenches are dug and steel reinforcement is added to ensure strength and stability. Piers are added depending on the soil conditions.
- Foundation Pour: The concrete slab is poured and leveled, creating the base that will support the rest of the structure.

2

• Frame Stage

Building the Structure

This includes:

FRAME CONSTRUCTION

- Wall and Roof Frame Setup: Timber or steel frames are erected to form the structure of the walls and roof.
- Structural Bracing: Bracing is installed to provide strength and support, ensuring the frame meets safety standards.
- Windows and Door Openings: Openings are left for windows and doors, providing the framework for future installations.

ROOF DECK AND SHEATHING INSTALLATION

- Roof Decking and Sheathing: Roof decking and sheathing is installed creating the framework that supports structure.
- Temporary Support: Temporary supports are added to hold the structure in place until the next stages of construction.

3. Rough In Stage

Behind the Walls

This includes:

EXTERNAL WORKS

- Exterior Walls and Windows: The external walls are sheathed and windows are installed. Siding installation to begin.
- Roof Installation: The roof is fully installed, including shingles, tiles or metal sheeting, making the structure weatherproof.

INSIDE THE HOME

- Mechanical Rough In's: The plumbing, hvac and electrical wiring is installed throughout the home. The frame punch is completed and the home is made ready for insulation and sheetrock.

4

Fixtures and Finishes Stage

What the eye can see

This includes:

INTERIOR FINISHES

- Sheetrock Installation: Interior walls are sheet rocked and textured. The home is made ready for Paint and Trim.
- Cabinets, Doors and Trim, Paint, Tile, Countertops, commence after the home has been textured.

FIXTURE INSTALLATION

- Electrical/Plumbing/HVAC: Electrical trim/fixtures are installed as well as plumbing fixtures being set. HVAC trim commences to start up the HVAC for the home.
- Wood Flooring and Trim 2: Wood flooring is installed and the Trim Carpenters return for Trim 2 to install Door/Bath/Cabinet Hardware and complete trim details.

5

Final Acceptance Stage

Finishing the Build

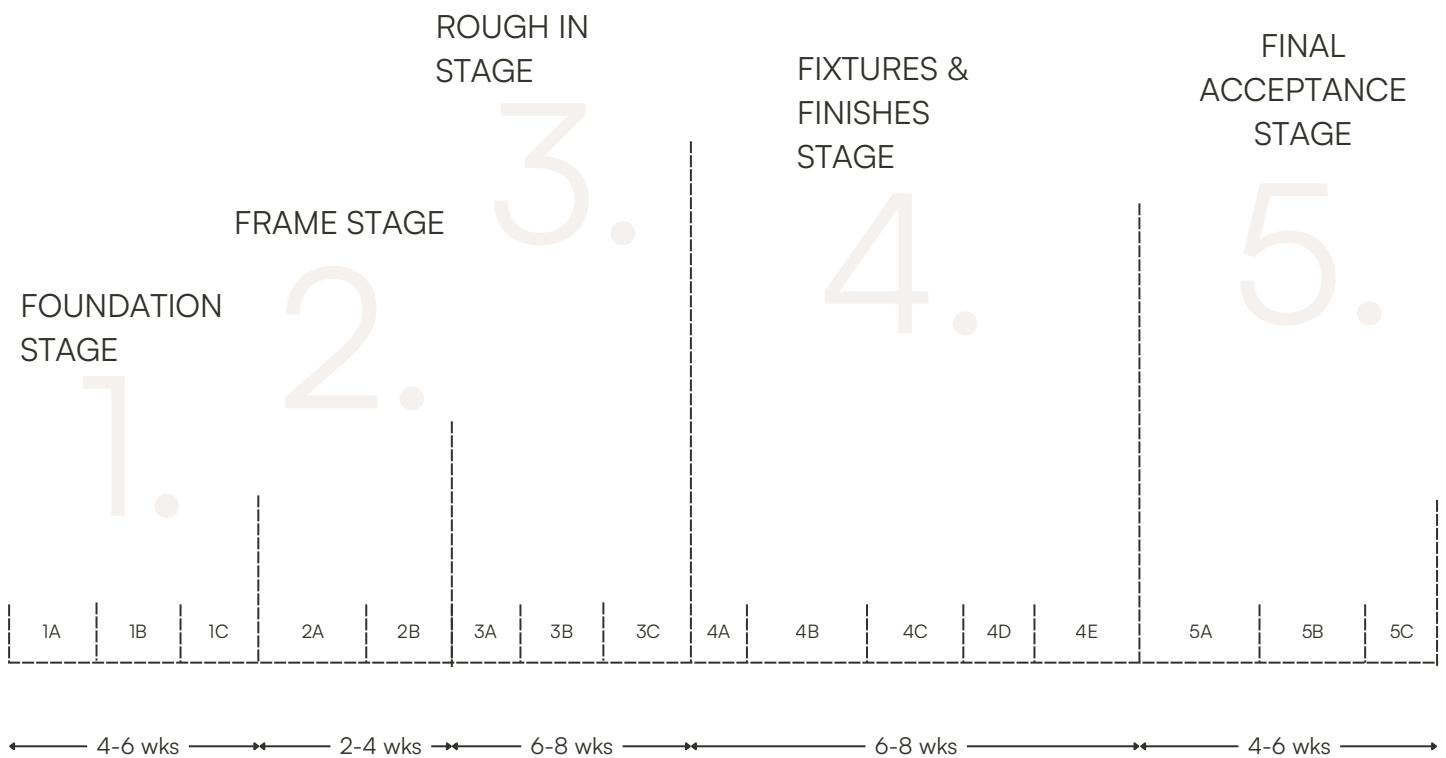
This includes:

FINAL TOUCHES

- Defect Rectification: Any minor defects are identified and fixed to ensure the home meets the required standards.
- Final Clean: A thorough clean is carried out to ensure the home is ready for handover.
- Client Walkthrough: A walkthrough is done with the client to confirm the work is completed to satisfaction.
- Handover: Once all is approved, the home is officially handed over and ready for occupancy.

Timeline

(6 - 9 Months)



1A Site excavation
1B Form Set/Plumbing Grounds
1C Foundation Makeup/Pour

2A Framing Walls/Floors/Roof
2B Roof Decking

3A Structure weather sealed
3B Windows installed
3C Mechanical Rough In's

4A Sheetrock Hang/Texture
4B Cabinets/Doors & Trim
4C Tile and Countertop install
4D Mechanical Final Trims
4E Whole Home Flooring Install

5A Appliances Installed
5B Final Punch List
5C Homeowner Introduction/Sign Off

Draw Schedule

(% of Completion)

Homeowner:

Proposal DATE:

01	SLAB STAGE	25%	\$\$\$
02	FRAME STAGE	20%	\$\$\$
03	ROUGHIN STAGE	20%	\$\$\$
04	FIXTURES AND FINISHES STAGE	20%	\$\$\$
05	PRACTICAL COMPLETION STAGE	15%	\$\$\$

TOTAL	\$\$\$
-------	--------

White Rock Homes and Design

*Proposal is valid for 30 days

*5% Non-Refundable Deposit due at signing



Next Steps

Step 1: Discovery Call

Step 2: Builder Introduction Mtg.

Step 3: Cost to Build Proposal Review Mtg.

Step 4: Pre-Construction Mtg.

Step 5: Design 1 and 2

Step 6: Ground Breaking

Step 7: PreDrywall Mtg.

Step 8: Homeowner Introduction Mtg.