



LONGSHORE CUSTOM HOMES

INFORMATION PACKET
HAMPSTEAD, NC





ABOUT LONGSHORE



At Longshore Custom Homes, we proudly serve the North Carolina coast with custom home building services. Our team has unmatched experience and delivers stunning, high-quality results. We are committed to building the home of your dreams. Whether you're looking to relocate to the area, or are a local who is interested in a custom home, Longshore Custom Homes can bring your ideas to fruition. We serve the coastal North Carolina shore, including Hampstead, Topsail, Surf City, and Topsail Beach. From homes with oceanfront views to properties with large open floor concepts and more, our builders are attentive to detail. We strive for excellence with every build.

At Longshore Custom Homes, our primary goal is to make the process as smooth as possible for you. We get to know you, your goals, and your vision for the landscape of your home. Through responsive communication, attention to detail, and skilled design, Longshore Custom Homes creates stunning custom homes on the North Carolina coast. We have extensive experience in every aspect of the job, including land acquisition, home design, budgeting and scheduling, construction, and ongoing maintenance.

Our team of expert custom home builders guides you throughout the entire process. From the first phone call to the completion of the home, and everything in between, the professionals at Longshore Custom Homes deliver top-rated service.

OUR PROCESS



MEET AND GREET

1

INTEREST MEETING WITH THE
LONGSHORE CUSTOM HOMES
BUILDING AND DESIGN TEAM

DISCUSS VISION AND
INSPIRATION



DESIGN

2

PRE CONSTRUCTION AGREEMENT
1. PHASE ONE - SCHEMATIC DESIGN
2. PHASE TWO - DESIGN FINISHES
3. PHASE THREE - BIDDING

HOA APPROVAL



BUILD

3

PERMITS
SITE PREP AND FOUNDATION
FRAMING AND DRY IN
PLUMBING AND ELECTRICAL
DRYWALL AND TRIM INSTALL
INTERIOR FINISHES
FINAL INSPECTIONS / CLOSING



LIVE

4

MOVE IN
AND ENJOY
YOUR ONE-OF-A-KIND
CUSTOM HOME

OUR PROCESS

THE PRECONSTRUCTION PROCESS



INTEREST MEETING

- Initial connection
- Meet face to face
- Discuss the scope (size, location, special planning)
- Discuss budget
- Determine if it is a good fit for both parties.
- Fill out contract form
- Review and sign Pre-Construction Contract via DocuSign



PHASE 1 - SCHEMATIC/ PRELIMINARY DESIGN

- Homeowner fills out design questionnaire
- General floor plan provided - window and door locations/ elevation views
- Exterior 3D renderings
- Initial plot plan - footprint, general setbacks, and driveway
- Main floor designed and emailed for review
- Second floor designed and emailed for review
- Exterior designed and emailed for review
- Finalized design rendering



PHASE 2 CONSTRUCTION DRAWINGS - DESIGN TEAM

- Personal design style/ inspiration pictures sent for cabinet layouts
- Appliance decisions made - size and style
- Preliminary electrical and cabinet design
- Final Revisions emailed for final approval



PHASE 3 - SELECTIONS AND BIDDING

- Selections from magazine made with design team
- Final specifications and selections sent
- Plans sent to bid
- Final proposal and building contract meeting



APPROVAL

- Signed contract and plans sent to lender
- 10% deposit paid
- Permit application
- Site prep
- Close construction loan

OUR PROCESS

THE BUILD PROCESS



CONSTRUCTION PHASE 1 - BREAKING GROUND

- Stake house corners and well if applicable
- Footer and Foundation
- Inspections



CONSTRUCTION PHASE 2 - FRAMING

- Walls on the first floor
- Second level floor system
- Roof framing
- Windows and doors
- Porches and Decks
- Roof
- Client Selections Due:



CONSTRUCTION PHASE 3 - TRADES

- HVAC
- Plumbing
- Electrical
- Gas



CONSTRUCTION PHASE 4 - WALLS

- Exterior siding
- Interior insulation and drywall
- Paint Exterior Siding
- Prime walls and paint ceilings
- Client Selections Due



CONSTRUCTION PHASE 5 - FINISHES

- Install flooring
- Install trim and interior doors
- Paint trim and doors
- Install cabinets and countertops
- Install plumbing fixtures
- Install electrical fixtures
- Install garage doors
- Final coat of paint on the walls
- Driveway
- Landscaping



PUNCH LIST

- Homeowner walkthrough - one week prior to move-in-day
- Homeowner orientation
- Final walkthrough
- Kick back and relax! You did it!



WARRANTY

- Schedule a walkthrough at 11 months to address nail pops and any warranty issues.



ABOUT HAMPSTEAD

Hampstead is one of Coastal NC's hidden gems. With a low cost of living, warm Southern hospitality, and fantastic attractions, it's slowly becoming "the place to be". With all it has to offer, who wouldn't love Hampstead? Conveniently located less than a 40-minute drive of both Wilmington and Jacksonville, Hampstead is a perfect medium for families, couples, and singles alike. Hampstead allows you to live far enough to stay away from the city, but still have access to city resources quickly.

Most people come to Hampstead for a large array of beaches like Topsail Island, Surf City, and Wrightsville Beach, but many other attractions are available. A multitude of bike, running, and walking trails can be found at Holly Shelter Game Land in Hampstead. Boating and fishing are extremely popular in Hampstead, as you will notice boats in the yards of many homes you pass.

It is not uncommon to be out on the waterways and find a large number of inviting families grilling and listening to music on one of Hampstead's many barrier islands. But don't feel discouraged if these activities don't spark your interest! Attractions like Kiwanis Park are available for all ages to exercise and have fun, and we even have two golf courses in Hampstead and many breweries close by. Whatever activities you love, Hampstead will not only accommodate, but allow you to flourish.

CUSTOM FEATURES

& WHY WE CHOSE THEM FOR OUR HOMES



RECESSED LIGHTING

Everywhere I feel at ease when I am in a well-lit room. As a designer, I love the flexibility to choose a pretty chandelier or ceiling fan without concern of it being the sole lighting source for the room.

LARGE CONCRETE PORCHES

I did a salt finish on my concrete porches. The white concrete stays cool in the southern heat, and concrete as a material is naturally low maintenance.

A ONE-OF-A-KIND PIECE

I found an old hotel door complete with the nightly rate on the back of the door, "75 cents for single occupancy."

FIRE CLAY BACKSPLASH

Kitchen backsplashes usually have a very small square footage amount. So I went for a splurge on the tile, which was a small cost for a big impact.

BUILT-INS AND EXTRA CABINETS

I like having things put away and surfaces clear. I installed extra cabinets on the backside of the island as well as wall cabinets in the office. The bedroom closets all have double wood shelves, which doubled the space available for clothes on hangers.

UPGRADED TRIM PACKAGE

Trim sets the tone for your home. From Victorian and ornate to Farmhouse and clean, your true style shows through your trim. I chose a few key high-traffic locations to have shiplap installed as well as large baseboards and casings.

EXTRA LARGE DRIVEWAY

Gone are the days of having to ask people to move their car so you can get out of the driveway! We have enough room for basketball, four square and a spot to park the boat.

GALLERY



GALLERY



GALLERY

