

# The 5 Design Choices That Kill the Peace (and Resale) of Your Next Home

Make the right decisions now—before they become lifelong regrets.

## 1. Designing the Home Before Designing for the Land

Every property has a personality—sunlight, privacy, slope, wind, views. When you ignore the land and force a plan onto it, you feel that mistake every day you live there. When you design for the land first, everything works: comfort, flow, efficiency, and long-term livability.

## 2. Starting With Aesthetics Instead of Function

A pretty exterior is easy to love, but it doesn't guarantee a great living experience. A good designer can make almost any form beautiful, but it's nearly impossible to take a poorly shaped home and fix how it lives afterward. Function creates beauty—never the other way around.

## 3. Thinking in Square Footage Instead of How Spaces Are Used

Square footage is just a number. What matters is how a room lives: furniture placement, sightlines, traffic flow, and purpose. Poorly sized rooms create daily frustration and expensive wasted space. A home designed around real life always lives bigger than its square footage.

## 4. Ignoring How Your Home Should Make Everyday Life Easier

Great design removes friction. Your home should account for where backpacks land, where phones charge, where homework happens, where hobbies live, and where workout equipment belongs. These aren't afterthoughts—they're part of supporting your daily life.

## 5. Trying to “Save Money” on Permanent Decisions

Some choices lock you in for decades. Materials, rooflines, window layouts, structural decisions—these are the hardest and most expensive to fix later. The most common regret: not upgrading the stone on the front of the home, only to be reminded of it every time you pull into the driveway.

### **Book Your Free SmartBuild Session**

See your property, your needs, and your goals through the eyes of a designer-builder with 30+ years of experience.



DH SmartBuild: Design + Build with Confidence in 10 Days – Fixed Price. Move-In Date. No Surprises.  
Get started today at [buildago.com/booking](https://buildago.com/booking)

**Design well to save \$50,000 in mistakes.**



**The “no regrets” guide to your new home!**

From DH Homes, creators of the  
DH SmartBuild system.

**Book Your Free & Virtual DH SmartBuild™ Appointment at  
[buildago.com/booking](https://buildago.com/booking)**



## **Custom homes cost much more than they should, take longer than necessary, and underwhelm their Owners due to poor design and planning!**



### **The Property: This could be a \$50k mistake**

**Buying a home is a big, exciting step, but it's okay to feel worried! It's an investment in your whole life. We're here to help you focus on the first and most important thing: the property.**

#### **The Perfect Place for Your Life**

Think of the lot as the setting for your favorite story—your life! You need a place that makes every day easier and happier.

- **Your Drive Time:** This is the big one! How long will it take to get to work, school, friends, and family? Spending less time in the car means more time doing what you love.
- **The Digital Connection:** Today, a fast internet connection is just as important as roads! If you work or learn from home, you need high-speed service (like fiber). Make sure the spot you pick has the fast internet you need, or your "digital commute" won't work!
- **The Feeling:** Does the neighborhood feel right? Is the ambiance—the look, the people, the general vibe—what you want to wake up to every day?
- **The Dream View:** What do you see when you look out the window? A peaceful lake, rolling hill country, or a private yard? The land is the only thing you can't change later, so make sure it holds your dream.

**Book Your Free & Virtual DH SmartBuild™ Appointment at  
[buildlago.com/booking](https://buildlago.com/booking)**



### **The Property: This could be a \$50k+ mistake (continued)**

#### **The Hidden Costs of Making a Home Work**

Builders know that a house is useless if it doesn't *function*. Toilets must flush, water must run, and lights must turn on! This seems simple, but getting these things to the lot costs money.

- Are Utilities There? Don't just assume the lot has water, electricity, and sewer hookups. You have to ask: Are the utilities already connected to the property?
- The Price Tag: If utilities need to be brought in from far away, the cost can be huge! We've seen bills as high as \$180,000 just to run the pipes and wires to a lot. These costs are often the same no matter how big your house is. If you forget this step, it can crush your budget.
- Tap Fees: These are extra fees paid to connect to the main water or sewer lines. They're mandatory!

#### **The Lay of the Land (Topography)**

The shape of your land affects the price of building.

- If the ground goes sharply up or down (we call this topography), it costs extra.
- Dealing with big slopes means expensive foundation work, retaining walls, or a lot of dirt moving. A flat lot is almost always cheaper and easier to build on.

Your worries are completely normal! We want to help you think through these big, practical questions first, so the rest of your homebuilding journey can be exciting and worry-free.

**Book Your Free & Virtual DH SmartBuild™ Appointment at  
[buildago.com/booking](https://buildago.com/booking)**



**Don't build the wrong home! Live by Design instead.**

**You are unique. Your family, your routines, and your dreams are one-of-a-kind. Your home should be too.**

**We believe your home should be designed around you and your best life—a powerful tool that makes every day easier, more comfortable, and more relaxing. To achieve this, we have to look past the typical numbers game. It's time to realize that chasing big numbers is the wrong approach:**

**Square Footage is the Wrong Focus. Activities Should Drive Size.**

It's easy to get caught up in the numbers—the total square footage of the house or the exact size of the main rooms. But this is where most people get the design process backward.

The size of your home and its individual spaces should always be driven by the *activities* that are housed in those areas.

A space is only "big enough" if it lets you do what you need to do comfortably and efficiently. Focusing only on a number means you miss the point: a room's true size is measured by the life you live inside it.

**Book Your Free & Virtual DH SmartBuild™ Appointment at  
[buildlago.com/booking](https://buildlago.com/booking)**



**Don't build the wrong home! Live by Design instead.**

**Designing Around Your Life, Not a Standard Layout**

Since your life is unique, the needs of your rooms are too. Let's look at how daily activities completely change the design requirements:

**The Gear Zone: Managing Mess and Clutter**

Every family has clutter, gear, or mess. The key is to design a dedicated space for it. For families whose kids are serious about baseball, muddy equipment shouldn't come inside the house. The solution isn't just a bigger garage; it's a designed space. We can take a portion of a three-car garage and build dedicated baseball lockers and even put a hamper right there. Now, the kids can strip off their muddy uniforms before they ever step onto the clean floors.

**The Charging Nook: Preparing for Modern Life**

We all have multiple phones, tablets, and devices that need to be charged every night. The question is: Where do you want to keep those items, and where do you want to charge them? We can prepare for this in your design by building in a charging drawer in the kitchen island, a charging shelf in the home office, or a docking station in the mudroom. It's a small detail, but it prevents cord clutter and makes life easier every single day.

**The Sleep Sanctuary: Protecting Rest**

Do you and your partner get up at totally different times? A simple bathroom door won't stop the light and noise of one person getting ready from waking the other. The solution is to design the path between sleeping and starting the day strategically. We can create a vestibule (a small entry space) between the bedroom and bathroom, or place the master closet in between the two. This simple layout acts as a buffer against noise and light, allowing the person to sleep a little longer.

**Book Your Free & Virtual DH SmartBuild™ Appointment at  
[buildlago.com/booking](https://buildlago.com/booking)**



## **Don't build the wrong home! Live by Design instead.**

### **The Key to Budget: Allocating Dollars by Design 💰**

This deep focus on your activities is not just about making a better home—it's one of the most powerful tools for designing and building homes on budget.

When we right-size spaces based on your needs (like making a secondary bedroom smaller because the kids do homework in the kitchen), we prevent wasted space. That saved square footage reduces the overall cost of the home.

The key is making sure your money is allocated to these activity-driven spaces. We move dollars away from building unnecessarily large, empty rooms and put them toward the features that truly make life easier: the baseball lockers, the specialized quilting room, or the sound-buffering master closet layout.

This is what it means to Live By Design. We don't build a standard house and expect you to adapt. We start by deeply understanding your problems, your hobbies, and your daily flow. Then, we design the perfect solution around them, using your priorities to control your budget.

We don't just build homes. We design solutions for living. Let's talk about *your* life.

**LET'S SAVE YOU TIME, MONEY, AND STRESS  
& MAKE LIFE EASIER AT THE SAME TIME!**

**Book Your Free & Virtual DH SmartBuild™ Appointment at  
[buildlago.com/booking](https://buildlago.com/booking)**

# Your Free Virtual Clarity Call

You spend about **40 minutes** sharing your life, your land, and your goals with us. Your investment: **\$0** and a little time.

Then we go to work for you:

|   |                |
|---|----------------|
| Detailed Property Evaluation                                      | \$1,200 value  |
| Concept Design & Details — floor plan, site plan, front elevation | \$4,975 value  |
| Fixed Price & Move-in Date  | \$1,500 value  |
| <b>Total Value</b>  | <b>\$7,675</b> |
| <b>Your Cost</b>  | <b>\$0</b>     |

In about **7 days**, we meet again to walk through your design and details. We listen to your input and revise as needed — or start fresh until it feels right. Once we've nailed it, we move forward together with a Construction Agreement.

## Our Love-It Promise

We work for free until you're ready to move forward. You won't spend a dime until you've approved your design, reviewed every detail, and decided to commit. If we don't earn your business, you owe nothing.

*"DH Homes did a fantastic job on our custom home. They recommended design solutions for our family that have helped us so much."*  
— **Ali, Lago Vista**

*"We started with an architect who led us to \$100K over budget. DH Homes reworked our design — now we're under our comfortable budget with a better home."*  
— **Ray, Georgetown**

- Limited to **4 homes per month**, so we can give each family the attention they deserve.
- **100% free and virtual** — no pressure, no obligation.
- You get design & details, a fixed price, and a move-in date **before** you commit.

Book your free clarity call at [buildlago.com/booking](https://buildlago.com/booking)

(512) 481-7728 | [info@dhsmartbuild.com](mailto:info@dhsmartbuild.com) | [buildlago.com](https://buildlago.com)