



"Innovative, Sustainable, and  
Flexible Solutions For Your Lifestyle"



**WELL DONE** 1  
HOMES • CONSTRUCTION  
SERVICES • PROPERTY MANAGEMENT







## Together, our creativity has NO limits!

Welcome to Well Done 1 Kit Homes - your partner in creating a convenient and cost-effective project experience! We provide a variety of floor plans, upgrades, and modifications to suit your every requirement. Our practical and stylish solutions will help you bring your project to life.

Our building models are customizable to meet the unique requirements of seismic, hurricane, tornado, heavy snow load, and other uncommon building circumstances. Our kits are engineered to withstand winds exceeding 175 MPH and snow loads up to 120 lbs. per square foot. By using steel, not only can you ensure a protected investment, but you can also design a structure that can withstand the challenges of Mother Nature.





## Our Team

Our team consists of skilled professionals in MANUFACTURING and ENGINEERING who have extensive experience constructing steel stud frames for residential, hospital, and commercial structures nationwide. We use the "Panelized Steel Assembly System" approach to create pre-assembled sections of your home's walls, ceilings, and roof that are ready for delivery.

We source all of our steel from the United States and ensure that it is G90 galvanized steel which guarantees a zinc coating for optimum protection against corrosion. Depending on your specific needs, including county regulations, building codes, and environmental requirements, the steel gauge and engineering may vary.



Our CONSTRUCTION SERVICES team provides comprehensive assistance to clients in selecting the necessary materials for their projects while ensuring that their desired quality and aesthetics are met. We specialize in material take-off, product availability research, and construction cost calculation per square foot.

Acting as trusted consultants, we act as the liaison between our clients and direct contractors for their projects. With our vast experience in the field, we guarantee superior quality of construction and timely management of project schedules for our clients.

*Well Done 1 holds over **100 years** of combined expertise in manufacturing, project management, and construction services.*



# Pre-Construction Research Report: Gold Package

Our team of PRE-CONSTRUCTION experts is dedicated to ensuring your home is built with the utmost efficiency and quality. We consider every intricate detail, such as utility availability and other vital factors crucial to home building as shown below.

In the Pre-Construction phase, our team prepares a research report for the client. This report serves as a reference guide for the client to understand the necessary preparations and costs associated with their property before the construction process begins. Our team virtually negotiates nationwide with third-party firms, agencies, and individuals to gather the necessary pre-construction information needed to achieve building permits.

This Gold Package offers a complete solution for all pre-construction needs and is priced at **\$3,995** for a single unit. Multiple units will be negotiated at the time of sale. When the client decides to proceed with Well Done 1 for the complete build-out, the fee of \$3,995 will be credited toward the total contract amount upon signing, reducing the overall contract.



## Possible Associated Costs:

- Soil Testing
- Survey & Topo Map
- Civil Engineering
- MEPS Plans
- Foundation Plans
- City Plan Review Fees
- Building Permits
- Grading Permits
- Sewer Development Fee
- Water Development Fee
- School Tax Fee
- Sewer Service Installation Fee
- Clearing & Grading Site Work
- Electrical Panel Installation
- And More...



# Pre-Construction Research Report: Platinum Package

Our Platinum Package consists of the full Gold Package along with the following:

- Pre-Construction team works closely with clients to find the perfect property for their proposed build
- Identify additional soft costs associated with the purchase of land
- Conduct research on zoning restrictions and verify soil conditions suitable for construction
- Ensure accessibility to electricity and natural gas
- Consider land elevation for the proposed home
- Check for potential environmental issues or liens
- Address costs upfront to reduce overall project expenses
- Connect the client with a third-party Real Estate Agent or broker to initiate the sale
- Research the soft costs outlined in the Gold Package.

This Platinum Package is a single unit price of **\$4,995**. Multiple units will be negotiated at the time of sale.

When the client decides to proceed with Well Done 1 for the complete build-out, the Gold package fee of \$3,995 will be credited toward the total contract amount upon signing, reducing the overall contract.





# Benefits of Steel Stud Framing

At Well Done 1 Kit Homes, we provide a 50-year warranty for our panelized steel studs, which is much longer than the typical 10-year warranty for stick-built homes. This warranty guarantees that the steel stud framing complies with local building codes.

In the event that the integrity of the steel stud framing is compromised, we will assess the claim and provide replacement framing accordingly. It's important to note that all panels have been designed to meet local building codes. As a result, modifying the framing will result in a voided warranty and could compromise the framing that the city has already approved.



- Our manufacturing process promotes efficiency during installation.
- Our steel framing is 100% termite and borer-proof for long-lasting durability.
- Steel is sturdy and won't bend, twist, warp, or mold, making it an excellent choice for homes.
- Pre-punched holes in our framing make it easier to install utilities, resulting in 0% waste. Lumber can result in up to 15% of waste.
- Contact your insurance company to inquire about potential discounted policies due to our steel homes' increased durability and resilience to extreme weather and fires.





# The Home Depot: New Dry-In Options



Seattle  
200 SQ.FT. Studio 1BA



Wave  
379 SQ.FT. - 1BD 1BA



Getaway Pad  
325.30 SQ.FT - 1BD 1.5BA



Chill Out  
292 SQ.FT. Studio 1BA



Bungalow Plus Extra  
1,022 SQ.FT. 3BD 2BA





# Dry-In Home Kits

The term "dry-in" refers to the stage of construction where the building is enclosed and protected from rain and other environmental factors, allowing interior work to proceed without being exposed to the weather.

Dry-In Kits are especially common in construction projects where speed and efficiency are crucial, as they provide a convenient way to quickly establish the basic structure of the building and include exterior finishes only before proceeding with interior finishes and other construction activities.

The Dry-In Kits come with Mechanical, Electrical, and Plumbing (MEP) plans, architectural drawings, and Title 24 compliance where necessary.

Dry-In Kits also include structural engineering and calculations specifically tailored for the steel stud frame kit and foundation.

## Materials Included:

- Panelized Steel Stud Frame
- All roofing materials for shingle composition
- Sheathing & siding
- Fascia trim & skirting
- Flashing tape
- Doors & windows
- Entry door handleset
- Screws & fasteners
- Anchors & clips



# Well Done 1 Team Past Projects





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Contact Us



Visit Our Website

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