



Well Done 1 Kit Homes, LLC - Frequently Asked Questions

What is a Dry-In Kit ?

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. Well Done 1 Kit Homes, Dry-In Kits come with Mechanical, Electrical, and Plumbing (MEP) plans, architectural drawings, and Title 24 compliance where necessary. The package also includes structural engineering and calculations specifically tailored for the steel stud frame kit and foundation plan.

Do Well Done 1 Kit Homes provide Full Home Kits?

Well Done 1 offers a comprehensive Full Kit option available in three color schemes: chrome, brushed nickel, and matte black. These kits include essential components such as a Dry-In Kit, kitchen cabinets, flooring, lights, fans, bathroom tiles, bathroom vanity, toilet, bath/shower kits, drywall, insulation, tankless water systems, and split air conditioning. Additionally, each Full Kit comes with Mechanical, Electrical, and Plumbing (MEP) plans, architectural drawings, and Title 24 compliance where necessary. The package also includes structural engineering and calculations specifically tailored for the steel stud frame kit and foundation plan for your location's building code and zoning requirements. Please note that the kit does not cover appliances, countertops, personalized items like paint, or extras such as electrical and plumbing lines, electrical boards, smoke detectors, sprinkler systems or solar panels."

What is included in a Small Space Non-Permitted Full Kit?

What is referred to as a Non-Permitted Full Kit encompasses structures like sheds or home offices designed to fit within specific size regulations in your backyard without the need for permits. Generally, these structures don't involve electrical or plumbing installations, although external power points might be permitted for electricity supply, depending on local regulations. Exterior finishes, roofing, doors, windows, insulation, and wall and ceiling panels are included, requiring minimal cutting to fit the provided materials. Windows and doors need to be installed by the buyer. The exterior walls come pre-fitted with OSB or plywood to the steel stud frames, each wall section weighing between 200 to 250 lbs. Detailed instructions and necessary hardware for assembling the frame kit are provided. Please consult your local building authority for specific regulations, as they vary by location.

What do I get with my Steel Stud Frame purchase on Home Depot?

1. Steel stud framing structure (steel stud frame only)
2. Framing calculation package
3. Stamped Engineering plans for the Steel Stud Frame only
4. Assembly hardware and instruction booklet
5. Delivery to your location (in most cases)

Well Done 1 Kit Homes has a National MEPS Engineer to ensure your Steel Stud Framing Structure will achieve permits. (This is a separate service we can provide for an additional fee, otherwise the Buyer is responsible for the purchase. There are NO RETURNS once the order is placed.)

What is the time frame for delivery?

After taking ALL of the steps listed above and providing the Plan Check approval to your Well Done 1 Associate, your frame can be fabricated and delivered within 8-12 weeks depending on the size and quantity of homes.

Does Well Done 1 Kit Homes offer any other services in addition to the steel stud frame?

Yes!

1. Pre-Construction Services: Well Done 1 Construction Services helps to identify your soft costs. These are costs you will need to budget for in your construction project. They consist of; utility connection fees and trenching, septic, well water, abatement issues, height and footprint restrictions, soils-civil-MEPS engineers, architects, city fees and permits to name a few.

Pre-Construction Services

2. Construction Services: Well Done 1 Construction Services can provide start to finish construction support. From design, to permit, to the key to your front door.

Construction Services

3. Financing and Land Allocation: Our team can help determine financing that may be available to you including locating the parcel that will meet your building and budget needs. Our team connects with over 160 lenders across the United States to identify the type of loan that is needed for your project.

4. Manufacturing: Our Engineering and Fabricating team has a custom built approach, known as a "Panelized Steel Assembly System". This system produces sections of your home's walls, ceilings, and roof (your design or ours) that are ready for assembly upon delivery. Our steel stud framing engineers provide a calculation package and stamped steel stud frame plans based on the prelim plan. Based on the civil and soils report, calculation package and the stamped steel stud frame plans, the MEPS / foundation engineer will create the permit submission set of plans.

This set of plans must go through "Plan Check" in your area to determine what local code revisions need to be made. Then corrections can be completed by all parties and then resubmitted for permits. Once Plan Check is passed, fabrication can begin. These are all services provided by Well Done 1 to ensure your build is completed to your local code and city requirements. Please [Contact Us](#) if you would like to discuss our services.

What size can I construct without a permit?

Well Done 1 Small Spaces range from 100-120 sq.ft. This size is generally accepted to build without a permit. There are also some locations which allow up to 200 sq.ft. Contact your building authorities to identify what your location requires, or you can [Contact Us](#) to hear about the Pre-Construction Research Packages we offer to assist with this process.

Something to keep in mind: If you're looking to build a Well Done 1 frame with utilities, a permit will always be required.

Where is the steel framing manufactured?

All of our steel frames are manufactured in the USA using American steel.

Well Done 1 Kit Homes delivers to all 50 states. Shipping costs to Alaska and Hawaii are to be determined. Please [Contact Us](#) if you're interested in delivery outside of the mainland USA.

Why do you use steel frames over lumber?

- Fabrication and manufacturing process that promotes efficiency in installation
- Steel framing is 100% termite and borer proof
- Steel won't bend, twist, warp, or mold
- Pre punched holes in framing provides easier installation of electrical and plumbing
- No cutting or changes are necessary, meaning no waste. As opposed to lumber cut on site having an average of 15% waste.
- Our Panelized Steel Stud Framing system creates a faster installation method as opposed to standard "stick-build" framing. Construction times to erect the frames are completed in less than half the time of a "stick-build" home.

- Discounted insurance policies. Contact your insurance company, as you may receive a discounted policy due to the increased durability of our steel homes and their resilience to extreme weather and fires
- Steel framing is more environmentally friendly. Steel buildings have lasted up to 150-years and are known to stand the test of time.

What type of steel do you use?

All of our steel is from the USA and is G90 galvanized for the highest protection.

Galvanized steel refers to a process that coats mild steel with a layer of zinc to provide good corrosion resistance. Our steel supply offers G90 Galvanized steel, meaning that the zinc coating is a minimum of 0.90 ounces per square foot (coating both sides of the sheet).

Depending on your requirements for your county, building codes, and environmental needs, the gauge of the steel and engineering may change.

What upgrades does Well Done 1 Kit Homes offer?

Well Done 1 offers many upgrade options. Each upgrade will have a price increase based on the model being purchased. Simply purchase your model with Home Depot and [Contact Us](#) to purchase your upgrades.

1. Location Upgrades: Seismic, high wind, and snow engineering upgrades are available and will be added to your frame purchase based on location requirements. Our frames can be upgraded to withstand winds up to 175+ MPH and snow loads up to 120 lbs. per sq.ft.

2. Foundation Upgrades: The Flooring System will vary depending on your requirements. Based on the Buyer's property, a standard concrete foundation may not be possible. Therefore, a raised foundation may be necessary and a flooring system may be required.

3. Loft Upgrades: Based on your city's height restriction, you may be limited to adding a Loft to your model. Some of our models are predesigned to include a loft. When considering adding a loft to your model, identifying your height restrictions will be necessary.

4. Garage Upgrades: Adding a Garage to your model will be calculated differently than livable square footage.

What is the Well Done 1 Approach?

During the Initial Phone Call with a Well Done 1 Associate, we follow the process below for all new clients:

1. Appointment with a Well Done 1 Associate, per scheduled Initial Phone Call
2. Identify cost per square foot x home size within budget
3. Discuss Well Done 1's additional services to ensure the client is informed of the overall build process. This includes, but is not limited, to the following:
 - a. Pre-Construction (Researching city building codes, requirements, improvements, etc.)
 - b. Additional national services ie: Financing, MEPS Engineering, Estimating, etc.
 - c. National Construction Services (labor and material)
4. Upon request, email the client the Summary Proposal. This provides a breakdown of estimated costs associated with the total project
5. Schedule a follow-up call to review Summary Proposal and connect with Financing Division (if requested)
6. Ensure the client has taken the necessary steps to check building codes prior to fabrication beginning unless the client hires Well Done 1 Construction Services to perform the Pre-Construction Research Report.
7. Modification, Design Consultation, and other services available upon request

Does Well Done 1 offer multiple unit packages for builders/ developers?

Yes. Well Done 1 offers a package deal! Speak to your local Special Order department within Home Depot or we can discuss this with you. [Contact Us](#)

Can I get a Materials/Takeoff list?

Of course! Once you place your purchase, simply [Contact Us](#) and we will happily assist in providing a generic Dry-In material list. (Materials necessary to wrap the outside of the structure and close in the exterior)

How do we know where to connect each piece?

The steel frame is labeled and instructions are provided upon delivery.

Does Well Done 1 offer Construction Services?

Yes. Well Done 1 Construction Services works with Well Done 1 Kit Homes to offer full construction services beginning to end for our clients. Schedule an Initial Phone Call to discuss this service.

Can I modify the plans?

Yes, you can! Minor modifications, such as changing the rough openings of the windows and doors can be done. Other modifications can also be done to the design, such as changing walls, higher ceilings, etc. These changes will incur an additional cost, as it will change the engineering and the updated design. This will need to be signed off by our Engineer/Architectural Designer. We can discuss this cost before you purchase. [Contact Us!](#)

Can I get a copy of the preliminary plans to get permits to build for my location?

Yes, we can provide you with the preliminary plans for your steel frame. However, your county will require a full set of MEPS plans, including foundation in order to submit for permits. For further assistance please [Contact Us](#).

How are the steel frames delivered?

The steel frames are delivered on a flatbed truck. The example pictured below is the Bungalow model. You will need a forklift on site or two or more people to lift it off the truck. (Maximum weight for the largest steel stud panel is approximately 150 pounds) See example photos below of our Steel Stud Frames and common delivery method.

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Well Done1 Kit Homes: the Future of Building

Well Done1 Kit Homes' Cold-Formed Steel construction is at the forefront of the building industry, embodying sustainability, strength, flexibility, and efficiency - 40% quicker and more efficient than traditional construction.

As technology advances and awareness of environmental concerns grows, CFS is expected to play an increasingly significant role in shaping the future of construction. Lower maintenance, lower insurance and 50-year warranty.



WELL DONE 
HOMES



Contact Us

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

Legal Disclaimer:

This instruction manual provides general guidance and informational content for educational purposes only. The methods and techniques described are not exhaustive and may not cover all potential scenarios or variations. Users are strongly advised to exercise caution, judgment, and adaptability when applying these instructions to their specific circumstances.

This manual does not substitute professional supervision, evaluation, or inspection. Well Done1 Kit Homes explicitly disclaims any responsibility for damages, losses, injuries, or claims resulting from the use of this manual or the construction methods detailed herein. Well Done1 Homes does not provide on-site supervision or quality control for construction projects executed based on this manual. Users are solely responsible for ensuring that construction work is conducted safely, in compliance with local regulations, and meets industry standards.

Users are encouraged to seek advice from qualified professionals or experts if uncertainties arise during the construction process. By using this manual, users acknowledge and agree to the terms outlined herein, absolving Well Done1 Homes of any liability associated with its use.