



www.morreauconstruction.com

CLIENT GUIDEBOOK

New Home Build Edition

What to expect, how we work, and everything you need to know before we break ground — explained simply, step by step.

Ryan Morreau, Owner

ryan@morreauconstruction.com

270-816-4959

"Professional management. Exceptional craftsmanship."

CONTRACTING, REFINED

www.morreauconstruction.com | ryan@morreauconstruction.com | 270-816-4959

WELCOME

Let's build something great together.

Welcome — we're glad you're here.

My name is Ryan Morreau, and I own and run Morreau Construction Management. If we're working together, you'll have my personal cell number, my email, and my word that I'll be there every step of the way.

Building a home is exciting — but it can feel overwhelming if you don't know what to expect. This guidebook explains everything. **Please read it and keep it handy.**

We use **JobTread** to keep your project organized — your personal dashboard for schedule, budget, documents, and direct messaging with Ryan.

We Manage Everything	No Surprise Invoices	Ryan's Direct Line
We coordinate all contractors, inspections, and materials.	You know what payment is coming, when, and what it's for.	Ryan's cell: 270-816-4959. Call or text anytime.

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01 OUR PROCESS & PROJECT PHASES

Every new home build goes through 11 phases in sequence — each fully completed and inspected before the next begins. Total duration: typically **10–14 months** from contract signing to Certificate of Occupancy.

PHASE 1	Pre-Construction	4–8 wks
1	Contract signed; permit application submitted	
2	Plans finalized; engineering review completed	
3	Permit approved by county	
4	Utility coordination confirmed	
5	Long-lead material orders placed: windows, doors, HVAC, specialty roofing	
PHASE 2	Site Work	1–2 wks
1	Site clearing; erosion control installed	
2	Rough grading; excavation begins	
3	Footings formed, inspected, and poured	
PHASE 3	Foundation	2–4 wks
1	Foundation walls formed and poured	
2	Damp-proofing, drain tile, waterproofing installed	
3	Foundation inspected and backfilled	
4	Underground plumbing rough-in; slab prep, inspected, and poured	
PHASE 4	Framing	3–5 wks
1	Floor, wall, and roof framing	
2	Sheathing, windows, and exterior doors installed	
3	Framing inspection — county approval required	
PHASE 5	Exterior Envelope	2–4 wks
1	Roofing installed	
2	Housewrap, exterior siding, trim, and exterior paint	

PHASE 6	Rough Mechanical	3–5 wks
1	Rough plumbing, HVAC, and electrical	
2	Low-voltage / security / smart-home rough-in; fireplace	
3	All rough inspections signed off before drywall proceeds	
PHASE 7	Insulation & Drywall	2–4 wks
1	Insulation installed and inspected	
2	Drywall hung, taped, finished, and sanded	
PHASE 8	Interior Finishes	6–10 wks
1	Interior doors, trim, baseboard, and casing	
2	Interior painting; cabinets, countertops, and tile	
3	Flooring and closet shelving	
PHASE 9	Final Mechanical	1–2 wks
1	Plumbing, electrical, and HVAC trim-out and inspections	
2	Appliances installed and commissioned	
PHASE 10	Exterior Completion	1–3 wks
1	Driveway; deck or porch; final grading; landscaping	
PHASE 11	Completion	1–2 wks
1	Punch list walkthrough; all items corrected	
2	Final building inspection; Certificate of Occupancy issued	
3	Final clean; client walkthrough and key handover	
4	All warranties, manuals, and closeout documents delivered	

Why 10–14 months?

Each phase must finish and most must pass a government inspection before the next begins. Ryan documents every step in JobTread and tells you the same day anything changes.

The Preconstruction Investment

Not ready to sign a full contract? MCM offers a standalone **Preconstruction Investment** — a full line-by-line budget with real subcontractor quotes. **This fee is fully credited toward your GC contract fee when you choose to build with MCM.**

How it works:

1. Complete the Preconstruction Questionnaire (16 sections).
2. Ryan contacts you within one business day to schedule an in-person site meeting.
3. MCM delivers your full line-by-line budget — typically within 2 weeks of the site meeting.
4. Budget presentation: every line item reviewed together, no surprises.
5. If you sign with MCM, the fee is credited. You pay once, not twice.



02

COMMUNICATION — JOBTREAD & BEYOND

We use **JobTread** to keep your entire project organized — available on your phone, tablet, or computer. You'll receive an email invitation to create your free account when we get started.

See your project schedule	What phase you're in, what's complete, what's next — real time.
Make your selections	Full selections checklist with due dates: flooring, cabinets, fixtures.
See your budget & payments	Your full contract, approved changes, and upcoming payments.
Access all your documents	Contract, permits, inspection reports, and receipts in one place.
Message us directly	Questions any time. Everything written — no confusion about what was agreed.
Receive invoices	Monthly Draw invoices arrive through JobTread — no surprises.

What to Expect From Us

Weekly update, every week

Short summary: what was finished, what's next, anything we need from you.

Honest news — good or bad

If something goes wrong, you hear about it right away along with our plan to fix it.

Same-day response

Call, text, or message in JobTread. You'll hear back same day or by the next morning.

What We Need From You

1

One person makes the final decisions.

Agree on one main contact. Two people giving different answers slows everything down and can cause problems in the field.

2

Respond within 48 hours.

When we need a decision or approval, we need to hear back within 2 days. Crews are scheduled weeks in advance.

3

Check JobTread a few times a week.

Your selections schedule and messages live there. Engaged clients have the smoothest projects.

4

Questions about the site? Ryan is your single point of contact.

All site questions go through Ryan so nothing falls through the cracks. 270-816-4959.

5

Obtain Builder's Risk insurance before we break ground.

Your contract requires it. MCM must be named as an additional insured.



03

PAYMENT SCHEDULE

You pay in stages based on actual construction costs — never all at once. **This is not a fixed-price or guaranteed maximum price contract.** The amount you pay each month is based on what was actually spent building your home that month, plus our management fee. You'll never be asked to pay for something that hasn't been planned, scoped, and approved.

How the Payment Structure Works

The structure is simple: a 15% deposit when you sign, monthly payments tied to actual costs incurred, and a 5% retainage holdback released only when the county issues your Certificate of Occupancy — your final proof that every inspection passed.

Payment	Amount	When	What It Covers
Deposit	15% of estimated contract total	At contract signing	Locks your start date. Funds pre-construction planning, permit fees, and long-lead material orders (windows, doors, HVAC). Non-refundable after permit submittal.
Monthly Installments	Actual costs incurred that month + fee	Monthly, 1st business day or upon request	Covers all actual materials, labor, and subcontractor costs for the preceding month, plus the pro-rata management fee. Full backup (invoices, waivers) provided with every request.
Final Payment	Remaining balance (less 5% retainage)	After punch list signed off by you	Due when the punch list is complete and you've signed off.
Retainage Release	5% of total contract price	Upon CO issuance	The 5% holdback is released when the county issues the Certificate of Occupancy — confirming every inspection passed and your home is legally ready to occupy.

- Monthly Draw amounts vary. Some months have heavy material purchases; others are primarily labor. Ryan provides a detailed breakdown every month.
- Payments are due within **7 calendar days** of receiving your invoice through JobTread.
- Delays in payment mean delays in ordering and mobilizing crews — which shift your move-in date.
- Using a construction loan? Tell us during planning. We coordinate draw documentation directly with your lender.

What Sets MCM Apart: Our Cost-Plus Promise

Most cost-plus contractors add their management fee to everything — including price increases after signing. **We don't.** Our fee is calculated on your original contract scope. Upgrades within the same scope pay only actual cost — no fee markup on the difference.

Situation	Typical Cost-Plus	Morreau Construction
Framing costs \$8K more than estimated	Charges fee on the \$8K difference	✓ You pay actual \$8K only. No fee markup.
You upgrade appliances (\$6K upgrade)	Adds fee to the upgrade amount	✓ You pay the upgrade cost. No fee.
Material prices rise after signing	Fee recalculated on higher totals	✓ Fee stays on original scope.
You add a covered porch (new scope)	Change order + fee	✓ Change order + fee — this is new scope.
All invoices	Often summarized; markups hidden	✓ Posted in JobTread. Full transparency.

Why we operate this way:

We want your money to go into your home — not into compounding fees. We fight for the best prices and give you total visibility into every dollar spent. That's what "Contracting, Refined" means.

MORREAU
CONSTRUCTION
CONTRACTING, REFINED

04 CHANGE ORDER POLICY

How a Change Order Works — Step by Step

1

The change is identified.

Either you ask for a change, or something on site requires one. We stop and put it in writing before anything happens.

2

We write up the price.

Ryan prepares a written quote in JobTread: what the change involves, what it costs, and any timeline impact.

3

You approve it in writing.

You review and approve in JobTread. Nothing is done until you say yes in writing. A phone call is not a formal approval.

4

We do the work.

Once approved, work proceeds. The cost is added to your project total and visible in JobTread immediately.

- **Changes cost more the further into the build you are.** Moving a wall on paper costs almost nothing. Moving it after framing and plumbing rough-in means tearing out and redoing completed work.
- **Small additions add up fast.** One extra outlet, one upgraded fixture — each seems minor. Five of them together can add significantly to your budget. Ryan always gives you the cost first.
- **Respond within 48 hours.** Delays mean crews leave and come back — pushing your timeline.

The bottom line:

The best time to make a change is before we start building it. A decision on paper costs nothing. The same decision after framing can cost thousands.

05

MATERIAL SELECTIONS & LEAD TIMES

Making your selections on time is one of the most important things you'll do. Many materials must be ordered weeks or months before installation. **This is the #1 cause of delays on residential construction projects.**

Order Immediately — Long Lead Time Items

Item	Lead Time	Why It Can't Wait
Windows	6–16 weeks	Go in right after framing. If not on site, the house sits open to weather.
Exterior Doors	6–12 weeks	Front, back, sliding, French doors — especially with glass.
HVAC System	8–20 weeks	High-efficiency systems can take 4–5 months. Order during planning.
Specialty Roofing	4–10 weeks	Standard shingles are fast. Metal, tile, or specialty must be ordered early.

Select Before Interior Finishes Begin

Item	Lead Time	Notes
Cabinets	6–14 weeks	Semi-custom: 6–10 wks. Custom: 10–14 wks.
Countertops	2–4 wks after measure	Select the material early so it's ready to cut once cabinets are set.
Flooring	1–6 weeks	Carpet is fast. Hardwood and imported tile: 4–6 weeks.
Plumbing Fixtures	2–8 weeks	Faucets, sinks, tubs, shower hardware — before plumbing rough-in.
Appliances	2–8 weeks	Dimensions must be confirmed before cabinet order.
Garage Doors	3–8 weeks	Style and size decided before opening is framed to final dimension.
Smart Home / Low-Voltage	Before rough-in	Speakers, cameras, ethernet, EV charger must be roughed in before drywall closes walls.

At project kickoff you'll receive a full Selections Schedule in JobTread with a due date on every item. We send reminders as deadlines approach. Ferguson Home (fergusonhome.com) is a great first stop.

05b

SELECTIONS CALENDAR — SAMPLE 12-MONTH BUILD

When each selection must be made during a typical 12-month build. Your actual dates will be set at kickoff and loaded into JobTread. Items marked ★ **MUST ORDER** have lead times that begin immediately — ordering late delays your project.

Mo.	On Site	What You Need to Select or Decide
1	Pre-Construction Plans, budget, schedule.	★ Windows — size, style, finish ★ Exterior doors — entry, back, French/sliding ★ HVAC — brand, efficiency, zones ★ Roofing — if metal, tile, or specialty • Smart home & low-voltage scope • Garage door style and inserts
2	Permitting Application submitted.	• Confirm appliance brands and sizes • Begin cabinet showroom visits • Begin researching countertop materials
3	Permit Approval + Site Prep Begins	• Flooring selection — type, brand, color, all rooms • Interior door style and finish decided • Hardware finish selected
4	Foundation Excavated, poured, inspected.	• Cabinet order placed (6–14 week lead) • Appliance order confirmed — dimensions locked • Plumbing fixtures due: faucets, sinks, tub, shower
5	Framing Walls, floors, roof.	• All tile due: bathroom floor, wall, shower; kitchen backsplash • Light fixture selections due • Exterior paint; garage door order placed
6	Framing Complete + Windows & Doors In	• Interior paint colors due — walls, trim, ceilings • Countertop material and vendor confirmed • Stair railing style confirmed
7	Mechanical Rough-In Inspections reqd.	• Electrical: outlet locations, switch types, fan locations • Smart home & low-voltage: speaker locations, cameras, ethernet • Shower niche and bench locations confirmed
8	Insulation + Drywall Hung.	• Cabinets delivered; installation begins • Trim profiles confirmed: baseboards, crown, casing • Stair railing order placed
9	Interior Finishes Paint, flooring, trim.	• Countertop templating scheduled (after cabinets set) • All tile must be on site • Cabinet pulls, door handles, hinges confirmed
10	Finishes Continue Countertops, appliances.	• Countertops installed • Appliances delivered and installed • Plumbing fixtures installed
11	Exterior + Final Inspections	• Walk-through prep: note items needing correction • Warranty documentation collected • Final cleaning scheduled

12	Final Walkthrough + Certificate of Occupancy	• Punch list signed off by both parties • Final payment due upon CO issuance • All warranty cards and manuals received
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Your actual dates will be in JobTread. Items marked ★ must be ordered in the first weeks — windows, doors, HVAC, and specialty roofing will not wait for the schedule.



05c

DON'T FORGET

After living in a new home for a year or two, most homeowners have a short list of things they wish they had added during construction — practical things that are easy and inexpensive during the build and expensive or impossible afterward.

Outlets — More Than You Think

The #1 regret. Add extras during rough-in — kitchen, primary bedroom, garage, and outdoor areas. Also: USB outlets at nightstands, inside cabinets, both sides of island.

Layered Lighting Plan

Plan recessed cans, pendants, and task lighting. Dimmers on every circuit. Don't forget exterior lighting.

Ceiling Height & Detail

Even 12–18 extra inches in the main living area changes how a room feels — and it's impossible to change after framing.

Home Orientation on the Lot

Which way does your back porch face — afternoon sun or shade? These decisions cannot be revisited after the foundation is poured.

Laundry Room — Location & Size

Used every single day, consistently underdesigned. Common regrets: wrong floor, no hanging rod, not enough folding space.

Mudroom / Drop Zone

Every home needs a landing spot: shoes, bags, coats, keys. Cubbies, a bench, and hooks off the garage entry pays dividends every day.

Walk-In Pantry

The most commonly regretted missing feature. If the kitchen footprint allows for any walk-in storage, most find it invaluable.

Outdoor Living — Wire, Water & Shade

Run conduit during construction for: outdoor kitchen (gas + 240V), exterior speakers, landscape lighting, porch ceiling fan, TV outlet. Retrofitting means breaking concrete.

Smart Home & Low-Voltage Pre-Wire

Wire when the walls are open: whole-home audio, security cameras, AV closet, structured wiring panel, EV charger. A fraction of the cost to retrofit.

Storage Throughout

Floored attic storage with pull-down stair, garage built-ins, under-stair storage, utility closet near HVAC, cleaning supply closet, and utility sink in the garage.

Shower Size — Plan for Real Life

Minimum comfortable size: 3×5 feet. Curbless entry looks cleaner, is easier to clean, and future-proofs the space.

Sound Insulation

Rockwool in walls of primary suite, home office, and media room. Solid-core interior doors help too.

Best time to act: during pre-construction.

Bring this list to your planning meeting with Ryan. Most of these items cost very little during rough-in — and they're expensive or impossible once the walls are finished.



06

YOUR RESPONSIBILITIES AS THE CLIENT

Building a home is a team effort. A few things on your side directly affect how smoothly your project goes.

1

Make your decisions on time.

When Ryan asks for a decision, please respond within 48 hours. Crews are scheduled weeks in advance.

2

Keep a budget cushion.

Plan to spend a little less than your maximum and keep 10–15% in reserve. Every home build has at least one surprise.

3

Read your contract before signing.

Everything in this guidebook is in your contract. If anything is unclear, call Ryan before you sign.

4

Speak with one voice.

Two partners involved is fine — but align before bringing answers to Ryan. Conflicting instructions causes field mistakes.

5

All communication runs through Ryan.

Ryan manages every sub on your project. Routing questions through him ensures nothing gets lost. 270-816-4959.

6

Have financing in place before we start.

If using a construction loan, make sure it's fully approved before we break ground.

7

Obtain Builder's Risk insurance.

Your contract requires a Builder's Risk policy from start through final completion. MCM must be named as an additional insured. Contact your agent before we break ground.

07

COMMON QUESTIONS — ANSWERED PLAINLY

These questions come up on almost every project. Straight answers — no jargon.

Do I need a lot of plans before we can start?

No. Many clients reach out before they have either. As a general rule, new construction in our area runs approximately **\$200 per square foot** for a well-built quality home. The Preconstruction Questionnaire is the right first step — Ryan will contact you within one business day.

What's actually in the contract?

Your contract is a Cost-Plus Construction Agreement — not a fixed-price or GMP contract. It covers: full scope of work; cost-plus fee structure; 15% deposit + monthly actual-cost payments + 5% retainage to CO; change order process; insurance requirements; and the 12-month workmanship warranty.

How long will it take?

From first planning meeting to keys: expect 10–14 months. Ryan provides a detailed timeline at your kickoff meeting.

Can we change the floor plan or structure after we've started?

Yes — but structural changes after framing means undoing completed, permitted, inspected work. Ryan will always give you an honest cost before a dollar is spent. The best time for structural decisions is during pre-construction, on paper.

Can we change materials or finishes after we've started?

Yes — this is normal. Handled as a change order. The earlier you catch it, the less it costs.

Why can't I just ask the workers directly?

Ryan coordinates every trade. A question to one trade can create a problem for another. Questions through Ryan get evaluated correctly, coordinated across all trades, and priced accurately.

What is an inspection, and do I need to be there?

A county inspector visits at specific phases to verify work meets building code. Required by law. Ryan schedules all inspections. You don't need to be present, though you're welcome.

What if the project costs more than the estimate?

Remember: this is a cost-plus contract — not a fixed price. Any change to scope gets written up as a change order with a clear price before a dollar is spent. Market fluctuations are passed through at actual cost. You will never find a surprise on your final invoice.

What if there's a delay?

Ryan tells you the same day he knows — not a week later. He explains what caused it and gives you a revised schedule. Construction delays happen due to weather, material lead times, inspection backlogs, and other factors outside our control.

What does the warranty cover?

Your contract includes a **12-month workmanship warranty** starting from the earlier of Certificate of Occupancy or Substantial Completion. Every product also carries its own manufacturer's warranty. All documentation delivered at closeout.

Who chooses the materials and finishes?

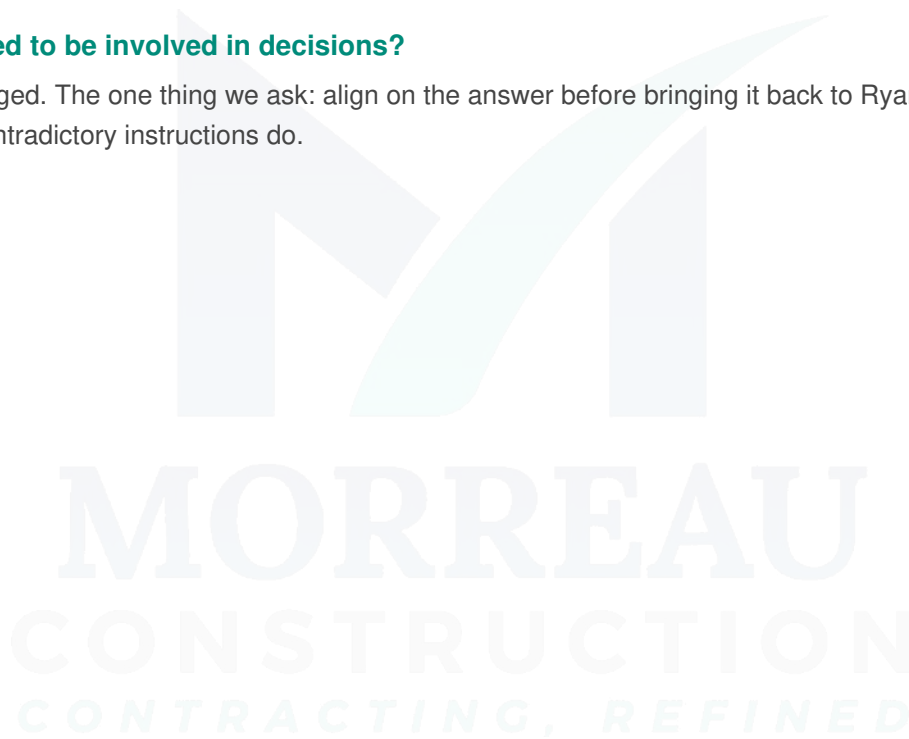
You choose everything you'll see and touch. Ryan selects structural and mechanical materials using quality-vetted products. Ferguson Home (fergusonhome.com) is a great starting point.

What does "Certificate of Occupancy" mean?

The official county document confirming your home meets all building codes and is legal to live in. You cannot move in without it. Ryan handles the entire final inspection process.

Do both of us need to be involved in decisions?

Absolutely encouraged. The one thing we ask: align on the answer before bringing it back to Ryan. Joint input doesn't slow projects — contradictory instructions do.



08

CONTACT & NEXT STEPS

Ryan is your one point of contact — start to finish.

Phone / Text	270-816-4959
Email	ryan@morreauconstruction.com
Website	www.morreauconstruction.com
Project Platform	JobTread — invite sent at project kickoff
Hours	Mon–Fri 8am–6pm (urgent site issues handled 7 days)

Your warranty at a glance:

12-month workmanship warranty starting from the earlier of CO or Substantial Completion.

Manufacturer warranties on all products — manuals delivered at closing.

To make a claim: call 270-816-4959 or email ryan@morreauconstruction.com.

What Happens After You Sign

1

Pay Your Deposit

Your first invoice arrives in JobTread. Paying within 7 calendar days locks in your start date. If you completed MCM's Preconstruction Investment, that fee is credited here.

2

Set Up Your JobTread Account

Within 24 hours of signing you'll receive an email invitation. Create your account in a few minutes.

3

Kickoff Meeting with Ryan

Within a week of signing, Ryan meets with you to walk through your plans, confirm your schedule, and hand you your Selections Schedule.

4

Start Making Your Selections

Begin immediately — some items need to be ordered within weeks. Ferguson Home (fergusonhome.com) is a great starting point.

5

We Order Long-Lead Materials

Immediately after your deposit, Ryan places orders for windows, exterior doors, and specialty roofing. These take months to arrive.

6

Monthly Billing Begins

After the deposit, you'll receive a monthly Draw Request with full backup showing exactly what was spent and why. You'll always know exactly where your money is going.

Building a home is one of the biggest things you'll ever do.

We don't take that lightly. You'll know exactly what's happening, why, and what comes next — from the first meeting to the day we hand you the keys.

— **Ryan Morreau**

270-816-4959 | ryan@morreauconstruction.com



Vendor & Product Resource Directory

Manufacturers and suppliers we work with or recommend — browse these before your selections meeting.

Ferguson Home is our primary showroom for plumbing, tile, lighting and appliances — one visit covers most of your finish selections. Cole Lumber, Draffen Flooring, and Wittmer Kitchens are trusted local partners. We have established relationships with all vendors listed and can often access builder pricing on your behalf.

OUR LOCAL SUPPLIERS ★

Ferguson Homefergusonhome.com

Our #1 showroom — plumbing, tile, lighting, appliances & hardware.

Cole Lumber Companycoelumber.com

Local full-service lumber and building materials.

Draffen Flooringdraffenflooring.com

Local specialist — hardwood, LVP, tile, carpet. Preferred partner.

Wittmer Kitchenswittmerkitchens.com

Our preferred cabinet installer. Semi-custom and full-custom lines.

RoofersMart Paducahroofersmartpaducah.com

Local roofing supply — shingles, metal, accessories.

Preferred Garage Doors

Local CHI garage door dealer and installer.

PLUMBING FIXTURES

Ferguson Homefergusonhome.com

Tile, plumbing, lighting, appliances — our most-used supplier.

Kohlerkohler.com

Full plumbing line: toilets, tubs, showers, faucets.

Moenmoen.com

Mid to upper-mid faucets, showers & bath accessories.

Delta Faucetdeltafaucet.com

Broad kitchen and bath faucet line.

Grohegrohe.com

European-engineered premium fixtures.

TILE & STONE

Ferguson Homefergusonhome.com

Large tile and stone showroom selection.

Floor & Decorflooranddecor.com

Warehouse-style — porcelain, natural stone, ceramic.

Tile Shoptileshop.com

Designer boutique — specialty mosaics, handmade tile.

Daltiledaltile.com

National manufacturer — broad porcelain and ceramic catalog.

Home Depothomedepot.com

Wide tile/stone selection with local stock availability.

LIGHTING

Ferguson Homefergusonhome.com

Lighting showroom — ceiling, pendants, recessed, outdoor.

Kichler Lightingkichler.com

Broad decorative lighting line.

Hinkley Lightinghinkley.com

Transitional to modern fixtures.

Lutronlutron.com

Smart dimming systems — Caseta and RadioRA2.

Home Depothomedepot.com

Ceiling fans, recessed, smart lighting with local stock.

FLOORING

Draffen Flooring

draffenflooring.com

Local specialist — hardwood, LVP, tile, carpet.

Bruce Hardwood

bruce.com

Solid and engineered hardwood — wide species selection.

Shaw Floors

shawfloors.com

LVP, carpet & hardwood — strong builder program pricing.

COREtec

coretecfloors.com

Premium waterproof LVP — COREtec Plus and Pro series.

Home Depot

homedepot.com

Wide flooring selection with local stock availability.

INTERIOR TRIM & MILLWORK

WindsorONE

windsorone.com

Primed pine trim, shiplap, T&G, beadboard & molding collection.

WindsorONE Catalog

windsorone.com/products/moldings

Full catalog — Colonial, Greek Revival, Craftsman profiles.

MoldingsONE

moldingsone.com

Finger-jointed primed MDF & pine moldings.

Pacific Columns

pacificcolumns.com

Decorative columns, pergola systems & architectural millwork.

Carlisle Milling

Local cedar and cypress beams and columns — custom milling.

WINDOWS

Andersen Windows

andersenwindows.com

400 Series, E-Series & 100 Series.

Pella

pella.com

Architect Series, Impervia fiberglass & vinyl lines.

Marvin

marvin.com

Elevate, Modern & Essential collections.

Milgard

milgard.com

Strong fiberglass & vinyl lines — excellent lifetime warranty.

KITCHEN & BATH CABINETRY

Wittmer Kitchens

wittmerkitchens.com

Our preferred installer. Design services available.

Cabinets.com

cabinets.com

Online-direct semi-custom cabinets — strong value.

KraftMaid

kraftmaid.com

Semi-custom — wide dealer network, American made.

Wellborn Cabinet

wellborn.com

US-made semi-custom — strong mid to upper-mid range.

Home Depot

homedepot.com

Stock and semi-custom kitchen/bath cabinetry.

BUILDING MATERIALS & LUMBER

Cole Lumber Company

colelumber.com

Preferred local supplier — framing, decking, trim & specialty orders.

RoofersMart Paducah

roofersmartpaducah.com

Local roofing supply — shingles, metal, accessories.

INTERIOR & EXTERIOR DOORS

Masonite

masonite.com

Interior and exterior — smooth, textured, glass, panel.

Therma-Tru

thermatru.com

Fiberglass & steel entry door systems.

Pella

pella.com

Fiberglass, wood & steel entry and patio doors.

Andersen

andersenwindows.com

Premium wood & composite entry and patio doors.

ROOFING

GAF Roofing

gaf.com

Timberline HDZ architectural — our standard specified shingle.

Owens Corning

owenscorning.com

Duration & TruDefinition — Class 4 impact-resistant options.

CertainTeed

certainteed.com

Landmark & Landmark Premium — Class 4 impact-resistant.

Metal Sales

metalsales.us.com

Standing seam and exposed fastener metal roofing panels.

APPLIANCES

Ferguson Home

fergusonhome.com

Appliance showroom — Sub-Zero, Wolf, Thermador, Bosch, KitchenAid.

Home Depot

homedepot.com

GE, Samsung, LG, Whirlpool, KitchenAid. Local delivery.

Best Buy

bestbuy.com

Major appliance retailer — competitive pricing, package deals.

AJ Madison

ajmadison.com

Online appliance dealer — extensive inventory, builder programs.

SIDING & EXTERIOR CLADDING

James Hardie

jameshardie.com

HardiePlank, HardiePanel, HardieTrim — ColorPlus factory finish.

LP SmartSide

lpcorp.com/lp-smartside

Engineered wood — DiamondKote 30-yr factory finish warranty.

Alside

alside.com

Prodigy insulated vinyl siding — R-2 to R-3 Cl.

PROJECT MANAGEMENT & INSPIRATION

JobTread

jobtread.com

Our project management platform — budgets, schedules, updates.

Houzz

houzz.com

Home design platform — photos, products, professionals.

Pinterest

pinterest.com

Vision boards for every room.

NKBA

nkba.org

National Kitchen & Bath Association — design standards.