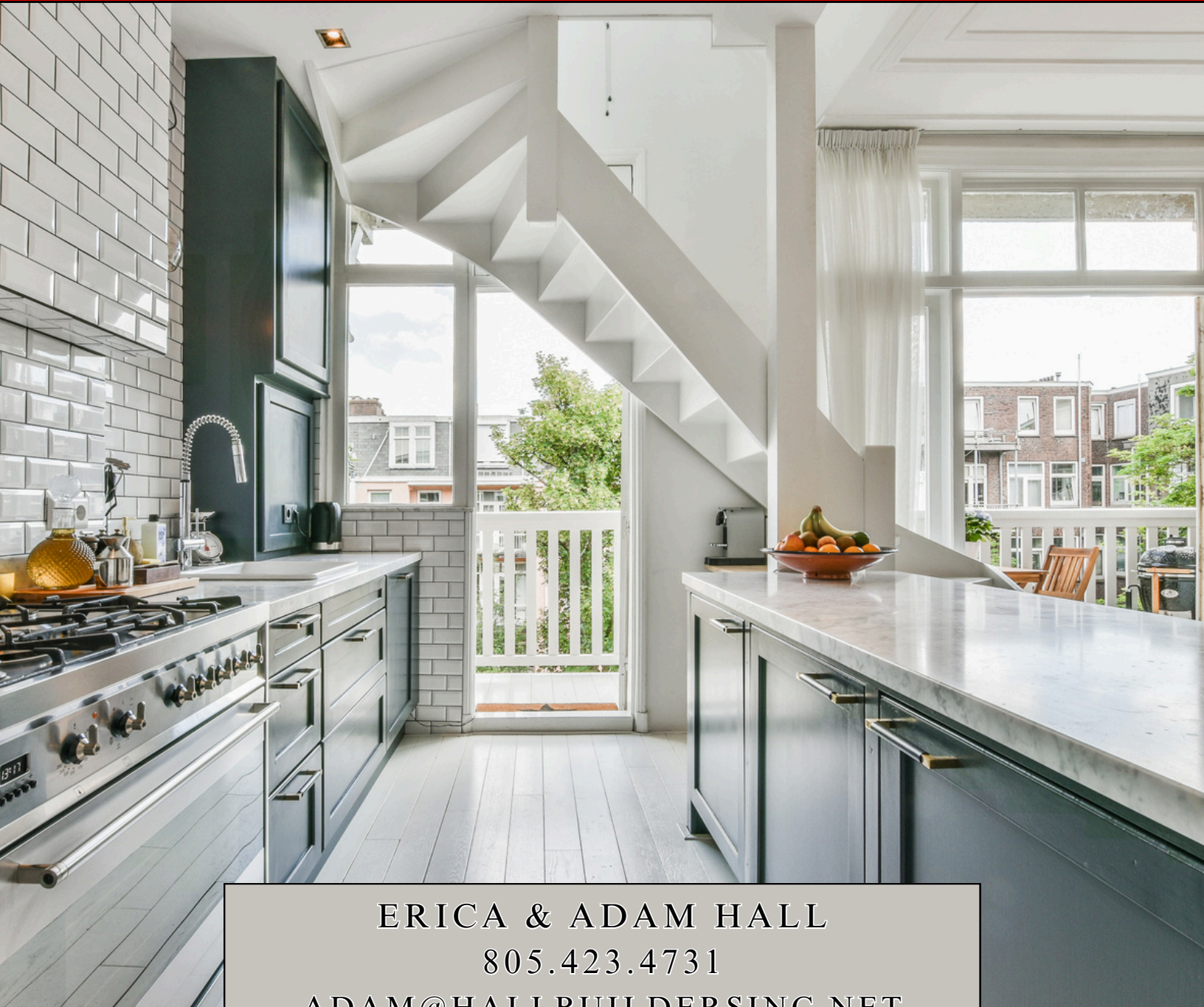


LIC #1048518



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HBI HALL
BUILDERS INC



Welcome to Hall Builders Inc.

We're so glad you're here—thank you for considering Hall Builders Inc. for your project.

We truly appreciate the opportunity to earn your trust.

Choosing a contractor is a big decision, and it means a lot that you're exploring our team to bring your vision to life. That's why we created this handbook: to give you a clear overview of what it's like to work with us—our process, communication style, and what you can expect along the way.

Every project is unique, and we're always here to answer your questions and offer personal support from start to finish.

At Hall Builders, we're not just building homes—we're building relationships, trust, and a legacy of craftsmanship we're proud to stand behind.

We'd be honored to work with you!

“For us, it's more than a project—it's about the people. We care deeply about building lasting relationships with our clients and being a trusted part of the San Luis Obispo community.”

- Adam & Erica Hall

Vision & Values:

At Hall Builders Inc., our vision is simple: to build exceptional spaces with integrity, craftsmanship, and care—while fostering lasting relationships with the clients and communities we serve.

As a husband-and-wife team with over 15 years of experience in both residential and commercial construction, we bring a hands-on, personalized approach to every project. Since founding Hall Builders in 2018, we've remained committed to doing things the right way—with honest communication, transparent pricing, and a deep respect for your home and investment.

Whether we're remodeling a home, building an ADU, or creating a custom home from the ground up, our goal is to exceed your expectations—and make the experience as rewarding as the result. At Hall Builders, your vision is our mission.



Learn More

Services We Proudly Offer:



CUSTOM HOME BUILDING

*Designed for Living.
Built to Last.*

We specialize in building custom homes that are thoughtfully designed and expertly crafted. From the ground up, we focus on energy efficiency, high-quality materials, and timeless style—creating a space that's uniquely yours.

HOME REMODELING

Refresh. Reimagine. Renew.

Give your home a modern update that enhances comfort, functionality, and value. Whether it's a full-home transformation or a single-room upgrade, our team delivers results tailored to your lifestyle.



ACCESSORY DWELLING UNITS

*Smart Additions.
Endless Possibilities.*

Boost your property's value and flexibility with a custom ADU. Perfect as a rental unit, guest house, or home office, our ADUs are beautifully designed, code-compliant, and built with precision.

Services We Proudly Offer:



KITCHEN REMODELING

*The Heart of the Home—
Reimagined.*

From cabinetry and countertops to complete layout redesigns, we create kitchens that combine style, functionality, and flow—so you can cook, gather, and live better.

BATHROOM RENOVATIONS

*Your Personal Retreat
Starts Here.*

Upgrade your bathroom with thoughtful design, durable finishes, and modern amenities. We create custom spaces that improve daily routines while adding beauty and value.



GARAGE CONVERSIONS

Unlock Hidden Potential.

Turn your garage into a vibrant, livable space—whether it's a guest suite, studio, or home gym. Our conversions blend form and function to give you more room to live, work, or play.

Our Ten-Step Process:

At Hall Builders Inc., we've refined a ten-step process that ensures your building experience is clear, organized, and grounded in trust. From day one, Adam and Erica work closely with you to guide every step, offer transparent communication, and provide expert insights—so you always feel informed, supported, and confident in the journey ahead.



1: Intake

Every project starts with a conversation. Whether you reach out by phone, email, or referral, we take the time to understand your vision and gather essential information. This sets the stage for clear communication and ensures we're a good fit from the start.



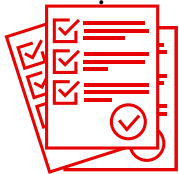
2: Project Questionnaire

After our initial connection, we'll send over a brief questionnaire to learn more about your goals, style, timeline, and expectations. Your answers help us tailor our approach to your project and prepare for our first in-person consultation.



3: In-Person Consultation

This is where your vision starts to take shape. We will meet with you to review your ideas, sketches, inspiration photos, or architectural plans. We'll evaluate the project site, discuss your goals, and provide an early cost range based on the scope of work.



4: Pre-Construction Agreement

Next is to sign a Pre-Construction Agreement (PCA)— this crucial step ensures your project is accurately planned, thoroughly estimated, and set up for success. The PCA allows us to invest time and expertise into your project before construction begins, so you can move forward with confidence—knowing the scope, budget, and design are fully aligned. Signing the PCA does not commit you to a Construction Agreement. You maintain full ownership of all design work and pre-construction deliverables covered under the PCA.



5: Planning & Estimating

During this phase, we finalize layout details, refine material selections, and coordinate with our trusted network of suppliers and trade partners. We'll also collaborate on design elements, permitting needs, and timeline expectations. Your custom estimate will include a comprehensive scope of work, budget, and material specs.

Our Ten-Step Process:



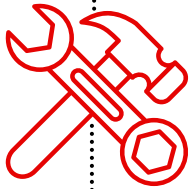
6: Construction Contract

Once your final estimate is approved, we'll present the Construction Contract for mutual signature. This agreement outlines the total project cost, payment schedule, and key construction details. We'll review everything with you step by step to ensure full clarity and alignment before breaking ground.



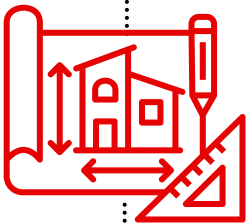
7: Coordinating The Build

After signing the construction contract, we'll invoice you for the initial construction deposit. We then confirm city permits, engage with trade partners, vendors, and craftsmen, and source products tailored to your project. A construction schedule will be established based on deposits and selected products from the Pre-Construction Agreement.



8: Building Your Dream

This is where the magic happens. We'll stay in close communication—offering weekly progress updates if you'd like—and make sure you're never left guessing. Adam remains hands-on in the field, ensuring quality craftsmanship and problem-solving along the way. We aim to make the experience efficient, positive, and minimally disruptive to your day-to-day life.



9: In-Process Changes

Sometimes inspiration strikes mid-build, or a detail needs adjusting. We're prepared for that. If changes are needed, we'll issue a formal Change Order outlining the impact on cost, timeline, and coordination. You'll always know exactly how changes will be handled—no surprises.



10: Project Handover

Once construction is complete, we'll conduct a thorough walkthrough and inspection, testing all systems and appliances to ensure everything is functioning perfectly. Together, we'll create a punch list of any final items, which we'll address promptly and professionally.

After a full cleanup, you'll receive your complete project documentation along with warranty materials—including our complimentary one-year craftsmanship warranty. Our commitment doesn't end there: we'll check in at the three-month and eleven-month marks to address any concerns and ensure your home continues to perform beautifully.

Our Commitment to Quality

As a family-owned business, we understand that your home is more than a structure—it's your sanctuary. That's why every decision we make is rooted in trust, transparency, and an unwavering commitment to delivering results that exceed expectations. We've built our business on a foundation of quality, care, and communication. The goals outlined below reflect not only our business philosophy, but the way we show up—project after project, client after client.



Sustainable Practices

We actively seek out eco-friendly materials and construction methods that reduce environmental impact. Energy-efficient systems and thoughtful building practices allow us to contribute to a better future while delivering exceptional results.



Innovation & Adaptability

We stay current with evolving building technologies and design trends to offer modern, thoughtful solutions. Our flexible approach allows us to meet the changing needs of our clients while maintaining timeless quality.



Customer Satisfaction

We prioritize clear communication, realistic timelines, and consistent follow-through to create a smooth and rewarding client experience. By staying committed to your vision and exceeding expectations, we earn trust, referrals, and long-term relationships.



Quality Workmanship

We don't cut corners—ever. We use high-quality materials, collaborate with skilled craftsmen, and follow best practices in every detail of our work. Our commitment to excellence is what sets us apart and allows us to stand behind every home we build or remodel with confidence.



Ethical Practices

We operate with honesty, fairness, and professionalism in every interaction. Clients, vendors, and trade partners know they can rely on us to be transparent and trustworthy from start to finish.



Jobsite Safety

We take jobsite safety seriously—for our team, our clients, and the public. Our protocols and ongoing training help minimize risk and create a secure working environment every step of the way.

Why We Don't Do Competitive Bidding

Competitive bidding often rewards the lowest number—not the highest quality. At Hall Builders Inc., we pride ourselves on craftsmanship, integrity, and long-term relationships, not cutting corners.

A survey of satisfied homeowners ranked the most important qualities in a contractor:

1. **Honesty & Integrity**
2. **On-Time Performance**
3. **Strong Organization**
4. **Effective Scheduling**
5. **Quality Subcontractors**
6. **Clear Communication**
7. **Empathy**
8. **Relationship-Oriented Service**

Price didn't even make the list.

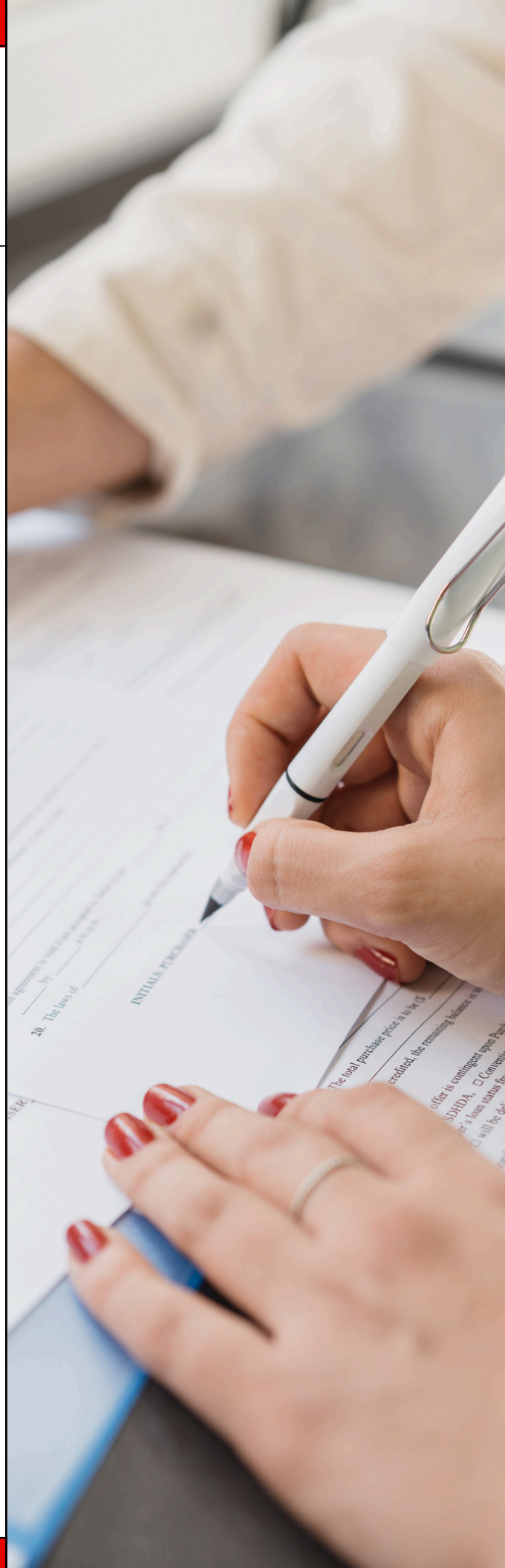
For us, the best value is the right balance of performance and price—done once, done right. We believe a truly successful project comes from collaboration, transparency, and doing things the right way—not the cheapest. Choosing the lowest bidder often means compromising on labor, materials, or long-term durability. That's not a risk we're willing to take—and you shouldn't either.

▶ Here's how we approach pricing:

- *You determine your project's cost based on the scope and materials you select.*
- *We guide you with expert recommendations and only work with trusted trades and products.*
- *We won't use anything—or anyone—we wouldn't use in our own homes.*

For us, the best value is the right balance of performance and price—done once, done right.

Choose your contractor based on trust, reputation, and results—not just the number.



Job Site Rules

01. Safety First

All contractors must follow OSHA regulations and wear proper work attire, including safety gear when required. Jobsite safety is non-negotiable.

02. Work Hours

Construction may take place between 6AM - 7PM, Monday through Friday. Weekend work is uncommon but may be scheduled if necessary to meet deadlines.

03. Respect

All workers are expected to treat the homeowner, neighbors, and fellow trades with courtesy. Personal items such as ladders, appliances, and tools belonging to the owner are strictly off-limits.

04. Zero Tolerance

Smoking, drugs, alcohol, and firearms are strictly prohibited on all job sites. Violation of this policy will result in immediate removal.

05. Noise Control

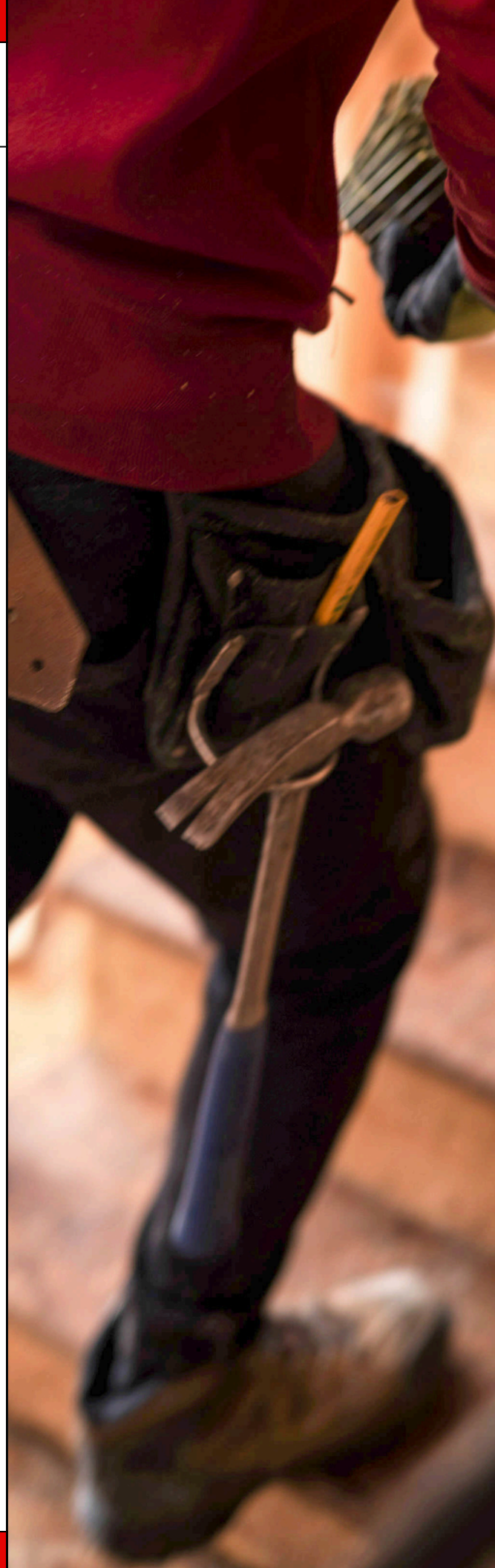
Radios or personal headphones may be used only if they do not disrupt communication or jobsite coordination. Respect for the homeowner's environment is key.

06. Parking

We try not to block the street or use the owner's parking spots.

07. Clean-Up

No tools should be placed on finished surfaces. A daily clean-up is mandatory to ensure the work area is ready for the next trade.





Remodel Construction Phases

➤ 1. Pre-Remodel Preparation: 3-12 Weeks

- **Define Scope of Work:** Outline detailed plans for the remodel, including areas to be renovated and specific tasks.
- **Set Budget:** Establish a realistic budget with contingencies for unexpected expenses.
- **Hire Professionals:** Choose a contractor, architect, engineer and designer, if needed.
- **Plan Layout and Design:** Finalize the design with detailed floor plans and materials selection.
- **Obtain Permits:** Apply for and secure all necessary permits.
- **Order Materials:** Purchase long-lead items (appliances, fixtures, and custom materials).
- **Temporary Living Arrangements:** Prepare alternative living or workspace if required during the remodel.



➤ 2. Demolition Phase: 1-3 Weeks

- **Prepare Site:** Clear out furniture and belongings from the renovation area.
- **Safety Measures:** Ensure dust and debris control measures are in place.
- **Demolition Work:** Remove walls, fixtures, or other structures per the plan.
- **Waste Disposal:** Dispose of debris properly and recycle materials where possible.
- **Post Demo Assessment:** if necessary, compile a list of changes to the plans and scope of work based on any unforeseen items.

At Hall Builders, we believe in empowering our clients with the knowledge and understanding of the remodeling/ building process. Knowing the phases of a remodel or new build project not only fosters clear communication but also ensures a smoother, more efficient experience for everyone involved.

Remodel Construction Phases



➤ 3. Structural Work Phase: 1-3 Weeks

- **Framing and Repairs:** Complete structural framing, load-bearing adjustments, and wall modifications.
- **Electrical Rough-In:** Install new electrical wiring, outlets, and lighting.
- **Plumbing Rough-In:** Run new plumbing lines for water, gas, sewer drains etc.
- **HVAC Work:** Update or modify HVAC systems as needed.
- **Inspection:** Schedule and pass rough-in inspections.



➤ 4. Drywall and Insulation Phase: 2-4 Weeks

- **Install Insulation:** Add insulation to walls, ceilings, and attics.
- **Hang Drywall:** Install and secure drywall throughout renovated areas.
- **Finishing Work:** Tape, mud, and sand drywall for a smooth surface.
- **Inspection:** Schedule and pass drywall inspections (if required).

➤ 5. Flooring/Surface Installation: 1-4 Weeks

- **Flooring Preparation:** Level floors and address subflooring issues.
- **Install Flooring:** Lay hardwood, tile, carpet, or other flooring materials.
- **Paint and Finish Walls:** Prepare, prime and paint walls.
- **Tile Work:** Install backsplash and shower tiles.



Remodel Construction Phases

➤ 6. Cabinetry/Fixture Installation: *1-3 Weeks*

- **Install Cabinets:** Fit kitchen and bathroom cabinets securely.
- **Countertop Installation:** Install countertops and ensure proper sealing.
- **Fixtures:** Install sinks, faucets, toilets, and other plumbing fixtures.
- **Lighting:** Add light fixtures and ceiling fans.

➤ 7. Final Touches Phase: *1-2 Weeks*

- **Appliance Installation:** Install and connect appliances (e.g., stove, refrigerator).
- **Hardware:** Attach doorknobs, cabinet pulls, and other hardware.
- **Touch-Up Work:** Address paint touch-ups, grout corrections, or other finishing details.

➤ 8. Cleaning/Final Walkthrough: *1-2 Weeks*

- **Deep Clean:** Clean all areas to remove dust and debris.
- **Final Inspection:** Conduct a thorough walkthrough with the contractor to create a punch list.
- **Punch List Completion:** Address all outstanding items on the punch list.
- **Sign-Off:** Ensure client approval of the remodel.

➤ 9. Post-Remodel Tasks: *1-2 Weeks*

- **Furnishing and Décor:** Move furniture and décor back into the space.
- **Maintenance Plan:** Create a schedule for future maintenance of new features and materials.
- **Celebrate:** Enjoy your newly remodeled space!



What to Expect During Your Project

Whether this is your first home building or renovation, or you've experienced this before, it's completely normal to feel a mix of excitement and nerves. At Hall Builders Inc., we do everything we can to make the process smooth, informed, and collaborative. Below are a few important things to know as we prepare to bring your vision to life:

- **Clear the Space:**
Before construction begins, please remove personal belongings—especially valuables—from all work areas. This helps us protect your items and move efficiently once the project is underway.
- **Access to Your Home:**
For your security and our convenience, we do not keep client keys on hand. Instead, we'll install a lockbox at a location of your choice. We kindly ask that you provide one key for use during the duration of the project.
- **Dumpster Placement:**
We'll need space on-site for a construction dumpster. Let us know your preferred location, and we'll do our best to accommodate it while keeping workflow and safety in mind.
- **Dust & Site Prep:**
While we use dust barriers, zip walls, and other protective measures, some fine dust may still travel beyond the immediate construction zone. Keep doors closed to non-construction areas as much as possible, and know that a thorough clean-up will follow at the end of your project.
- **Noise Levels:**
Construction isn't quiet. Saws, compressors, nail guns, and sanding equipment will be active throughout much of the project. If you work from home or need quiet time, consider making alternate arrangements when possible.
- **Construction Fatigue:**
Having crews in your space, answering questions, and living around a worksite can wear on you over time. This is totally normal. We are here to support you through the ups and downs—and we promise, the finished result will be well worth it.



What to Expect During Your Project



- **The Unexpected:**
Sometimes we uncover surprises—like outdated wiring, moisture damage, or odd framing—once we open up walls or floors. These findings can impact your budget or timeline, but we'll always communicate clearly and help you navigate next steps.
- **Budget Awareness:**
Even with a well-planned estimate, home projects involve a significant financial investment. It's natural to feel uneasy when change orders or unexpected expenses arise. We'll walk you through each decision and keep you informed, every step of the way.
- **Timeline Flexibility:**
While we aim to stay on schedule, real life happens—weather, illness, delayed shipments, or last-minute changes. Our team will always work to minimize delays, but a little patience can go a long way.
- **Ongoing Decisions:**
Even with careful pre-planning, some decisions (like outlet placements, trim styles, or fixture finishes) may still pop up during the build. We'll guide you through those moments and offer clear recommendations to ensure every detail aligns with your goals.

A Note from Adam & Erica:

We've walked through this process with dozens of families and homeowners just like you—and we know it can feel overwhelming at times. But you're not doing this alone. Our team is here to guide, support, and make sure your home turns out better than you imagined.



Frequently Asked Questions:

Q: Why should I hire a General Contractor when I can act as my own?

A: While acting as your own General Contractor might seem like a cost-saving option, it often comes with hidden challenges. Navigating permits, coordinating multiple trades, and managing schedules and budgets requires significant expertise and time. Without experience, these tasks can quickly become overwhelming and lead to costly delays or mistakes. With our team, you gain the benefit of years of industry knowledge, trusted trade relationships, and efficient project management —saving you time, stress, and unnecessary expenses while ensuring a smooth, high-quality build.

Q: What do you specialize in?

A: We specialize in whole-home remodels, garage conversions, and building Accessory Dwelling Units (ADUs).

Q: What is a Pre-Construction Agreement (PCA)?

A: A Pre-Construction Agreement (PCA) is the first step toward a successful project. It allows us to develop detailed plans, specifications, and a reliable cost estimate based on your goals. This upfront planning minimizes change orders and keeps your project on track.



Frequently Asked Questions:

Q: How long does the process take before construction begins?

A: Depending on the project's complexity, the planning and estimating phase typically takes a few weeks to a few months. This time ensures thoughtful decisions, accurate budgeting, and a smoother construction experience.

Q: What if I change my mind halfway through the design or build?

A: The planning phase is the ideal time to make changes, as it's a collaborative process. If any changes arise during construction, we'll provide a clear change order detailing the impact on cost and schedule—so you stay informed and in control every step of the way.

Q: Do you use subcontractors?

A: Yes, we work with skilled subcontractors who specialize in their respective trades. These trade partners are carefully selected for their expertise, ensuring each aspect of your project is handled by professionals who take pride in their work.

Q: Can I buy the materials and just have you install them?

A: To maintain quality and timelines, we handle all material sourcing. This allows us to ensure compatibility, streamline delivery, and offer warranties on both materials and workmanship—so you're fully protected throughout the process.

What Our Clients Are Saying

John, Atascadero, CA:

WOW, where do I start? Any remodel has its challenges BUT... Adam and his team were nothing short of amazing to work with. Once they started, they were here onsite every day...Adam was extremely helpful in the planning and execution, as well as preparing us for when and what we needed to provide (tile, fixtures, doors, appliances, flooring, cabinets etc.). Adam's Subs were as professional and helpful as his team. Adam was ON SCHEDULE and ON BUDGET with NO SURPRISES...that is astounding, especially with a house that was a bit wonky to start with. We wouldn't hesitate to work with Adam again and feel lucky to have found him!



Bianca, San Luis Obispo, CA:

We have used Adam on several projects from 2019-2024. He has completed minor remodels, extensive remodels as well as built from the ground up. Adam has worked within tight timelines and budgets. There is not a single time in 5 years that I have asked something and the answer wasn't OK we'll figure it out! He and his crew are honest and fair and I look forward to continuing to work with them.

Thomas, Paso Robles, CA:

I would strongly recommend Adam and his team. He was honest with me about timing and costs, very reasonable with change orders and provided fabulous follow up when the ADU project was completed and a few minor repairs were required. He also communicated very well with the existing tenants who lived in the main house attached to the ADU during the project.



At Hall Builders Inc., we believe a strong foundation—whether in construction or in life—begins with trust, hard work, and a shared vision. We're Adam and Erica Hall, the husband-and-wife team behind Hall Builders Inc., a business built from the ground up with family at its heart. Our story started in 2008, when fate brought us together and laid the first brick in what would become not just a marriage, but a partnership in every sense of the word. Adam began his journey in the trades early, joining the plumber's union right out of high school and quickly gaining experience on job sites across the region. For over a decade, he honed his skills and earned a reputation for quality craftsmanship and reliability. During those years, Erica ran a successful home daycare business, caring for young children while raising our own.

As time passed and opportunities evolved, so did our dreams. With a leap of faith and a lot of late nights, Adam earned his contractor's license, and in 2018, Hall Builders Inc. was officially founded. Erica eventually joined him full-time, bringing her sharp eye for detail, strong communication skills, and heart for people to the business. Today, we specialize in residential construction—from ground-up custom homes to thoughtful remodels—serving families across San Luis Obispo County. But beyond bricks and lumber, we build relationships. Every project we take on is a collaboration, and every client becomes part of the Hall Builders story.

We're proud of where we've come from, excited for where we're going, and grateful every day to do what we love—together. Thank you for taking the time to read through the Hall Builders Inc. Handbook. We hope it's given you a clear sense of who we are, how we operate, and what you can expect when you work with us. Our mission is simple: ***to build with integrity, communicate with clarity, and treat every home as if it were our own.***

Whether you're a client, team member, subcontractor, or vendor, we want you to feel confident and supported at every step of the process. This handbook isn't just a set of guidelines—it's a reflection of our values, our journey, and our commitment to excellence in all that we do.

We're honored to have you with us and look forward to building something amazing—together.



Let's build something great together!

- Adam & Erica Hall

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Check us out online!



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