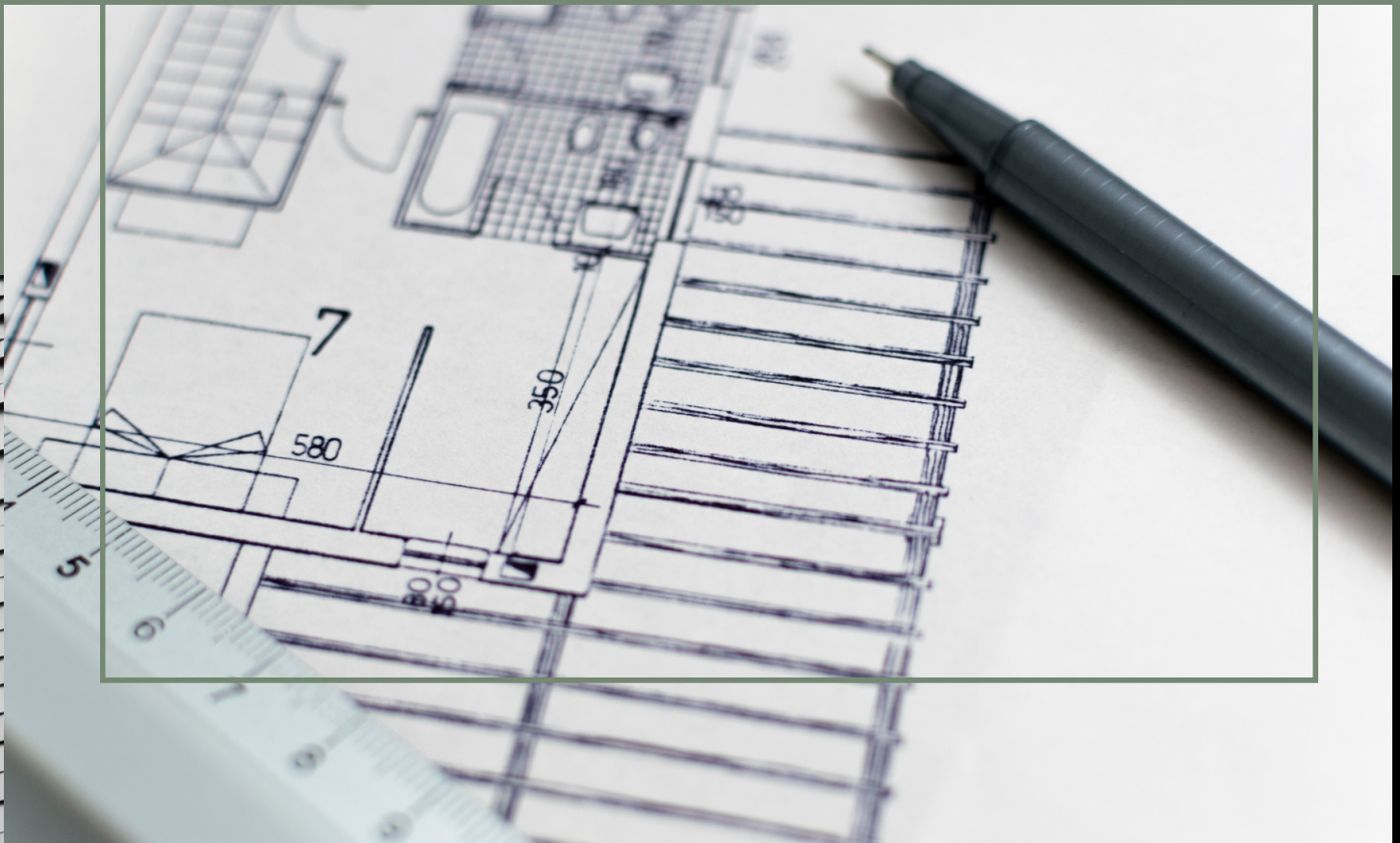


Client Welcome GUIDE

What to expect from our future collaboration

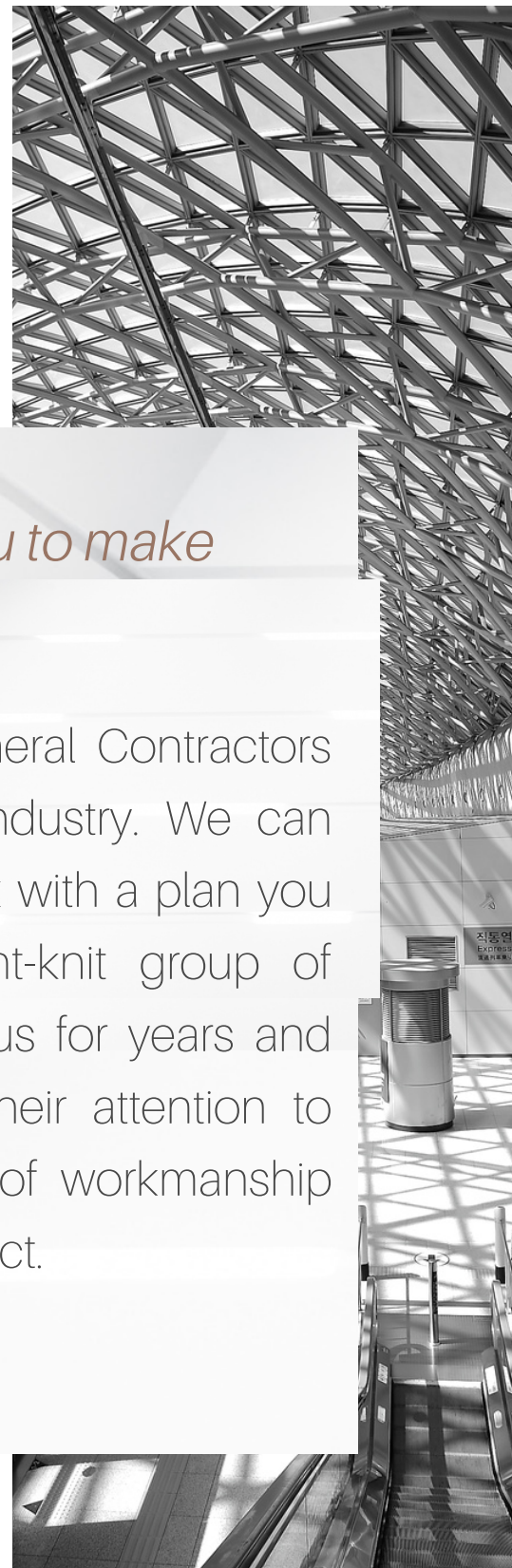


Introduction

Hey there!

We are so excited to work with you to make your dreams a reality!

We are State Licensed and Bonded General Contractors with over 40 years' experience in the industry. We can custom-design your dream home, or work with a plan you already have. Our established and tight-knit group of subcontractors have been working with us for years and exceed the highest quality standards. Their attention to detail matches our own, and that pride of workmanship shines throughout every stage of your project.



quality~custom~perfection

Our Mission and Values

Here at Classic Home Creations, we strive to ensure that every project we endeavor is completed to the highest quality standards. If we wouldn't approve it in our own homes, rest assured we won't allow it in yours!

As a small, family-owned business, we understand the importance of trust and transparency, and guarantee both from the start.

Our notable passion and drive for excellence in the construction industry sets us apart from others, and - more importantly - garners trust from our clients, many of whom consider us family by the end of their project.

a little bit About Us

Father-Daughter Team
working together for over 20 years



Classic Home Creations, LLC was founded in 2005 by the father-daughter team of Curtis and Maria Holyk. They strive for customer satisfaction and value quality over quantity. Each project is given the same level of care and attention, consistently resulting in satisfied customers. Not surprisingly, their clients have become their best form of advertising.

meet the Dream-Team



Curtis Holyk

CEO

Curt has been a home builder and cabinet maker since he was a teenager and has over 40 years of experience in the field. He loves to draw house plans and other architectural structures, and has perfected the art of custom cabinetry.

At the early age of 11, Curt began examining cabinets in the homes of friends and family, eventually figuring out how to assemble them himself. This led him to begin constructing cabinets and other furniture for customers at 13. Soon after - at the impressive age of 16 - Curtis built his first house! It's safe to say he has been around the block enough times to know what works and what doesn't!

Curtis attended WSU Vancouver and graduated Summa Cum Laude with a Bachelor's degree in Social Sciences and a minor in Psychology. He was Student Body President his senior year and created the Student's Choice in Excellence in Teaching Award. He has played music throughout his life and went to Clark College on a music scholarship. At work, he specializes in cabinetry and is considered by many a master craftsman.

Curt enjoys working in his English garden, propagating plants, and building all sorts of things! When he's not working, he's either vacationing with his wife Melissa, playing his trumpet, reading, or watching college football.

Following in her father's footsteps, Maria started working for him when she was about 11, picking up on job-sites and organizing things after school. She took an interest in the business and worked through high school and summer vacations, learning the trade. She tiled her first bathroom at 13 and has been hands-on ever since.

After graduating from Battle Ground High School and attending some college business classes at Northwest University, Maria partnered with Curt to form CHC, becoming full-time in the field, as well as the company's bookkeeper, estimator, and client liaison. Maria specializes in tilework, painting, and interior design and is passionate about turning someone's space from "Blah." to "Perfection!"

Recently promoted to the title of "Mom", Maria spends most of her time doting on her daughter and has stepped mostly out of the field and mainly into the office. Her and her husband enjoy spending time with their new family.



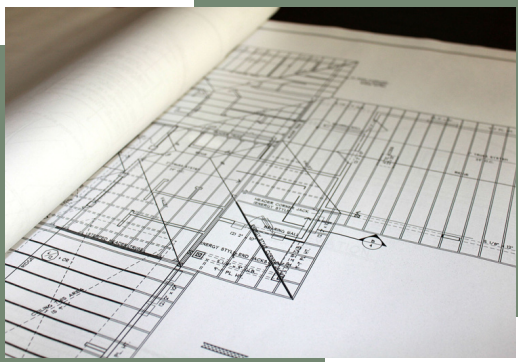
Maria Holyk

CFO

basic services

What We Offer

Our many years of experience allows us to offer a vast array of services that we can confidently say will exceed expectations. From design concept to actualization, we provide nothing short of professionalism and excellence, proving that we are truly a full-service contracting company.



Architectural House Plans

We never stick people in pre-drawn house plans. Instead, we work with you to create a proper flow for your specific lot, delivering a design that is not only functional, but one-of-a-kind.



New Construction

Whether it's our design or yours, we can build you the custom home of your dreams.



Remodels

Whether you are dreaming of a kitchen fit for a chef, an HGTV-worthy master suite, or simply want to liven up your space with a coat of paint, we will work with you to bring your vision to life.



Interior Design

From playroom to boardroom, we will design a beautiful, functional space you can enjoy for years to come.

How it Works



Step 1

This is the initial consultation where you tell us your must-haves and overall vision. We will discuss possible layouts and budget, and create a first draft design that is tailored specifically for you.



Step 2

More collaboration to finalize your design and draw up your contract. We will generate an estimate, and as soon as the deposit is collected, we can get your project on the calendar and discuss projected timelines.



Step 3

This is where we start turning your design into reality! We will be in constant communication, sending updates on timelines, subcontractor schedules, and all other pertinent information regularly.



Step 4

Site clean-up and punch list items are completed. Final walk-through is done to ensure your standards and satisfaction have been met, and we hand you the keys to your new - or newly-improved - home!

Consultant Services

IS THIS PROJECT FOR YOU?

Initial Hour

\$150

Not sure what direction you want to go with your project? You're not alone. Our initial consultations help you visualize what your home can do for you! If our appointment runs over the hour, we bill in 30 min. increments at 1/2 the hourly rate. Your plans from this consultation are yours to keep, to have bid on by anyone you wish. Should you choose us, we apply the full amount paid towards your project cost.

WHAT'S INCLUDED?

Additional hours

\$75/hr

The initial meeting will discuss design ideas, budgets, and we will gather our measurements necessary to then provide you with the following within 4 weeks:

- ✓ Full cabinetry design, layout, and elevations with dimensions
- ✓ Before and after floor plans, to easily see what will stay and what will go
- ✓ Experienced designers who know what works and what doesn't
- ✓ Estimate for the scope of work with rough timelines

At the initial consultation, should you choose not to move forward with design plans, you will not be charged for the visit.

What Our Clients Say



“

We love Classic Home Creations! Maria designed and built our cabinets for our Tiny Home. The workmanship is beautiful. We enjoyed working with Maria as she made some great suggestions for our small space. We highly recommend Classic Home Creations!

G. Wasilewski

”

the little things

What to Expect

Your Housekeeping Items

- Please have animals put away for any consultations or once work commences. Although we love your fur babies, it is not a safe environment for them or us if they're out and about. If they cannot be elsewhere entirely, please make sure they are contained somewhere they cannot escape during work hours.
- Please keep the heat around 65 degrees during work hours.
- Please provide an extra house key that will be kept in a lockbox for us and our subcontractors.

Our Housekeeping Items

- We do our best to minimize the effect of living in construction by making sure our work areas are swept and vacuumed at every day's end. If we leave tools overnight we will make sure they are out of the way and unplugged for safety.
- During construction we will plastic off any areas adjacent to the work zones to cut-down on the daily dust problem.
- Work hours are from 8 am - 6 pm. We do our best to minimize disruption of the important early morning and evening routines of our clients.

It is not our intention to disrupt your day-to-day, so do not feel obligated to be present while we are at your home. However, please keep your phone close-by should a quick chat be necessary.

Of course, staying home is always an option! We just ask that you remain out of the work area for your safety.

Over the course of your project, please refrain from having company when possible. If you are expecting visitors, please let us know ahead of time, and for everyone's safety, advise guests to steer clear of the work site.

“

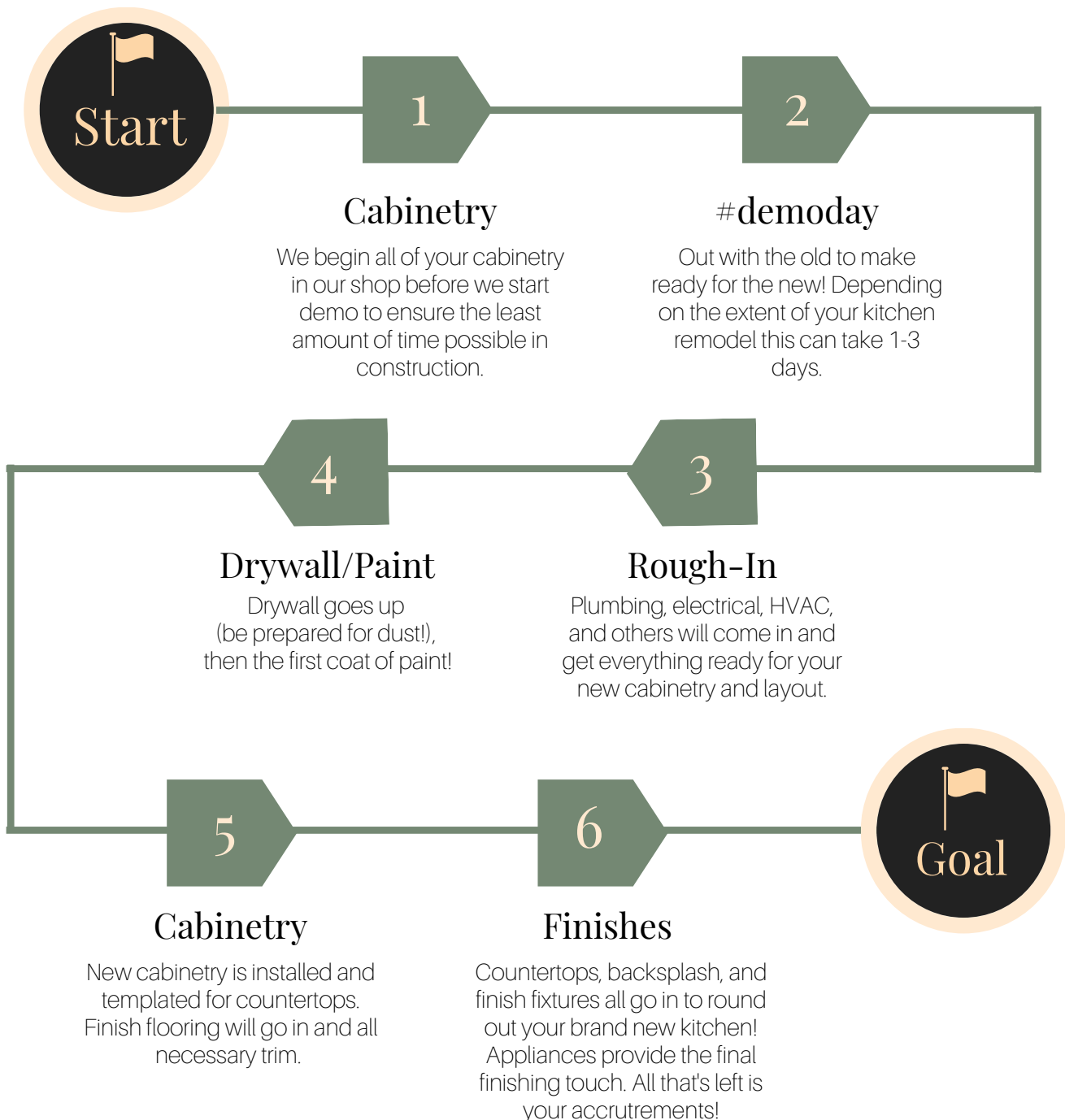
We felt totally safe having Curt and Maria work in our home while we decided to take a family vacation. Not only did it make it easier on us, but we got to come home to a fabulous new kitchen!

-Miranda C. kitchen remodel 2019

”

project Timeline

Once final plans are approved and permits are ready, we are available to help you pick out everything you need for your new space, such as cabinetry, flooring, countertops, backsplash, appliances, and fixtures, to name a few. Be prepared to receive a TON of compliments at your next dinner party!



a part of our team

Subcontractors

Breaking Ground Excavation

Our family owned business has been serving the SWWA and Portland metro area communities with excavation services since 2001!

[Discover More](#)

Matrix Roofing

Matrix Roof & Home values trust and transparency, promotes a safety-first, family-first mindset, and gives back to our community. We treat your home and property with the same care and respect we treat our own

[Discover More](#)

360 Plumbing Plus

We have been in this business for over 15 years. Our focus on offering high-quality plumbing services with honest customer service has made us the first choice for many clients!

[Discover More](#)

CTM Electric

With over 20 years in electrical industry in the Clark County area, CTM Electric has built its reputation by satisfying thousands of clients, from large industrial facilities to individual homeowners.

[Discover More](#)

Columbia Allied Services

Our company was established in 2003, and we offer HVAC installation and service, fireplace installation and maintenance services. Our service and installation technicians are some of the most knowledgeable and experienced in the industry

[Discover More](#)

PNW Marble and Granite

We are a premiere stone fabrication and installation company of custom granite and quartz. We believe each of our customers has a unique vision. Our goal is your complete satisfaction. We are committed to bringing you the finest materials, workmanship and personal attention.

[Discover More](#)

What We Need From You

Checklist



A Copy of Your House Key

We provide a lockbox for a spare key throughout the duration of the project. We give this lockbox code to you as well as our subs should they need to work while we are not there. This doesn't happen often, but it's handy to have.



Final Selections

Please have any tile, countertop, and plumbing finish selections made before we start demo. If you have specialty lighting, please make sure it is ordered, and if possible, delivered before rough in.



Emergency Contact Info

Please ensure we have all relevant contact information (work, cell, hotel, etc.) should we need to reach you immediately.



Water Shut-Offs and Breaker Boxes

We will need to identify where your house water shut off is and where your main electrical panels are before demo is started. Please ensure that these areas remain completely unimpeded during the course of construction.

Payments & Deposits

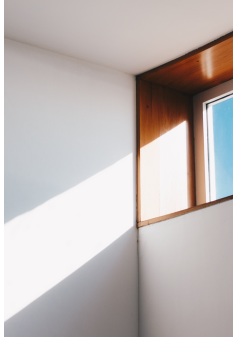
Once your estimate and final plans are approved we will need a deposit check to get you on our schedule. Payment schedules and work schedules will be in your contract. Payments via credit card are subject to a 3.5% fee.

Children & Pets

Construction sites are not a good place for children or pets due to the inherent risk of injury. Please ensure that any littles have complete adult supervision and all animals are put away during work hours. We are not responsible for either should they become injured or escape.

Contracts

Please thoroughly read and understand your contract before you sign it. If you have any questions regarding the terms of the contract, we are happy to explain anything prior to signing.



Payments & Cancellations

Classic Home Creations will provide estimates for any given job description/line item and present to you for final approval. All estimates will have an added project management fee for the services rendered by us to schedule, coordinate, and oversee all work included in each estimate. If a deposit is requested or required by any subcontractor for a specific item, you will be required to pay no more than either 50%, or a material deposit to start, and the remaining will be due once that line item has been completed to the satisfaction of both parties.

- Invoices are due within five business days of receipt. Invoices will be submitted on a monthly or bi-monthly basis as applicable.
- All Invoices submitted by Classic Home Creations, LLC will include sales tax at the rate applicable at the time of invoicing.
- Any Change Orders will be submitted to you as soon as they are known, for approval either by written or verbal confirmation, and will be subject to the project management fee.
- All payments will be made to CHC directly, and CHC will provide payment to each subcontractor within terms. At your request, a Lien Release Waiver can be provided to you by each applicable subcontractor after progress payments are made.
- We will provide you with any applicable subcontractor invoice upon request.

Cancellation & Termination of Project

Should you decide to cancel our contract after work (in-house or off-site) has started, prior to the completion of the services listed, CHC will be entitled to pro rata payment to the date of termination provided that there has been no breach of contract on our part. If any materials have been ordered but not installed, you are still responsible for the final payment of said product as well as pickup and delivery of any remaining items. You will be required to provide 30 days' written notice of intent to cancel.

IMPORTANT: An overall Project Estimate will be provided for the project related to any services outlined in the contract in whole. This will be based on the final draft of any and all design and/or building plans agreed upon by both the Client and the Contractor. The Project Estimate line items may change monetarily throughout the course of construction and should be used as a reference only, not a contractual final price.



Terms & Conditions

All work performed by Classic Home Creations and their subcontractors will carry a one-year workmanship warranty.

We offer the original contract holder a limited one-year warranty against defects in material and workmanship. This warranty does not cover any item which has been damaged due to abuse, improper use, excessive loads (where applicable) or any use/care contrary to the instructions accompanying the finished products. Subcontractors will provide a one-year workmanship and manufacturer's warranty on products they have supplied only. If you purchase materials directly you are responsible for the management and warranty claims regarding those items. If the item in question is faulty due to an installation/labor error, Classic Home Creations, LLC and any applicable subs will provide the service to remedy the problem at no additional cost to you. Should material you purchased directly result in a service call due to faulty material, you will be subject to any applicable service calls and labor fees.

Cabinet Door Warranty

All doors are guaranteed against warping, delaminating, swelling, or twisting which would render them unserviceable. Natural variations in the color or texture of the wood and seams in plywood panels are not to be considered defects. A warp or twist up to 3/16" will not be considered a defect. Because of the natural expansion and contraction of wood, any door with panels over 21" wide or any door over 72" high will not be warrantied against warpage. Any 'cope & pattern' door 48" or greater in height with panels or routed for glass, will be divided into two panels high. All miter corner doors are limited to a height not to exceed 48". Exceeding this height will void your warranty. Any door over 42" in height must have three hinges to be warrantied. Flat slab doors that exceed 20" wide will not be warrantied against cupping.

Schedule

Timing of the project will be estimated during collaboration between Classic Home Creations and their subcontractors. Many factors can result in delays of the projected timeline, including - but not limited to - subcontractor availability, weather, overall approval process, and/or any changes made by the Client. While we do our best to stick to a tight schedule, allowances and flexibility for things outside of our control are appreciated.

LIEN RIGHTS NOTICE TO OWNERS

This notice is to inform you that we have subcontractors and suppliers who have or will provide materials, professional services, or equipment for the improvement, repair, remodel, or alteration of your property. This notice is to advise you of the rights of these persons and your responsibilities. Also take notice that laborers on your project may claim a lien without sending you a notice. Most of our suppliers will furnish you with a copy of a 'Notice to Owner' with your property description and owner information, lender information (if applicable), and our information, outlining their right to lien, should they fail to be paid upon terms.

OWNER/OCCUPIER OF EXISTING RESIDENTIAL PROPERTY

Under Washington law, those who furnish labor, professional services, materials, or equipment for the repair, remodel, or alteration of your owner-occupied principal residence and who are not paid, have a right to enforce their claim for payment against your property. This claim is known as a construction lien. The law limits the amount that a lien claimant can claim against your property. Claims may only be made against that portion of the contract price you have not yet paid to your prime contractor as of the time this notice was given to you or three days after this notice was mailed to you.

COMMERCIAL AND/OR NEW RESIDENTIAL PROPERTY

Our subcontractors have or will be providing professional services, materials or equipment for the improvement of your commercial or new residential project. In the event you or your contractor fail to pay them, they may file a lien against your property. A lien may be claimed for all professional services, materials, or equipment furnished after a date that is sixty days before this notice was given to you or mailed to you, unless the improvement to your property is the construction of a new single-family residence, then ten days before this notice was given to you or mailed to you.

COMMON METHODS TO AVOID CONSTRUCTION LIENS:

There are several methods available to protect your property from construction liens. The following are two of the more commonly used methods:

LIEN RELEASES: You may require your contractor to provide a conditional lien release signed by all suppliers and subcontractors from whom you have received a Right to Lien Notice, and an unconditional lien release at the end of the project entire.

DUAL PAYCHECKS (joint checks): When paying your contractor for the services or materials, you may make checks payable jointly to the contractor and subcontractors/suppliers.

Thank You!



We are excited to embark upon this incredible journey with you! We realize that living in construction can be a hectic and crazy time in your life, and we will do our absolute best to minimize the headaches and hassles that often come with it. Our years of experience, attention to detail, and communication skills are all invaluable tools that allow us to keep you living as stress-free as possible in the midst of construction.

We know you had a vast array of General Contractors to choose from, and we are truly honored and thankful that you have chosen us!

Frequently Asked Questions



Do I have to pick out everything by myself or is there someone that can help?

Maria is available to help you pick any aspect of your design that you would like, whether it's everything or just a few items. Anything that our project management fee applies to will have this service included. Should you need further help, she offers interior design consultations at a separate fee.



What if myself or a family member are handy and want to help along the way?

If you have experience in any scope along the way, we are more than happy to accommodate you or a family member in order to save you some labor cost on your project. We only ask that it doesn't interfere with our overall timeline, and that you have some experience or knowledge in whatever it is you'd like to help with prior to signing up.



What if I change my mind on something along the way; am I stuck?

We do our best to walk through every stage with you prior to commencement in order to avoid change orders along the way. However, if you decide you want to go a different route, please bring your comments to either Curt or Maria directly and immediately so we can quickly go through your options and potential cost increases associated with the change before things get too far along.



Why do I need to schedule a visit to our site? (new construction only)

We welcome the opportunity to have you visit your jobsite and inspect work being completed. However, site visits can quickly cause disruptions to our subcontractors and slow down production if they are being questioned about their work or processes as it relates to the finish product. We expect you to communicate with us directly, and we will bring any concerns or comments to our team so that there isn't a miscommunication anywhere down the line, or any unexpected costs associated with changes that are not brought to our attention.

We also ask for scheduled visits to ensure the safety and accessibility of the jobsite. We want to make sure that owners are not disappointed with being unable to access the site because of things like wet concrete, masking, or unhealthy environments without the proper protective equipment.

We always ask that young children and pets are never brought to a jobsite to ensure their safety.

flooring materials

What's the Difference?

Solid Hardwood

\$\$\$\$

Solid hardwood comes in many species and is a raw wood product that gets installed, filled, sanded, stained (if desired) and then finished with a high quality polyurethane coating. It can come in a variety of grades depending on how rustic you want, and when done, is a completely smooth finish. It will last for a lifetime, and can be sanded down and refinished down the road.

Engineered Hardwood

\$\$\$

Engineered hardwood planks have a plywood core and a solid wood veneer on the top. They are prefinished, and most of the time cannot be sanded or refinished. They resolve the issue that some species of solid woods have towards cupping, and also come in a variety of species and grades. This is a plank flooring that will have grooves in between each board. The planks come in a variety of widths and lengths, and are stapled down much like traditional hardwoods.

LVL/LVT/LVP

\$\$

Luxury vinyl products have come a long way in terms of finished appearance. They are a cost-effective, waterproof alternative to real wood that have an incredibly realistic wood or tile look. This is a floating floor application that has no ability to be refinished. It comes in a variety of thicknesses, which can be utilized over some existing floors saving the trouble and expense of demolition.

Tile

\$\$\$-\$\$\$\$

Ceramic, porcelain, or natural stone tile can offer a waterproof, durable and heavy duty floor covering. Traditionally installed in bathrooms, laundry rooms, or other "wet areas", it can be used anywhere you need durability. Natural stone is a luxury tile, whereas ceramics can provide an affordable option with the same trusted performance.



countertop materials

What's the Difference?

Quartz

\$\$\$-\$\$\$\$

Quartz is a mixture of 93% quartz and man-made resin blended to create different looks that mimic natural stone. It has a very high density rating that naturally prevents bacteria and most stains from penetration. It does not need to be sealed, and has a more uniform look. It can only withstand up to 150 degree temperatures, so make sure you've got a trivet or hot pad ready for anything coming out of the oven.

Granite

\$\$-\$\$\$\$

Granite is a 100% natural product that has a variety of looks and textures. It will range in cost depending on where the material is coming from around the world. It does need sealed with a high quality sealer, but only needs applied about every 5-10 years. With proper sealing, granite will be completely stain and bacteria resistant. It can withstand any temperature without damage, up to 500 degrees.

Marble

\$\$\$\$

Marble is a 100% natural product, but is much more delicate than it's granite sister. It is mostly comprised of limestone that crystallizes and fuses together over time and with high amounts of pressure. It is softer, susceptible to etching/scratching, and although it is beautiful, we only recommended it in bathrooms or low use areas. It does require sealing, but would still be prone to etching should an acid come into contact for a lengthy period of time. No making margaritas on this top!

Laminate

\$\$

Plastic Laminates have come a long way in their overall aesthetic, and are a budget-friendly option. They can be textured, smooth, or glossy, and come in a variety of colors/patterns. It is bacteria resistant and requires no sealing. It is naturally stain-resistant, but is prone to scratching, chipping, and the finish can be worn through over time. It can withstand heat up to 250 degrees, but it is still a good idea to use a trivet no matter the temp to prevent burn marks.

remodel story of the Casey Home



Before



After

Tim & Susie

A m b o y , W A

The Casey home had a very typical 90's design layout, with a virtually unused front living room area that was closed off from the rest of the home, and a long hallway style entryway. Although they had a large closet pantry, the overall kitchen was on the small side, with not much natural light.

We were able to transform their space into a bright, open and airy entry way, dining room, and gourmet kitchen. They chose our 'Adrienne' cabinetry with a two-toned stain to create some contrast that blends beautifully with their brand new flooring. A bright pop of turquoise on the new front door and patio doors bring a bit of personality and fun. We added two new windows to flank the wood range hood, and created a clean and timeless look with a full white subway tile backsplash surrounding the entire kitchen space.

\$70k+

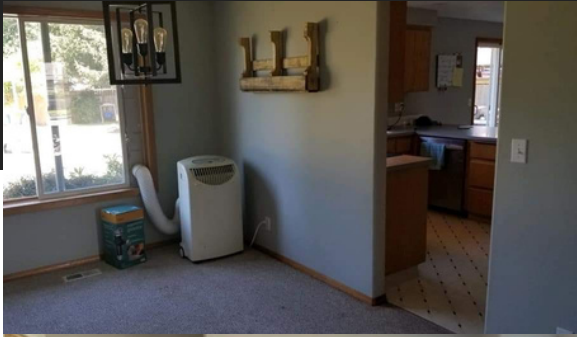
Price Range

6 Weeks

Construction Time

"Maria and Curtis redesigned and demolished our old kitchen and front room and gave us a gorgeous open concept kitchen dining room. They also installed a new front door with side light. Their cabinets and tile work are so beautiful! They are the nicest people and have become great friends! I am thrilled we went with them!"

remodel story of the
Coonrod Home



Before

After

Joel & Miranda
Battle Ground, WA

Lightened and brightened are the key words to this transformation! Even though we removed a window, the opening up and combining of the 3 spaces- dining, kitchen, and living- now makes everything feel more spacious.

Gone are the builder's grade red oak cabinets! They chose our aptly named 'Miranda' white therma-foil cabinetry with a complimenting white granite countertop and backsplash to bring this space into the modern era. Removing the never-used, separate dining space allowed for a much larger kitchen, complete with eat-in island, pantry storage, and our signature bake center.

\$40k+

Price Range

6 Weeks

Construction Time

We felt totally safe having Curt and Maria work in our home while we decided to take a family vacation. Not only did it make it easier on us, but we got to come home to a fabulous new kitchen! The difference was amazing, and having everything open really helps me keep an eye on all 4 kids while I'm cooking dinner!

May we have this dance?

Don't be shy, call us!



We are available by call or text (preferred) Monday through Friday 8am to 6pm and Saturdays from 9am to 1pm.

Emails are always monitored and will be responded to as soon as we are able.

[Send an Email](#)

[Call Maria](#)