



# Live Your Dream Live in Your Dream Home



**AL**  
**BELT**  
*Custom Homes*



Join hundreds of Omaha and Sarpy County families who are living their dreams in Al Belt custom-built homes. Our design/build team can design and finely craft a beautiful home that suits your family, matches your way of living and reflects your unique style.

Choose one of Al's exclusive floor plans designed for today's active living (which can be customized especially for you). Or purchase one of our completed and move-in-ready homes. Or bring us your dream home plans or ideas and we can design it and build it.

We can build on your lot or one of our lots in the most sought-after neighborhoods like Shadow Lake, Pacific Woods, Tuscan Ridge, The Grove, and many others. Or we can help you find a lot in the location of your choice, negotiate the price and purchase it for you.

We invite you to take a close look—a really close look—at an Al Belt Custom Home and you'll see the difference that fine craftsmanship, quality materials and superior construction practices can make. We invite you to compare.

Many of our standard features are upgrades in other builders' houses. Built to stringent **Certified High Performance Home** standards, an Al Belt Custom Home will cost up to 35% less to heat and cool than the average similar new home.

Starting at \$200,000, Al Belt can build you an affordable home of enduring value.

**Don't just dream it. Live it.**

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*"We love our new home! Brian and Al at Al Belt Custom Homes were quickly able to envision our dream home, draw plans and then apply their exceptional craftsmanship to bring our ideas to life."*

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*-Ron and Ruth Watson*



[www.albeltcustomhomes.com](http://www.albeltcustomhomes.com)

## THE AL BELT DIFFERENCES

When selecting a builder, we know you have many choices and the selection process can be a bit overwhelming at times. But the reasons to select Al Belt to build your new home are pretty simple: superior craftsmanship, outstanding value, and extraordinary customer service.



**Superior construction practices means your new home will be trouble-free and low-maintenance for generations to come.**

From the floor to the ceiling and everywhere in between, Al Belt Custom Homes are more reliable and more comfortable because they incorporate the best proven construction materials and techniques. Just a few of the notable construction features of an Al Belt Custom Home are: Pella Windows, Hardi-Plank siding, blown-in batt insulation, “I” joists (for stable, level floors), and steel rebar reinforcement in the driveway and patio. Take a close look under “the skin” of an Al Belt home and compare what you find with homes by other builders. When you do you’ll see what is truly different in an Al Belt Custom Home.

**Only the most skilled, best-in-the-business craftsmen will work on your house.**

After years of working in the construction trades, Al Belt started building homes more than 12 years ago. He began his business by carefully selecting a team of skilled crafts-people who take pride in their ability to produce top-notch homes. Years later, nearly all of those same pros still work for Al Belt Custom Homes. For you these

strong, continuous relationships means first-class construction work on your home that is done on time and consistently exceeds expectations.

**When you build your home you can choose from an extensive selection of unique floor plans or you can tell us what you want and we can design and build it.**

Do you need more room for your growing family? Ready to move-up from where you live now? Are you an empty-nester dreaming of the home you always wanted that will remain practical for years to come? No matter what your life stage is, Al Belt Custom Homes has floor plans that match your needs. From a wealth of knowledge and experience Al Belt Custom Homes has created an exciting portfolio of new home designs—ranch homes, one-and-a-half-story homes, two-story homes, and villas. Al Belt Custom Homes started with the best design ideas and then carefully researched and refined each plan. The result is the best combination of design, efficiency and attention to detail. With striking architectural elements and great curb appeal, these are floor plans you won’t find anywhere else.

Check out our floor plans on our web site for an unequaled collection of new home designs. If you want to make some changes, no problem. Our on-staff architectural draftsman will make the changes at no cost to you. And, as a true custom home builder, if you want something totally different, Al Belt Custom Homes can design it and build it.

**Features which are standard in an Al Belt Custom Home are costly upgrades in other builders’ homes.**



Wood floors, ceramic tile, variable height kitchen cabinets, blown-in-batt insulation, and Hardi-Plank siding are just a few of the features that come standard on an Al Belt Custom Home. These are features other builders charge extra for. This means you’ll pay less overall for the highest quality Al Belt

Custom Home. All the standard features for each floor plan are clearly detailed and carefully explained so there are no hidden costs, no unwelcome surprises.

# THE AL BELT DIFFERENCES

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*"When we built our custom home, the process of choosing our features and finishes was a breeze. Al's team had already done the hard work and research and we were able to focus on our preferences. Al and his team of sub-contractors were very accessible to us, too, and we were able to call them directly or communicate in person instead of through a third-party, which made for an excellent experience."*

*-John and Michelle Ciechomski*

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## More home for your money.

Al Belt Custom Homes builds affordable houses by maintaining responsible, efficient and streamlined construction processes. Our relationships with suppliers and manufacturers allow us to bring costs down even lower. Furthermore, at Al Belt Custom Homes you won't find a fancy corporate office or big corporate staff adding unnecessary overhead costs and driving prices higher. By closely managing expenses, by making the construction process efficient, and by leveraging relations with vendors, Al Belt Custom Homes delivers more home for your money.



## Certified High Performance Home Builder.

Because we're all increasingly interested in building "green," energy efficiency is a great place to start. Certified High Performance Homes built by Al Belt Custom Homes are carefully designed and built to use at least 35% less energy than the average similar new home and 50% less energy than a similar existing home. Because of the advanced construction practices of Al Belt Custom Homes, CHPH features don't add a single penny to the cost of your new home.

Energy-efficient features of Al Belt Custom Homes include: more effective blown-in batt insulation, 91% efficient furnaces and 13 SEER air conditioning units, high performance Pella windows, and tight construction to seal your home's "envelope" and control air leakage.

## Extraordinary customer service.

Building your dream home should be an enjoyable experience. Because Al and one of his representatives, Brian Wilson or Tracy Paulsen, are with you every step of the way to seamlessly guide you through your home building project, you will enjoy the experience. In fact, one customer shared that building with Al Belt Custom Homes was "the best experience of my life."

Brian and Tracy have matched hundreds of families with their dream homes. You will find their home-building knowledge invaluable as they assist you throughout the entire process whether you are buying a completed Al Belt Custom Home or having one built from the ground up.

It is the top priority of everyone at Al Belt Custom Homes to complete your house on time, within budget and to your complete satisfaction. We back up our work with a one-year builder's warranty.

## Direct contact with Al (not through a foreman or some other person).

When you build with Al Belt Custom Homes, you'll work directly with Al not a go-between. You will have Al's cell number and e-mail address to reach him at anytime. As a result, response time is rapid, decisions are made quickly and your questions are answered promptly.

## The home we build is yours so you will have 24/7 access during construction.

We'll give you a key so you can stop by at any time to see your dream home develop, so you can share the experience with your friends and family, and so you can feel 100% confident in the building process.

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*"We were willing to invest the time for a 100% custom home, built to our specifications. When we moved in, Al Belt Custom Homes far exceeded our already high expectations. The experience was great."*

*-Chad and Sarah Thompson*

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# CERTIFIED HIGH PERFORMANCE HOME BUILDER



These days, a lot is being said and written about building green. Saving energy is the best place to start in building and living green. Energy efficiency helps save the planet by reducing the amount of fossil fuels used at power plants, and puts more “green” in your wallet by significantly reducing the cost of heating and cooling your new home. Additionally, energy efficient features add to your family’s year ‘round comfort and increase the value of your home.

AI Belt Custom Homes is proud to be an CERTIFIED HIGH PERFORMANCE HOME builder.

Certified High Performance Homes built by AI Belt Custom Homes are carefully designed and built to use at least 35% less energy than the average similar new home and 50% less energy than a similar existing home.

Think about it. This means you’ll save money every month of every year for decades. Because of the advanced construction practices of AI Belt Custom Homes, CHPH features don’t add a single penny to the cost of your new home. In addition to using LESS ENERGY to lower operating costs and reduce environmental impacts, a Certified High Performance Home is built to have better air quality, durability and comfort.

For your assurance each home’s energy efficiency is certified by an independent, third-party home energy rater. So when we say we are committed to energy savings, it isn’t just talk--it’s validated by a qualified outsider giving you the confidence and peace-of-mind



in knowing your new home will be saving you money and helping improve the environment.

In every AI Belt built home you’ll find many ‘tried-and-true’ energy-efficient features:

**1. Effective Insulation.** Blown-in batt insulation (which AI Belt Custom Homes installs in all their houses) insures even temperatures throughout the house, reduced energy use, and increased comfort. Unlike standard roll insulation, which can leave uninsulated gaps, blown-in fiberglass fills all the empty spaces in walls and attics. It snugly blankets your house to help keep your utility bills low.

**2. High-Performance Windows.** The ENERGY STAR certified Pella windows used in AI Belt Custom Homes employ advanced technologies of protective coatings, low maintenance Endura-Clad frames, and low-E insulating double pane glass to keep heat in during the winter and out during the summer. These windows also block damaging ultraviolet sunlight that can discolor carpets and furnishings.

**3. Efficient Heating and Cooling Equipment.** In addition to using less energy to operate, the 91% energy-efficient Carrier furnaces and 13 SEER Carrier air conditioning systems in AI Belt Custom Homes are quieter, control indoor humidity, and improve the overall comfort of your family.

**4. Tight Construction and Sealed Ducts.** Any gaps in your home’s “envelope” are sealed to reduce drafts, moisture, dust, pollen, and noise. In a typical home up to 20% of the air moving through the heating and air conditioning ducts is lost due to holes and leaks, but not in an AI Belt Custom Home. In your AI Belt Custom Home all the duct connections are sealed with tough metal tape to prevent leakage.

More information about Certified High Performance Homes can be found on the CHPH website, <http://www.certifiedhph.com/>.

# 9 STEPS TO BUILDING YOUR DREAM HOME

So you're ready to live in your dream home? Congratulations! The process will be much easier than you may think, because at Al Belt Custom Homes we follow a proven nine-step building methodology. Here's how it works:

## Step 1: Choose Your Floor Plan and Your Home Site

– Here's where your exciting new adventure begins: Select your new home from one of our already built homes, from one of our distinctive floor plans or from a plan of your own. Because we know you want your home to reflect your own, unique vision, our skilled architectural draftsman can customize any of our plans at no additional cost.

Then you'll want to select your home site in a neighborhood that meets your family's needs (i.e., school district and location, distance to work, shopping, freeway, golf, etc.). We have many lots available in the most desirable neighborhoods in Omaha and Sarpy County, or we can build on your lot, or we can acquire a lot of your choosing for you.



**Step 2: Pre-Construction Meeting** – Before construction gets underway, we meet to review the entire construction plan and timetable. We know you'll have lots of questions for us, so we take the time to answer every one of them.

**Step 3: Making Your Custom Selections** – There are a number of customizable items in your new home—carpet, tile, brick, etc.—all the things that make your home yours and so it fits your life and your style. At the Pre-Construction Meeting Al Belt Custom Homes gives you a detailed list letting you know when decisions are due and where to shop for your selections. You'll find the large network of suppliers for Al Belt Custom Homes are friendly, knowledgeable and eager to help you achieve your dream.

**Step 4: Pre-Drywall Frame Walk-Through** – Prior to the installation of the drywall, Al Belt takes you through your new home for a close-up look at the quality components of the inner structure. He answers your questions and verifies your home's features. At the

walk-through, the electrician is present to discuss placement of lights, switches and outlets. If you choose a security or audio system for your new home, the electronics representative also is present to discuss your options.

**Step 5: Quality Assurance Inspection** – Before your final walk-through, Al Belt and his key construction team members conduct their own quality-control inspection to make sure your home meets the high standards of Al Belt Custom Homes. Any needed repairs or touch-ups are made and your home is thoroughly cleaned in preparation for the pre-closing orientation.

**Step 6: Pre-Closing Orientation** – During the pre-closing orientation we take you through your house to demonstrate all of the operating procedures of your new home so you can fully enjoy it. We also explain the ProHome Service Warranty. After this meeting, you may have a "punch list" of items that you want touched up or completed. These items are then promptly taken care of to

ensure your Al Belt Custom Home is all that you'd imagined.

**Step 7: Closing Day!** – This is the day you've been dreaming about—the day when you can move into your brand new home. It is a new beginning for your family but not the end of the support from Al Belt Custom Homes. We take our customer satisfaction pledge very seriously and we back up our promises with action.

**Step 8: 30-Day Follow-Up** – Once you're settled in, we schedule a service check one month after closing.

**Step 9: 11-Month Follow-Up Visit** – Eleven months after you've moved in we meet with you again to handle any required warranty work and answer any questions.

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*"The time and commitment that Al and Brian spend with you when building a custom home like this, are second to none."*

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*-Jim & Jeanne Bikakis*



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## PARTNER COMPANIES

Great American homes—like yours—start with the best materials from great American companies. At Al Belt Custom Homes we only use construction products of uncompromising quality from the most trusted names in the industry including:



...And many others.

## HOW TO GET STARTED

Your very own dream house starts here with Brian Wilson and Tracy Paulsen the senior representatives for Al Belt Custom Homes. You will find their home-building knowledge invaluable in helping you make an informed decision about your new home.

For personal, one-on-one help:

Brian Wilson 402.850.0731  
Brian.Wilson@cbshome.com

Tracy Paulsen 402.690.7525  
Tracy.Paulsen@cbshome.com



(And we promise, no obligations and no pressure. It's not how we work.)