KELLERSIMPERIAL
CONSTRUCTION LLC

Custom Home Client Questionnaire

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1. Client Information

Primary Contact Name:

Phone:

Email:

Secondary Contact Name:

Phone:

Email:

Preferred communication:

☐ Phone
☐ Email
☐ Text

Location of Build:

City / Area

Do you currently own the homesite?

☐ Yes
☐ No
☐ In process of purchasing

Lot Size / Acreage:

Are there HOA or architectural guidelines for the property?

☐ Yes
☐ No

2. Vision for Your Home

What motivated you to build a custom home?

How long do you plan to live in this home?

☐ 5–10 years
☐ 10–20 years
☐ Forever / Legacy home

Describe your ideal home in a few sentences:

Architectural style preference:

☐ Hill Country
☐ Modern Contemporary
☐ Transitional Luxury
☐ Modern Farmhouse
☐ Mediterranean
☐ Traditional Estate
☐ Unsure / exploring options
☐ Barndominium

3. Lifestyle & Daily Living

Understanding how you live helps us design spaces that function perfectly.

How many people will live in the home?

Adults:

Children:

Ages:

Do you frequently host guests?

☐ Often
☐ Occasionally
☐ Rarely

Entertaining style:

- ☐ Large gatherings
- ☐ Small intimate gatherings
- ☐ Indoor entertaining
- ☐ Outdoor entertaining

Lifestyle priorities:

- ☐ Privacy
- ☐ Entertaining
- ☐ Family gathering spaces
- ☐ Luxury relaxation
- ☐ Low maintenance living

4. Home Size & Layout

Preferred square footage range:

- ☐ 1,000–2,000 sq ft
- ☐ 2,000–3,000 sq ft
- ☐ 3,000–4,000 sq ft
- ☐ 4,000+ sq ft

Preferred layout:

- ☐ Single Story
- ☐ Two Story
- ☐ Primary suite on main level

Number of bedrooms:

Number of bathrooms:

Guest accommodations:

- ☐ Guest suite
- ☐ Private guest wing
- ☐ Detached guest house / casita

5. Kitchen & Culinary Spaces

How important is the kitchen in your home?

☐ Central gathering space
☐ Chef-level cooking environment
☐ Primarily functional

Kitchen features you desire:

☐ Oversized island
☐ Double islands
☐ Professional appliances
☐ Butler's pantry
☐ Walk-in pantry
☐ Prep kitchen / back kitchen
☐ Wine storage
☐ Built-in coffee station

6. Luxury Living Areas

Select spaces you may want incorporated:

☐ Formal living room
☐ Great room with high ceilings
☐ Library / study
☐ Home office
☐ Media / theater room
☐ Game room
☐ Wine room or wine cellar
☐ Home gym
☐ Wellness / spa room

7. Primary Suite Experience

Primary bedroom features:

- ☐ Sitting area
- ☐ Fireplace
- ☐ Private patio access
- ☐ Vaulted or beam ceilings

Primary bathroom features:

- ☐ Freestanding soaking tub
- ☐ Oversized walk-in shower
- ☐ Dual vanities
- ☐ Separate vanities
- ☐ Heated floors
- ☐ Steam shower

Closet preferences:

- ☐ Large walk-in closet
- ☐ Dual closets
- ☐ Custom wardrobe systems
- ☐ Island storage

8. Outdoor Living & Texas Hill Country Lifestyle

Luxury homes in areas like Boerne often emphasize outdoor living.

Outdoor features of interest:

- ☐ Covered patio
- ☐ Outdoor kitchen
- ☐ Pool /spa
- ☐ Fire pit or out door fireplace
- ☐ Outdoor dining area
- ☐ Outdoor bar
- ☐ Outdoor entertainment space

Landscape priorities:

- ☐ Native landscaping
- ☐ Low maintenance design
- ☐ Estate-style grounds

9. Garage & Specialty Spaces

Garaga size preference

- ☐ 2 car
- ☐ 3 car
- ☐ 4+ car

Additional spaces:

- ☐ Workshop
- ☐ Car collector garage
- ☐ Golf cart storage
- ☐ RV garage

10. Interior Design Preferences

Interior style preference:

- ☐ Modern luxury
- ☐ Warm contemporary
- ☐ Rustic Hill Country
- ☐ Classic elegance
- ☐ Transitional design

Interior features:

- ☐ Floor-to-ceiling windows
- ☐ Exposed wood beams
- ☐ Stone accent walls
- ☐ Custom cabinetry throughout
- ☐ Designer lighting
- ☐ High ceilings (12'+)

11. Technology & Smart Home Features

Interior style preference:

- ☐ Whole-home automation
- ☐ Smart lighting systems
- ☐ Security & surveillance
- ☐ Whole-home audio
- ☐ Motorized shades
- ☐ Smart climate control

12. Energy Efficiency & Sustainability

- ☐ High-performance insulation
- ☐ Energy-efficient windows
- ☐ Solar readiness
- ☐ Advanced HVAC systems

13. Budget & Investment Goals

Estimated investment range:

- ☐ $300K – $500K
- ☐ $500K – $700K
- ☐ $700K – $900K
- ☐ $1M – $1.5M
- ☐ $1.5M – $2M
- ☐ $2M – $3M
- ☐ $3M+

Budget priorities:

- ☐ Architectural design
- ☐ Interior finishes
- ☐ Outdoor living spaces
- ☐ Technology / smart home

14. Timeline

Desired timeline:

☐ Begin design immediately
☐ Begin construction within 6 months
☐ Begin within 12 months

15. Final Vision

Top 5 must-have features for your home:

1.
2.
3.
4.
5.

Is there anything else you would like us to know about your dream home?

Next Step

Once completed, our team at Keller's Imperial Construction will review your responses and schedule a **design consultation** to begin planning your custom luxury home.