

BUILDING YOUR HOME WITH

SILVER T CONSTRUCTION

A VETERAN OWNED COMPANY



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WELCOME TO SILVER T CONSTRUCTION

We are so honored that you have considered Silver T Construction to be a part of your new home build. We are a fully custom, residential builder located south-east of San Antonio, Texas. Driven by our passion for building and a deep appreciation for our clients, we at Silver T Construction are committed to crafting remarkable homes that exceed expectations and turn dreams into reality. With a team of skilled artisans, attention to detail, and an unwavering commitment to excellence, we transform your plans into tangible masterpieces, ensuring each home is a reflection of our clients' true vision. From start to finish, we will be there with you every step of the way. Let us help you build your dream home today!

Jeff Towns

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STORY

Jeff Towns currently resides in La Vernia, Texas. He earned his Bachelor's degree in Manufacturing from Texas State University in 1995, and embarked on a 30 year military career shortly thereafter. As a military officer he served in support of operational assignments within the continental United States as well as overseas. His expertise lies in project & program management, facilities, construction, logistics, resource management, safety, & operational risk management. Silver T Construction was launched in 2008 alongside his wife, Kathy. Jeff's wealth of knowledge for the built environment, and acute attention to detail provides a level of care and success that is hard to find within the residential construction field. He approaches each build as if it was his own home, and he is the foundation of Silver T.

A Native Texan and graduate of Texas A&M University School of Architecture, Kathy worked in the commercial architectural sector for several years before military moves and a growing young family changed her career trajectory. The Air Force brought them to La Vernia in 2005, and Kathy began looking for a job that would allow her to capitalize on her architectural skill as well as make her own hours and be close to home. The Wilson County area had just started a residential boom, and there was a demand for fresh ideas and well thought out home designs and house plans. Kathy launched Hot Tin Roof Custom Home Design in 2007. She is integral part of the Silver T company, and has played an active role for Silver T since its beginnings. Kathy and Jeff have three beautiful children, each with incredible partners, and one grandchild.



Madison Grubb is the third member of the Silver T Team. With a degree in Architecture and a minor in Business Administration from the University of Texas at San Antonio, she began her career in the commercial architectural sector. She worked in the San Antonio area for 4 years before moving to Houston, TX with her husband. There, she started her venture into the residential construction and design world, working for a local remodeling company. Madison grew to quickly love the residential construction field, and blended her knowledge of design for a holistic perspective on the process. Madison joined the Silver T team in 2021. She serves as a Project Manager for Silver T Construction, and helps clients bring their design visions to life. Her goal is that each home looks and feels personal to the client.

Today, Silver T Construction has served clients from the outskirts of San Antonio, to Runge Texas - and quite a few places in between. Jeff, Kathy, and Madison will be with you from start to finish on your project, and are honored to be considered for your home build.

OUR WORK





OUR CLIENTS

"Silver T is a premier custom home builder in South Texas. When we were looking for someone to build our forever home we searched high and low, talked to references, and asked 1,000 questions of the potential builder. Jeff, Kathy, and Madison proved to be partners from the start. Their family business is one built on honesty, trust, and a commitment to doing the right thing. We could not be on-site for construction and were limited to weekend visits but we never felt like we were left out of the process. Jeff provided weekly updates and when we'd walk the house, anything we noticed needed to be adjusted Jeff had already marked for the trade to address. We never questioned whether Jeff had our best interest at heart. The only thing we are sad about is that the process is over as we LOVED building with Silver T and would work with them again in a heartbeat. Thank you, Towns family for building our BEAUTIFUL custom home. We know this is the perfect home to raise our family."

- the Davis Family

"Silver T construction is outstanding. We have just purchased one of their homes and the workmanship is unbelievable and another thing that's fantastic is that they take care of you even after you've purchased the home I recommend them highly."

- the Winters Family

"Words are not enough to express our utmost gratitude to the amazing power team at Silver T Construction and Hot Tin Roof Design. The team of Jeff, Kathy and Madison are unrivaled and the best of the best. Their work speaks for itself, but a few words can't hurt! From a very brief meeting during an in-state visit to building our dream home from another state entirely, we were made to feel like our home was the only one they were building. The process can be scary and overly daunting for anyone but after our initial phone call our minds were quickly put at rest. Jeff, Kathy and Madison are the epitome of professionalism, candidness, and honesty and are at the top of list if you want your dream home to truly be a dream! From text messages, to emails, to face times, we were kept in the loop from the very beginning and no detail was left unexplored. The thoroughness in which they execute their designs is truly remarkable. They took what we envisioned and magnified it beyond even our wildest dreams. We were truly blessed beyond measure to find an amazing team to build our dream home. Thank you, Jeff, Kathy and Madison! You ROCK!!!"

-the Perez Family

"To say I am delighted is an understatement. The house is lovely, comfortable, quiet, and peaceful. Thank you Silver T."

- Ann Makris

GETTING STARTED





VISIT US

Together, we will discuss where you are in the process, your wants and needs for the specifications of the build, timeline, and answer any questions you may have for us. If you do not yet have architectural plans for your home, we will help facilitate that process with our in-house designer. If you do not yet have a lender, we can connect you with our preferred banks and lenders in the area.

PLANS AND SPECIFICATIONS

Once your plans are complete, we will walk through to discuss any final modifications, and solidify your specification sheet.

BUILDING QUOTE

We send out your project to our team of sub contractors so we can provide you the most current, and accurate pricing within the market.

FINALIZE ESTIMATE, CONTRACT

If you are ready to move forward with Silver T Construction, we will finalize any last modifications to the estimate, and sign a contract.

CONSTRUCTION KICK-OFF

While you are finalizing any closing with your bank, Silver T will be working administrative items such as permitting, soil sample, engineering the slab, and septic design; so that we are ready to break ground as soon as we have the green light from all parties.

PREFERRED CONSTRUCTION LOAN LENDERS

FCB

First Commercial Bank, N.A. 

Your locally owned community bank!

 www.fcb.com

Eric Couch
ericc@fcb.com
830.625.2468



FALLS CITY NATIONAL BANK

Friendly Courteous Neighborly Banking since 1907

Janice Kersh
jkersh@fcnb.net
830.484.2054

ARCHITECTURAL PLANS



visit hottinroofdesigns.com for our
database of stock plans

OUR PROCESS



**SITE PREPARATION
FOUNDATION
FRAMING
SELECTIONS
ROUGH IN MECHANICALS
PHASE MEETINGS
INSULATION AND DRYWALL
INTERIOR FINISH OUT
FLAT-WORK
LANDSCAPING
FINAL CLOSING / WALK-THROUGH**



subject to change

OUR STANDARDS

- o Builder's Risk
- o Treated base plates
- o Studs 16 inch on center; joists and rafters 16 inch on center
 - o Pex water lines and PVC drain lines
- o Framing Plans through 3rd party lumber specialist
 - o Tyvek home wrap sheathing by DuPont
 - o Norbord Sheathing-External
 - o Termite Treatment
- o Elevate double pane vinyl windows with tilt sash for easy cleaning,
window screens
 - o One 50 gallon rapid recovery water heater
 - o Smoke and carbon monoxide detectors per code
- o G.F.I. electrical outlet at garage, exterior doors, and all wet areas
 - o Slab - engineered and 3rd party inspection
 - o Builders Warranty
- o Poly-foam sealant at all exterior base plates, exterior penetrations, doors and windows
- o James Hardie (or similar) soffit panels under eaves and stained tongue and groove porch ceilings
 - o Sherwin Williams paint, interior and exterior
 - o Hose bibs for yard water access
- o Engineered septic design w/ third party inspection
 - o County development permits
 - o Onsite Phase Meetings with Clients
 - o Appliance Package
- o Design Meetings with coordinating sub contractors
 - o Water softener stub out
- o Project Book depicting selections and materials
 - o Custom Cabinetry
 - o Weekly job updates, photos

subject to change

COME HOME TO QUALITY.

We look forward to
partnering with you.

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