



7 SECRETS BUILDERS DON'T WANT YOU TO KNOW

1. ALWAYS CHECK "ALLOWANCE AMOUNT IN YOUR PROPOSAL"

Make sure the amount of money the builder allocated for your specific selections (lights, sinks, faucets, appliances, etc) are reasonable. For example, if a builder allocates \$2,000 for your appliance package and your appliances end up costing \$4,000, you are responsible for the difference.

2. PERMITTING AND INSPECTIONS ONLINE ACCESS

Most building departments offer an online permitting and inspection portal. Ask the builder for the log-in information so that you can check the status and always be in the know.

3. TOO GOOD TO BE TRUE CONSTRUCTION PROPOSAL

If a builder quotes you a figure that seems too good to be true, chances are, it probably is. Ask for an itemized breakdown of costs so you can compare it to the proposals you have received from other builders.

4. IMPACT FEES ARE EXPENSIVE

If you are building new construction on a vacant lot you will almost certainly have to pay impact fees. This cost is not a permit fee, this is a separate fee that can cost north of \$10,000. Builders will exclude this cost from their proposal to keep their numbers lower. Make sure to allocate this cost when you are budgeting your new home construction.

5. SEWER AND WATER AVAILABILITY

Septic Systems and Potable Wells can be expensive and will have to be maintained after you move in. When searching for a lot, make sure to check the availability of public sewer and water, if it is not available, make sure this cost is included in your budget.

6. DELAYS HAPPEN

Everyone knows that building a home takes time. Unfortunately, new home builders aren't always that honest about how long it will really take to build your home. While the builder will certainly quote you the average time that it takes to build a house to your specification, this time frame rarely includes the kinds of delays that commonly happen during construction. Not only can something as simple as a supply problem causes major delays for your home, but it might cause you to spend a great deal of money finding someplace to live on a temporary basis. It's always a good idea to find out the worst-case scenario when it comes to having a home custom-built.

7. MATERIAL AND SELECTION LIST

Make sure your builder supplies you with a list of all of the appliance model numbers and materials (tile, paint, door hardware, etc). This will make replacing or correcting future issues less expensive.