

## CONSIDERATIONS WHEN BUILDING A HOME

### **Choose Your Builder Based On**

- .. Reputation
- .. Professionalism
- .. Warranty
- .. Experience

### **Why You Should Not Build Your Own Home?**

- .. Expertise – It Is Harder Than It Looks
- .. Schedule-Heavy Time Commitment
- .. Connections – Subcontractor, Suppliers & Government Agencies
- .. Financing – Lenders Are Very Wary
- .. Warranty – There Is No Builders' Warranty

### **How Does A Builder Earn His Fee?**

Experience – Mistakes Not Made

Pricing – Subcontractors and Supplier Discounts Are Passed on To Owner

Supervision – Direct the Flow of The Work

- .. Scheduling/Contacting – Subcontractors and Suppliers
- .. Administration – The Paperwork
- .. Government – Permits, Inspections and Utilities

### **Other Services Provided by the Builder**

- .. Insurance – Worker’s Compensation, General Liability & Builders Risk
- .. Protection from Cost Overruns, Price Increases, Shortages or Damaged Material
- .. Provide for Punch Out & Warranty Work
- .. Assistance & Corrections of Plans Before & During Construction
- .. Assistance in Site Layout-Placement of House on Lot
- .. Assistance in Selection of Materials, Engineering of Plans, Design Work, Decorating & Drafting of Specifications
- .. Prevention of Costly Delays by Assuring Owner Has Material Selections made In A Timely manner
- .. Guidance to Stay in Budget by Selecting Allowance Items Before Start of Construction