



The Finest Homebuilding and Remodeling Talent in Texas

How To Build A Custom Home: Check List

SITE SELECTION:

- Compared lot cost per square foot.
- Inquired about grading costs.
- Inquired about available utilities and utility costs.
- Asked about setbacks and restrictions.
- Asked architect how topography will influence costs.
- Considered remaining yard size.
- Considered street location.
- Considered the ability to add on to the home in the future.
- Noted the wind, sun and view directions.

FINANCING QUESTIONS:

- Established the size of the down payment.
- Asked the developer about recommended lenders.
- Interviewed at least three lending institutions.
- Asked lenders about interest rates, points, closing cost, and balloon payments.
- Asked lender whether construction loan can be converted to a permanent mortgage.
- Established the size of monthly payments.
- Received a pre-qualification letter from lender.

DESIGN CONSIDERATIONS:

- Interviewed at least three architects.
- Established how the architect will charge (flat rate or percentage) for a full set of plans.
- Asked if plans include specifications and interior design.
- Asked if plans include landscape design or recommendations.
- Asked about policy for making changes to plans.
- Asked if services include permits and approvals.
- Asked if services include cost estimates.
- Asked if services include construction management.
- Asked for opinions on development and lot under consideration.
- Asked for recommendations about contractors.
- Asked for an estimate of construction costs.

CONSTRUCTION SPECIFICATIONS:

- Interviewed at least three contractors.
- Asked lender for opinions on contractor.
- Asked architect for opinions on contractor.
- Asked homeowners for opinions on contractor.
- Asked contractor if the plans are specific enough.
- Asked contractors to explain differences in bids.
- Asked contractor if there are any ways to save money.
- Asked contractor to explain policy and cost of field changes.
- Asked contractor what happens if he fails to finish on time.
- Attempted to find out the contractor's reputation for quality and workmanship.
- Established who is responsible for construction management.
- Established who will inform the contractor if work does not adhere to design specifications.