

# WHAT TO EXPECT WHEN BUILDING A NEW HOME

PRODUCT & SERVICE INFO





# A WORD ABOUT CONTRACTS

There are two basic contracts in new home building. Familiarize yourself with the difference between cost-plus and fixed fee contracts.



# PROCESS

## 1 Intro meeting / budget:

Bring a list of your “must haves” and a list of “wants” for your new home. Make sure that your “must haves” are included in your budget price so that you don’t get snared with a low “starting at” price only to get shocked afterwards at the cost of what you actually want..



## 2 Conceptual plans:

Once you decide a home build is within your budget, it is time to draw some plans to price. With plans drawn we will have a solid structure to base our pricing on.



## 3 Building Contract / Construction Drawings

Once you have agreed on a general layout it is time to put the construction details together and sign a building contract.



### DID YOU KNOW?

Adding 2” of styrofoam to your wall increases the effective R- value of your wall by roughly 50% due to elimination of thermal bridging.

# SUSTAINABILITY

When designing your home, remember that you are responsible not only for the mortgage and down payment, but for the ongoing operating costs. Spending a bit more upfront on higher quality windows, better insulation, and better air handling equipment will generally reduce operating costs beyond the increase in mortgage payments.

## DID YOU KNOW?

Over the 60 year useful lifetime of a code built home it will wind up costing over a million dollars (build cost and operating expenses)? A well built sustainable home of same size would cost about \$750,000 over the same time.



Insulation under basement slab keeps it from feeling like a cold basement floor.

# WE BELIEVE HOMES CAN BE BUILT BETTER.

We expect more from our homes,  
because we believe that sustainable  
homes are the way of the future.  
Better structure, better insulation,  
and better technology mean a happier  
and healthier home for you to live in  
with more money in your pocket.





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