



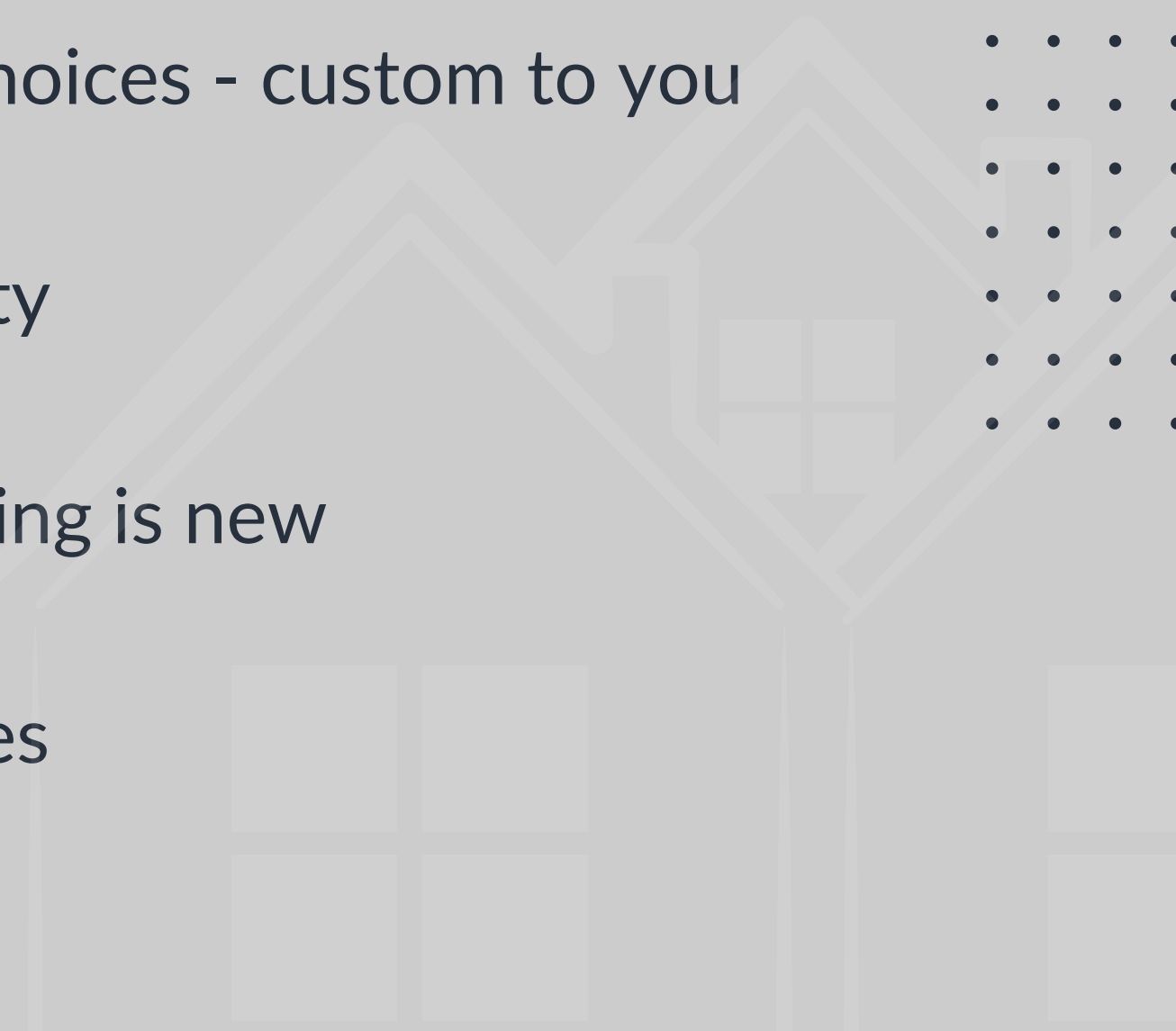
NEW CONSTRUCTION

DIG Team | Adrienne Goff



WHY NEW CONSTRUCTION?

- 01 Many choices - custom to you
- 02 Warranty
- 03 Everything is new
- 04 Timelines



CHALLENGES

- • •
 - • •
 - • •
 - • •
 - • •
 - • •
 - • •
 - • •
- 01 Timelines / build times
 - 02 Interest rates & financing options
 - 03 Contingent on sale of home?
 - 04 Property taxes / HOA fees
 - 05 Supply chain / rising costs



NEW CONSTRUCTION

- Choose your subdivision / lot
- Choose your floor plan, colors, fixtures, upgrades
- Customized to you
- Completion timeframes will vary



SPEC HOME

- Ready for move-in
- No selection process
- May be able to negotiate options



BUILDING ON BARE LAND VS SUBDIVISION

LAND

- Location / accessibility / zoning
- Building permits
- Septic reporting
- Soil testing
- Well reports (depth, levels, etc.)
- Utilities
- Land loans

SUBDIVISION

- Development is done
- City services
- Utilities routed
- Amenities

CONTRACTS

Understand the different contracts used in the new construction process:



**RE-21 + BUILDER
ADDENDUM**



RE-22

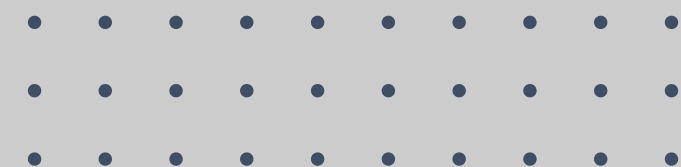


**BUILDER
CONTRACT**

THE PROCESS

REFER TO BUYER CHECKLIST
EXPECT VARIATION ON * ITEMS

- Buyer Representation established?
- Buyer Registration (secures commission - may need to re-register every 30 days)*
- All In Price? Options? Is landscape included?
- Timeframe on the Build
- Contracts*
- Earnest Money* (non-refundable?)
- Due Diligence Periods & Inspection Timeframes* (won't begin until after C of O)



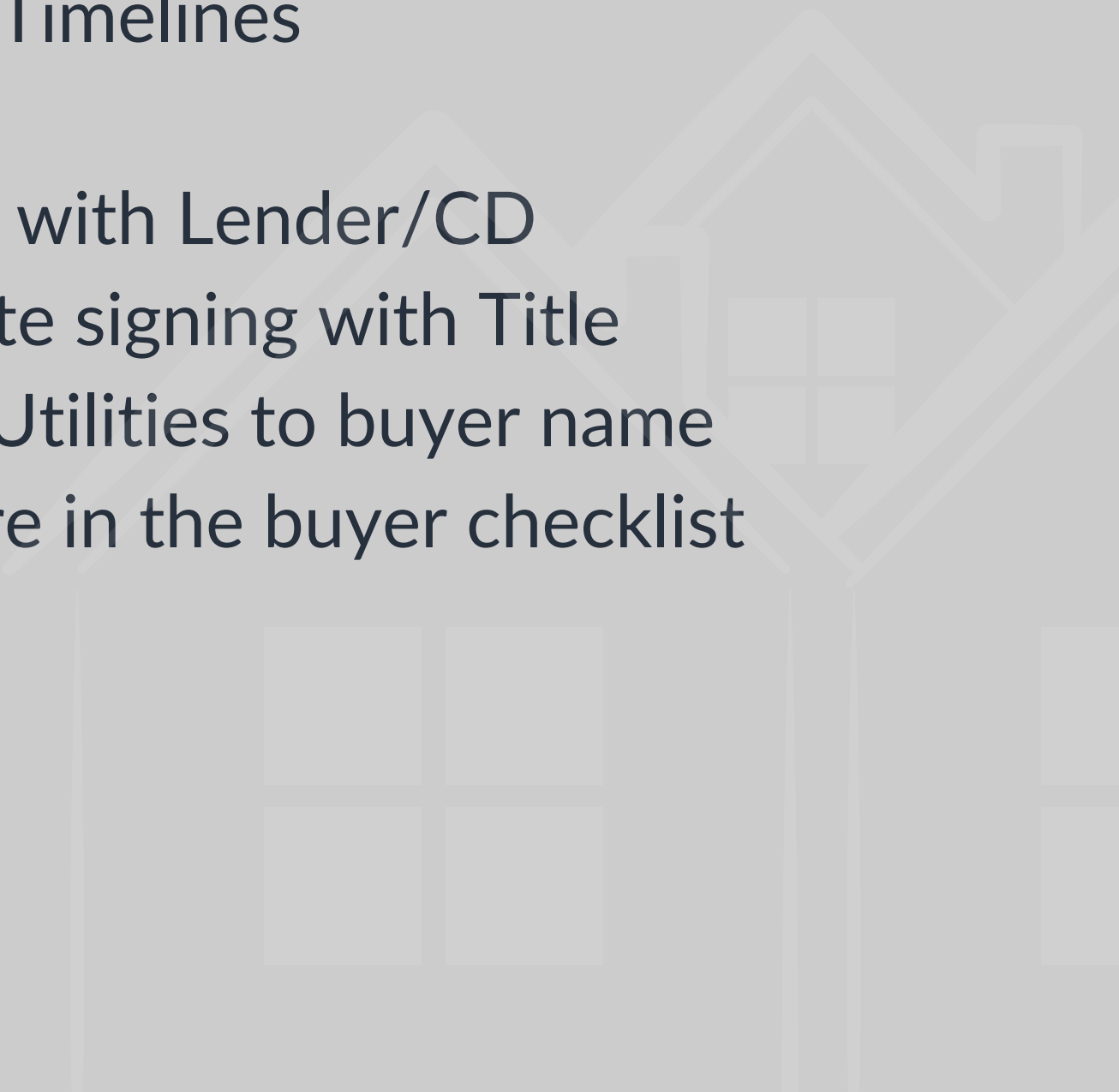
THE PROCESS CONT.

ORIENTATIONS

- Structural
- Updates
- Blue Tape
- New Home Orientation (NHO)
- Final Walkthrough/Re-inspect repairs
(all happening within days of close)

CLOSING/ESCROW

- Contract Timelines
- Appraisal
- Finalizing with Lender/CD
- Coordinate signing with Title
- Transfer Utilities to buyer name
- ...see more in the buyer checklist



ORDER OF CONTRACTORS

- Prep House Site for Foundation
- Pour Foundation
- Install Vapor Barrier Over Dirt in Crawl Space
- Install Support Stingers for Subfloor
- Install Subfloor
- Rough Frame Walls
- Swing/Install Truss Pack
- Install OSB/Sheet/Plywood Walls & Roof (INSPECTION)
- House Wrap / Tyvek Body of House
- Dry Sheet Roof
- Install Windows
- Button Up All Framing Loose Ends
- Rough Plumbing (INSPECTION)
- Rough HVAC (INSPECTION)
- Rough Electrical (INSPECTION)
- STRUCTURAL INSPECTION
- Foam Seal
- Insulate Walls
- Shingle Roof
- Sheet Rock Interior
- Siding Exterior
- Mud / Tape Sheet Rock
- Texture Sheet Rock
- Paint Interior / Exterior
- Install Cabinets / Finish Carpentry
- Insulate Attic
- Finish all Exterior Landscape / Concrete Clean Up
- Trim Finish Plumbing (INSPECTION)
- Trim Finish HVAC (INSPECTION)
- Trim Finish Electrical (INSPECTION)
- Install Flooring
- Button Up all Contractor Loose Ends
- Install Appliances
- Clean House / Job Site Clean Up
- FINAL STRUCTURAL INSPECTION
- Certificate of Occupancy

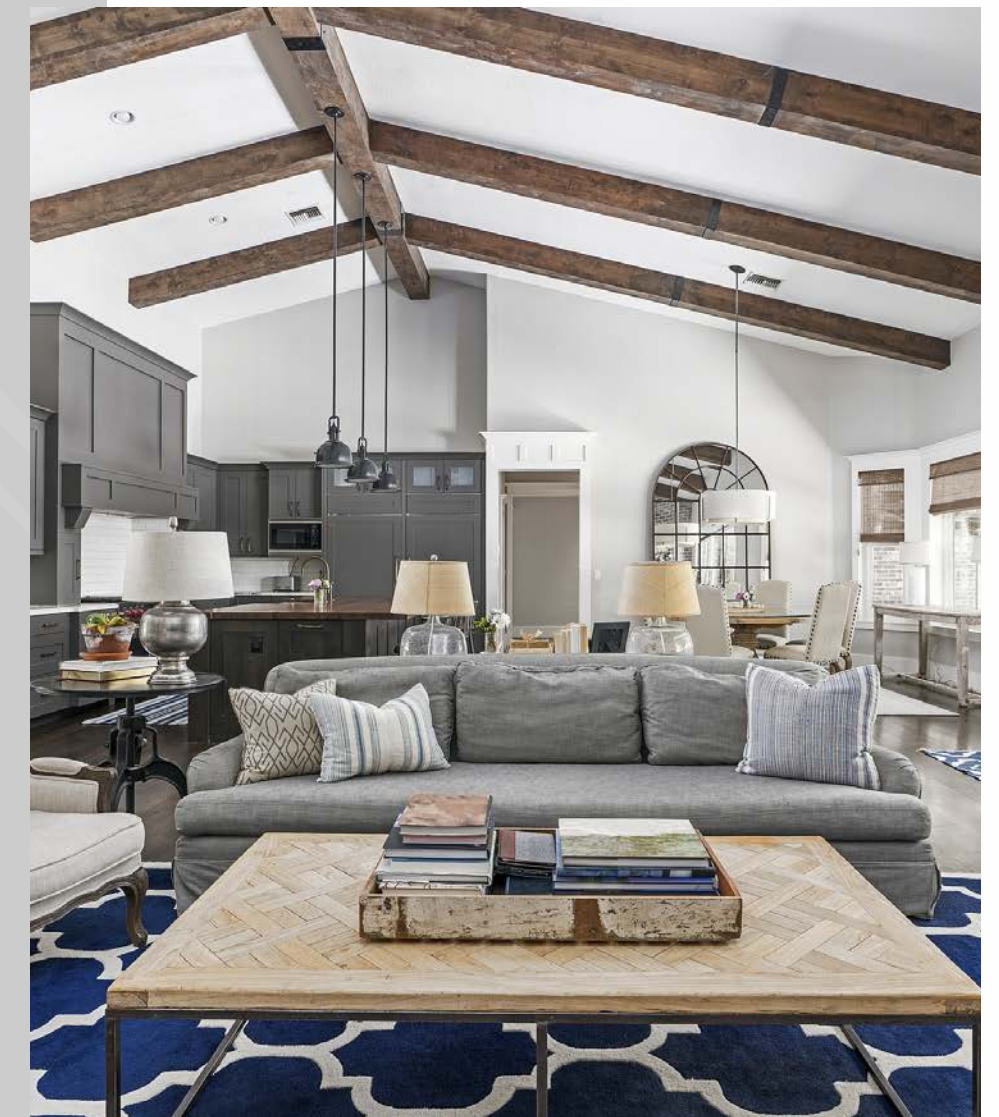
QUESTIONS TO ASK



- Lot Premium
- Floor Plans, Elevations, Ext. Paint Colors
- Orientation of Lot
- Location of Lot
- Structural Features Included (vs. Model)
- Elevation Increases
- Kitchen Features
- Builder Incentives
- Interest Rates & Loan Approvals
- Property Taxes
- Deadlines
- Warranties
- Recission Period
- Earnest Money Requirements

TIPS

- Guidelines on walking the property
- Always accompany buyers
- Provide weekly updates
- Understand the process
- Ask many, many questions





LET'S CONNECT

ADRIANNE GOFF

DIG TEAM

(208) 863-5763

adriannegoff@me.com

