

New Construction Value Adds

Design and Construction

- Walkout/Lookout/Full Basement (FB): Ensure natural light in all areas with larger egress windows (7 feet out).
- Garage Doors: Consider dimensions such as 18x8 instead of 16x7 feet for double doors, making sure the garage space is practical.
- Custom Builder Considerations:
 - Think resale: include features like two sinks in the master bathroom and a wet bar. (Even if they are a single person)
 - Make the garage bigger and consider floor drains for winter.
 - Gas rough-ins for stoves, garages, and grills.
 - Energy heel trusses.
 - Remember to take photos during construction and electrical walkthroughs.
- Setbacks: Plan for a 10-foot setback from the edge of the home and account for side, front, and back setbacks. (Learn from the county/city)
- Lot Selection: Understand the size requirements for the house and lot to meet your needs.

Budget and Planning

- Budget Allocation: Allocate \$3 million (\$2 million for the house, \$1 million for the land).
- Design and Draw: Once the budget is set, plan the house and lot size.
- Allowances: Understand the cost of materials and products. Know the price allowances for different features. (Meet with contractors and ask them about pricing of items. Continue to educate yourself)
- Contingency Fund: Include a contingency for unforeseen expenses, especially for raw land. (Waiting on Daniel for more specific language)

Builder Interaction and Inspection

- Builder Relations: Treat construction workers well (e.g., send pizzas every Friday at 11am) to maintain good relationships.
- Neighborhood Research: Visit neighborhoods and meet with builders monthly. (Once a month meet a new builder and grow relationships)

- Searches: Conduct thorough searches for tear-downs, new constructions, and land.
- Regular Check-ups: Visit the build site bi-weekly to monitor progress and address issues.
- Pre-Drywall Walkthrough: Review everything with the plan in hand, inspect insulation, and take photos.
- Final Inspection: Open all vents, windows, test water, fireplaces, cabinets, and hire a professional inspector for a detailed review.

Education and Resources

- YouTube Videos: Educate yourself on design cost-effectiveness, materials, and products.
- BombBomb Videos: Research this tool for additional insights.
- Warranties: Understand state and additional warranties available.

Financing

- Construction Loans: Meet with lenders to understand how construction loans convert to normal mortgages.

Additional Considerations

- Soil Tests: Conduct soil tests for home stability and septic system viability.
- Well and Septic Costs: Estimate around \$50k for well and septic systems.
- Negotiate: Always try to negotiate terms and prices.
- Quarterly Deals: Look for better deals at the end of financial quarters from national builders.
- Inspection Follow-up: Schedule follow-up inspections at 9 months and after the 12-month builder walk-through.

Communication

- Voice of Reason: Be proactive in addressing concerns and have clients contact you directly rather than the builder.
- Contingency Plans: Have a plan if the home is ready but the previous one hasn't sold.

