

Home Building Checklist

for link and support information, go to: www.SayBuild.com



Can You Afford the Home Construction?

Building a Home Will Require Some Upfront Money

Home construction financing is a little more complicated than buying an existing home.

Besides getting approved for financing, you will need a slush fund for non-budgeted expenses such as cost overruns, missed deadlines, and construction upgrades.

Understand the numbers before your begin:

see our analysis guide for home construction planning:

www.SayBuild.com/step1.html



What Kind of House

You need to decide on the style and architectural design of your home. Use our resource information for help:

- **Select Home Style:**

Two-story or split-level. English Tudor or Southern Colonial:

view home styles: www.SayBuild.com/styles.html

- **View House Plans:**

Perhaps there is an existing plan that meets your design? Or ask an architect to tweak or customize a plan.

search our house plans center: www.SayBuild.com/search-house-plans.html

- **Sketch Your Rooms:**

Assemble the rooms you would like and sketch the room adjacencies.

see our home design planning guide: www.SayBuild.com/where-to-start.html

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Finding Your Building Lot and Location

Your home construction begins with the lot. Pick the right spot in the right area. There are 3 ways you can search for a lot:

- **View Home Building Communities**
home builders will often have lots for sale in communities where home building plans are in place. You will be able to situate your home in an established development:

www.SayBuild.com/building_states/
 - **Classified Ads**
many lots and raw land are posted via classified sections of the local paper
link to search newspapers:

www.SayBuild.com/classified/
 - **Hire an Agent - Lot Broker**
many real estate agents have access to communities and lots that are available for sale. Find an agent - lot broker:

www.SayBuild.com/service-agent.html
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Define Your Home Construction Specs

Designing the construction specs is the most important task that you will undertake. You need to be as detailed as possible. The construction specs defines how your home will be constructed and designed. You will also spec sheet to bid the project and obtain construction financing.

Basically, the construction specification plan details the number of rooms, type windows and doors, type flooring, type trimming, type heating and cooling, etc.

We can help with our step-by-step construction specification sheet and supporting content for every room in your plan: www.SayBuild.com/plans.html

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Find a Home Builder and Negotiate the Contract

The construction specs will be used to bid the construction project

1. **Take your spec plan and have it reviewed by an architect or other home designer.**

It will help them design or revise a house plan to fit your building specs.

find an architect / designer: www.SayBuild.com/contractor.html

2. **Take the architectural plan and submit a request for bids from home building contractors.**

The architectural plan should include your construction specs (if no, include your spec plan).

Make sure to work with a network of contractors that have been prescreened. Find a building contractor: www.SayBuild.com/contractor.html

3. **Understand how to negotiate your contract with a contractor —**
make sure you protect yourself: www.SayBuild.com/contractor.html



Arrange Financing

You can arrange financing once you have an acceptable construction bid. Once you receive an acceptable bid from a contractor, you may now finalize your home construction financing needs from a lender.

The lender may approve your request for financing based on your specification plan, contractor bid, and qualifying ratios.

There are two parts to construction financing:

1. home construction line
2. residential mortgage

We have more information: www.SayBuild.com/step5.html

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Estimating Your Home Value:

The amount of financing lenders will give you is based on the appraised value of your lot and home. Use to LTV calculator to estimate your financing amount.

What's it worth?

Order your personal
home valuation report

property reports:

- complete property valuation
- recent sales report
- comparable sales
- subject property report

view sample reports: www.SayBuild.com/neighborhood-values.html



Start the Project

Be prepared to manage and control your project to avoid surprises and cost overruns

Now for the construction — learn how to manage:

project management:

- change management
- problem resolution management
- cost management
- financial management

Understand what's needed:

go to home construction project management:

www.SayBuild.com/contractor-project.html

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Inspect Your Home Construction Project

He who holds the money rules the process.

As your construction move through construction phases, get the project phase inspected before making payment.

Once payment leaves your hand, you lose control of getting things done right.

Information about inspections at our Step6 guide:

www.SayBuild.com/step6.html



Close on Your Home Construction

Closing your home construction is similar to closing on an existing home sale.

As your construction comes to a close, you will need to payoff your construction line with a residential mortgage loan.

Find a residential mortgage loan:

www.PickMyMortgage.com

Notes on Home Closing and Settlement:

www.SayBuild.com/step7.html



Decorate Your Project

Your decorating budget may be tight, so shop wisely for best ideas and plans

Furniture, electronics, pictures, etc. — and that is just for the interior.

For the exterior, you have flowers, yard furniture, cooking grills, etc.

View ideas:

go to our home building gallery: www.SayBuild.com/home-building-gallery.html
