



WHITE HOUSE

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Home Building Process

Building your new home is exciting, especially when you understand how the process works. It's understandable that homeowners are excited to see their new home come together from start to finish. To help you prepare for and understand your new home's construction, this article outlines the typical steps your builder takes during the construction of a new home and what happens at these key stages.

Consultation

The first step in the home building process is to sit down and have a consultation with our builder. During your consultation you will have the opportunity to discuss your wants and needs for the home. Some customers come with plans in hand, but most do not. If you bring your own plans, the consultation will be geared toward discussing adjustments to the plan, finishes, materials, and costs. If the customer does not have plans but has a general idea of what they want and need, we will help them choose and refine a design that best fits their needs during the consultation. If you need plans drawn, expect to have two or more additional meetings before discussing a quote. Questions customers can expect to be asked include the following:

- What size home do you need? How much livable square-footage?
- How many baths, bedrooms?
- Can we find an existing plan that fits your needs?
- What home layouts fit your style and plans?
- What's your budget?
- Within your budget, which trim-packages do you like?
- Do you need purpose-specific rooms?
- Will you build on a slab, basement, or crawlspace?

We suggest customers prepare themselves before scheduling a consultation. This way they are aware of certain aspects of the project, and they can better communicate their vision for the home. A few things customers can do ahead are as follows:

- Do some research
- Bring pictures
- Use Pinterest vision boards

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- Study (or bring) floorplans
- Consider your lifestyle and prioritize them in your plans
- Think about your current home. Identify what you love, hate, and would love to have
- Know your budget & timeframe
- Prepare your own questions
- Consider location and research the area

Plans & Budget

After your initial consultation with the builder, you will have agreed on a plan and budget for your home. We ask our customers to keep in mind that it takes time for the design professional to draw the floor plans. This could take anywhere from a week to two weeks depending on the complexity of the design. It usually takes another week or two for the homeowners to consider the design and make decisions. If the project is larger or the homeowners want additional changes made to the schematics, the initial design phase can take several months. The faster the homeowner makes decisions the faster the builder can move through each phase. Once a design has been agreed upon, the builder will send the customer a proposal that must be accepted or declined within 30 days of receipt.

Permits

If the proposal has been accepted by the customer, the builder will begin to pull permits. Depending on the scope of your project and where it's located, permitting can take a day, months or even years. We start this process early to ensure there are no delays in groundbreaking. Permit fees can range from a few hundred dollars to thousands of dollars, depending on where you live and how big your project. Permit fees will be included in the project quote and are not required up front. If the customer has pulled their own permits, we request that a copy be sent to the builder to post on the project site as required by OSHA.

Selections

While permits are being pulled the builder will schedule a meeting with you to discuss material selections with our designer. Our designer will schedule meetings with vendors and provide selections that are within the customer's budget. Customers can shop wherever they would like for finishes. Material discounts can only be honored if purchases are made through the builder's account. We request that purchase receipts be provided for all materials purchased by the customer. Note that custom selections require more money and time for materials and labor so expect delays in the project schedule.

Contract & Scheduling

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Once the plan is submitted for permits and material selections made, your contractor will be able to finish up pricing and write up a contract for construction. If the selected materials cost more than the budget allows, there may be a round of “value engineering,” which means changing scope of work or materials to reduce cost. By the time the contract is signed, your contractor will have identified the longer-lead items (like cabinets, windows, doors, tile and sometimes plumbing or electrical fixtures) and may even have them on order ahead of the start of construction, depending on the timing of your project. Customers will receive a copy of the floor plans, the signed contract, and draw schedule to present to the bank for processing. **Please note that contract terms and conditions are nonnegotiable.** We suggest that you read the contract in its entirety and have your legal representation go over the terms with you before signing. If you would like to discuss the terms of the contract with your builder, request a meeting via email and a conference date and time will be provided to you.

Next Steps

By the time all these steps are complete, it may be four to six months or even more since you started talking with the builder and design professionals. The planning process can be lengthy, but each step you take will put you closer to starting your project with a clear vision of what’s to come. That investment of time on the front end means your entire construction team, design professional, contractor and you can start the project on the same page with a clearly articulated plan. You may communicate with your builder during this time by the method of contact provided. However, do not expect constant communication from your builder except to update you on inspections, issues, or changes that require your attention.

Ready Set Build!

Plans have been approved, a budget has been set, material selections have been made, a contract has been signed, and funding has been approved. Groundbreaking will begin on the date specified in the contract if no issues have surfaced. We understand that groundbreaking is an exciting time, and you want to see your project come to life. However, we encourage our customers to make an appointment with the builder to have the project manager to come out and walk through the home at any stage. The construction process can be lengthy so here is a general breakdown of the phases your home will go through.

- Foundation
- Framing/Windows/Doors
- Electrical/Plumbing/HVAC
- Drywall/Trim
- Brick/Paint
- Concrete/Flooring/Tile
- Countertops/Appliances
- Hardware/Interior Finishes/Landscaping
- Final inspection and final walkthrough



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We truly hope that this provides a better understanding to the process. If you have any questions or concerns about the process, contact your builder via email: information@whitehousebuildingassociates.com

You can also visit our website @ www.whitehousebuildingassociates.com/FAQ to view questions and answers about the process.

White House Building Associates is excited to be your home builder and we are honored to be the team that welcomes you home!