

NEW CONSTRUCTION

WHAT TO CONSIDER WHEN BUILDING YOUR NEW HOME



CHOOSING A BUILDER

- Recommendations
- Insured/Licensed
- Time management
- Experience
- Tour model homes

FINANCING

- Your Lender
- Your approval process
- What type of payment
- Other expenses involved
- Closing costs
- Types of financing
- Buyers do's and don'ts list

CHOOSING A LOT

- What are your wants and needs
- Time constraints that your home must be completed in
- Does development have home size/price requirements
- New development vs almost complete
- How large of a lot would you like
- Are there additional specials

WHERE TO LOOK

- Download my app
- Bismarckmandanhomes.com
- KelsiHachRealty.com
- Zillow
- Open Houses-What to do
- Bisman-FSBO-How to handle

HOME BUILDING PROCESS

Many of these steps require inspection along the way which can hold up the process if not scheduled with inspector or if inspection is not passed

- Survey of land
- Excavation of land
- Bringing in of plumbing and electrical
- Footings and foundations
- Framing & trusses
- Installation of electrical, plumbing and HVAC
- Insulation for walls, ceilings & roof
- Siding and decorative exterior elements
- Installation of roof/shingles
- Gypsum board installed or chosen finished product for walls/ceiling
- Tape, texture and paint
- Install recessed lighting
- Install doors, trim and railings
- Install cabinets
- Install flooring
- Install countertops, sinks and plumbing fixtures
- Install decorative lighting
- Final details
- Cleaning of home

IMPORTANT NOTES FOR TIMELINE

- When building a home and using a bank to finance the project, make sure to be aware of the time the home must be complete to avoid extension fees on the loan.
- There are many decisions to be made when building a home, but don't hold up the process by waiting to select these items as some may need to be ordered and could take up to 6-8 weeks for delivery.

NEW CONSTRUCTION

WHAT TO CONSIDER WHEN BUILDING YOUR NEW HOME



BUILDER ALLOWANCES

Allowances are a set amount of money established by the builder for the finishes and products required to build your home that are included in the base price of the home.

COMMON ALLOWANCES

- Flooring allowance including or not including installation (builders discounts with suppliers?)
- Cabinets - kitchen, island, bathrooms, laundry and other
- Plumbing fixtures - sinks, showers, toilets, etc
- Lighting - interior and exterior combined
- Appliances - retailer offering a builder discount, may be separate bill of sale for offer / appraisal
- Siding - including or not including stone / brick install on house and / or garage
- Millwork - trim, baseboard, casing and interior doors
- Paint - multiple colors plus ceiling paint
- Bathroom hardware
- Deck with or without steps
- Concrete patio
- Shingles
- Garage door openers for each door with remotes

BUILDER ALLOWANCES NOTE

Builder allowances are often the minimum amount to get the home completed and upgraded products will easily and quickly add additional costs to your home. It is a good idea to sit down with your allowances and make decisions on which areas you will be able to upgrade on and set a budget for those upgrades.

TYPICALLY NOT INCLUDED IN BASE PRICE OF HOME AND WOULD BE CONSIDERED UPGRADES

- Vaulted ceiling or higher ceiling
- Crown molding and wainscoting
- Bay windows/bump outs
- 6' Patio door
- Closet shelving
- Fireplaces
- Solid interior doors
- Tiled showers
- Rounded drywall corners
- Floor heat
- Dog doors
- Gutters/spouts
- Colored soffit/fascia/trim
- House numbers on exterior or added into stone
- Upgraded cabinets, knobs or pulls
- Granite or solid surface countertops
- Stainless steel appliances
- Designer niches
- Dimmers or USB receptacles
- Framed bathroom mirrors
- Laundry Sink
- Hot and cold water to garage
- Insulation in Garage
- Garage fans or heater
- Garage floor drain
- Parking slab
- Landscaping or sod
- Sprinkler system
- Finished Basement

ITEMS TYPICALLY NOT INSTALLED BY BUILDER

- Window treatments
- Bathroom towel holders or shower curtain rods
- Clothes rod
- Mailbox



Kelsi Hach REALTOR®

NextHome Legendary Properties
114 W Main Avenue, Bismarck ND, 58504

c 701.471.6198 | o 701.712.8900
e KelsiHach@gmail.com | w KelsiHachRealty.com

Facebook.com/BismarckMandanRealEstate

