

Ten Things you need to know before you build a NEW HOME...

1. Use a licensed contractor
In this day and age licensing is commensurate with financial and risk management responsibility. The unlicensed ‘contractor’ refuse to invest in your protection and brings that liability to your project.
2. Do good due diligence on your building site.
Not every lot/acreage is the same. Some are buildable, some are not. Make sure you have utility access or that water/septic is feasible. Also, will the area you want to build in support the finished value of your house? Check with zoning to be sure there are no historical problems that may impede your project.
3. Be sure your location fits your willingness to maintain it.
Are you willing to deal with snow, roads, winds, isolation and other realities of the site you’ve chosen. Or, is the neighborhood you chose meet your expectations for your family?
4. Do a thorough site and personal lifestyle analysis.
Be sure to take into consideration every aspect of a proper site analysis. Many problems down the road can be circumvented at this stage. What aspect of your lifestyle needs to be considered in the design? What needs may need to be addressed in 5,10, or more years from now? We can help with this by implementing the Master Planning process.
5. Design the home to fit the above analysis
A house needs to be designed to fit the lot/land and the persons living on it. Very seldom, if ever, will you find a plan in a book that will meet all the criteria that goes into a good, custom design; especially with the views we have here in Pueblo County!
6. Collect as many “I love that!” ideas as you can and organize them.
This may be exact looks, design relationships, colors, textures, proportions, architectural genre’s, or anything that catches your eye.
7. Have a realistic budget and stick to it.

A line-item budget with realistic allotments should guide the whole process from start to finish. Most budget-busters are encountered in the finish stages, where the temptation is great to for that little extra.

8. Communication is key.

Be sure to have good communication between the builder, owner, and bank(if one is involved). Assumption can lead to less than ideal circumstances on the job site. Be sure to keep communication lines open and honest. Mind-reading is not a tool in most builders tool kits! Good, mature, verbal communication goes a long way in the building process.

9. Consider the landscape in your interiorscape.

The landscape extends your living space outdoors. In Colorado we have great outdoor vistas. Consider covered decks, patios, focal points, water features, near/distant views, eventual landscape master plans and your usage of the site. Design you house with the site in mind...organic architecture.

10. Give it time.

We live in an instant gratification society. This has passed over into the construction field. The result, often times, has been hastily planned and built houses. Give yourself and your builder time to do a good job. Budget accordingly. This is *your* home.