

How to Work with a Builder

Choosing a Builder

You should shop for your builder as carefully as you shop for your home. You want to know that you are buying a good quality home from a reputable builder. Here are a couple of tips to help you choose a builder:



Do Your Homework

The best way to learn about builders is to visit homes they have built and talk with the owners. Ask for the addresses of their recently built homes and subdivisions. Talk to several owners, and try to get a random sample of opinions: take along a notebook to record the information you find and your personal impressions about specific builders and homes. Ask them... Are you happy with your home? If you had any problems, were they fixed promptly and properly? Would you buy another home from this builder? People tell you if they are pleased with their homes: if not, they'll probably want to tell you why.

Shop for Quality and Value



Look at new homes whenever you can. Home shows and open houses sponsored by builders are good opportunities to look at homes, and when furnished they give you ideas for using the space. When examining a home, look at the quality of the construction features. Inspect the quality of the cabinetry, carpeting, trimwork, and paint. Ask the builder or the builder's representative a lot of questions. Get as many specifics as possible, and take notes. Never hesitate to ask a question. What seems like an insignificant question might yield an important answer.

Working with a builder can be a lot less stressful experience if you follow a few common-sense guidelines:

🕒 Steps:

1. Check out any builder or contractor before you sign any contracts. Ask for client and credit references.
2. Make sure the builder is completely familiar with the site – and the plans – before a final price is quoted.
3. Retain an attorney experienced in building contracts to thoroughly review the contract before you sign.
4. Check the project's progress frequently and discuss anything that seems incorrect. Unless any problems are quickly and easily resolved, send your comments to the builder in writing to maintain proper records, in a pleasant and not argumentative tone. Make sure any changes are recorded in writing, including full details and costs involved. Do this even if you discuss it with the builder and he or she says "no problem."
5. Make sure that after the project is complete you provide written notice of items requiring repair or correction.

🌟 Tips:

- Try to make your selections (tile, cabinets, etc.) as far in advance as possible to avoid unwanted delays. Try to make as few changes as possible during construction. Change orders entail significant overhead for the builder and they will add considerably to your costs.

⚠️ Warnings:

- Though you will probably not be able to retain an experienced builder without paying some type of deposit, always attempt to minimize the amount you have to pay ahead of work being complete.
- If you have any serious disputes with your builder, consult your attorney immediately. Don't take action on your own and risk breaching the contract, which often sets forth a specific procedure to be followed.



The Verdi Group is our construction and construction materials arm (we sell and integrate Structural Insulated Panels – SIPs – into all of our homes and for many other clients); our mission is to seek out more cost effective ways to bring Green Building to the Market.

Verdi builds in a lot of different kinds of areas, with a lot of different kinds of clients... but the process is just about the same from the lower to the upper end of what we do. In essence, we build a “hybrid” between a spec and a custom home, offering standard plans and then a choice from standard materials and packages for each kind of home and development.

Once a buyer has decided that a Verdi development – and a Verdi house - is where they want to call home, they have the opportunity to choose both house plan and lot. A base price will be established and the final price of your home will depend on other choices made, such as selections for your interior finishes.

To our home buyers, here is what you can expect from Reservation to moving in:

1. Obtain information package, including:
 - a. House plans
 - b. Site plan
 - c. Homeowner Association Covenants (as applicable)
 - d. Financing information
2. Work with Verdi or our listing agent to discuss which house plan is right for you and your budget. Select your desired house plan and an available lot.
3. Make your reservation. A deposit (always applied to your down payment) will reserve your lot with the following conditions:
 - a. You must apply for financing within 5 business days.
 - b. You have 25 days to be pre-approved for construction financing.
4. Select paint colors, interior finishes (cabinets, countertops, light fixtures, etc.), landscape materials (selected from our palette of native/low-water species), and upgrade options from Verdi’s project spec books.
5. Convert your reservation to contract. Once we have received your financing approval information from your lender, we will write an official Offer to Purchase Agreement with the final sales price of your new home and an estimated completion date.
6. Close on your loan. All new home buyers will finance the building of their home with a New Construction Loan. We will work with you to explain options and benefits, and have loan experts available to walk you through the process.
7. Watch your new home come to life! Construction usually takes five to eight months to complete.
8. MOVE INTO YOUR NEW HOME!



The Verdi Group, General Contractors

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we know green building
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