

Advantages of New Construction versus Existing Homes:

1. Customization:

- **New construction homes offer the ability to customize floor plans, finishes, and features to match personal preferences and lifestyle needs.**

2. Energy Efficiency:

- **Modern building codes and materials in new homes often mean better insulation, energy-efficient windows, and appliances, leading to lower utility bills.**

3. Warranty Protection:

- **New homes typically come with warranties covering systems and structural components, reducing maintenance costs and providing peace of mind.**

4. Modern Design:

- **New construction homes often incorporate the latest design trends and technologies, such as smart home systems, open floor plans, and contemporary finishes.**

5. Lower Maintenance Costs:

- **With everything being brand new, from the roof to the HVAC system, maintenance costs are typically lower in the first several years compared to older homes. Home owner insurance costs are also normally lower on a new build home versus an older home.**

6. Healthier Living Environment:

- **New homes are built with materials and techniques that reduce the risk of allergens and mold, and they often include better air filtration systems.**

7. Up-to-Date Building Codes:

- **New homes meet the latest safety standards, including fire-resistant materials, electrical systems, and hurricane-proof construction in certain areas.**

8. Appreciation Potential:

- **In rapidly growing areas, new homes often appreciate in value quickly, providing a solid investment.**

Top Ten Actions for Clients Buying a New Build Home

With Dan Mervar's construction background, as well as working for a custom builder/construction company, he is with his clients every step of the way and is another set of "eyes" watching over the build process.

1. Research the Builder

Investigate the builder's reputation, past projects, and customer reviews. Visit model homes and completed projects to assess quality.

2. Understand the Warranty

Review the builder's warranty coverage and duration. Ask about what is covered and any exclusions.

3. Check the Lot Location

Evaluate the lot's orientation, size, and proximity to amenities or future developments. Consider potential issues like drainage or noise.

4. Customization Options

Understand what can be customized (floor plans, finishes, upgrades) and associated costs. Ask about deadlines for making design decisions.

5. Review the Contract Thoroughly

Ensure the contract includes detailed specifications, timelines, and penalties for delays. Understand the process for handling changes or unforeseen issues.

6. Financing Options

Explore whether the builder offers preferred lender programs or incentives. Many builders offer special finance incentives to use their mortgage company or their preferred lenders. Compare these with independent financing options to ensure you're getting the best deal.

7. Home Inspection

Even though it's a new build and there are ongoing inspections by the county or city where the home is located, you can still schedule an independent home inspection. Ensure the inspection covers key stages, such as foundation, pre-drywall, and final walkthrough.

8. Understand the Community and HOA Rules

Research any community's development plans, amenities, and HOA rules. Ensure the HOA regulations align with your lifestyle and preferences.

9. Monitor Construction Progress

Stay in regular communication with the builder to track construction milestones. Dan also will be in contact with the builder superintendent for any of his clients building new. Request updates and photos to ensure the project is on schedule and meets quality standards.

10. Prepare for Closing

Review the final walk-through checklist and address any punch list items. Ensure all agreed-upon upgrades and features are included before closing. Dan is also a part of the final walk through with his clients.