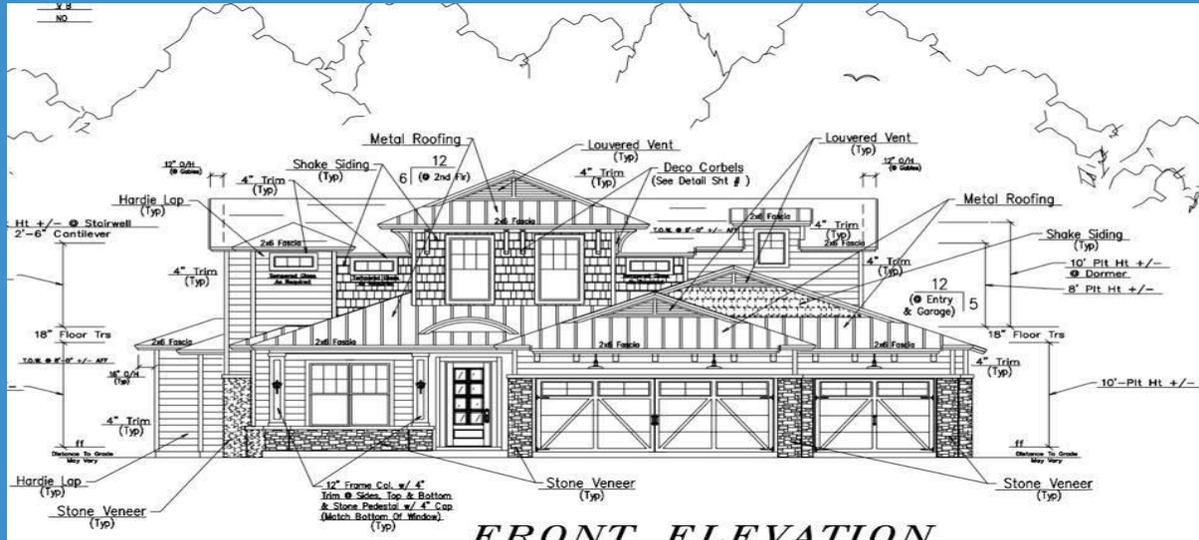


# All Florida Custom Homes

## GUIDE TO HIRING A CUSTOM HOME BUILDER



### Benefits of Hiring a Custom Home Builder

There are many benefits to hiring a custom home builder, from having a single point of contact to having an expert by your side every step of the way. This guide will help you select the right builder for you.

### Q & A

What questions should you ask your builder? What is the best way to find a local expert? Should you check references? All these questions and more will be answered here in this handy guide.

### Pit Falls

Are there any red flags you should watch out for when interviewing and hiring a builder? What are key components that let you know you have selected a trust worthy builder?



### MY PHILOSOPHY

*I will not hand you off to a "project manager" or a "field supervisor". It will be me directing every detail of construction from pouring the foundation to installing the last door knob.*

*The passion for building is in my blood, I am a 3<sup>rd</sup> generation builder and that legacy leads me to only hire skilled craftsman.*

### *The benefits of Hiring a Custom Home Builder.*

- 1) ***Saving Money***-Hiring a custom home builder seems like a huge expense but you may be surprised to learn that you can actually save you money. A custom home builder has skilled designers and contractors at your disposal instead of having to hire each individually. Keeping costs under control and running the project on budget is one key factor of hiring a skilled builder who will provide a detailed proposal up front on keep in constant communication every step of the way.
- 2) ***Single Point of Contact***- From clearing the land to pouring the foundation each step of the process is crucial and you don't want to be handed of to just any old project manager. With so many moving parts you will want to minimize the potential for error, with a single point of contact all information flows through one person which greatly decreases the chance for mistakes and miscommunication.
- 3) ***Project Flow***-When you hire a custom home builder your project will flow through the process smoothly as each step of the process has been planned and laid out right from the start. No need to bid out each phase of he process, no waiting for updates from a project manager, just sit back and relax while your dream home is being built.
- 4) ***Expert Advice***-A large amount of know-how, precision and timing goes into building a custom home. Most homeowners simply do not have the knowledge to take on the elements of the construction process. An expert builder will have extensive knowledge, communication skills and will take all of your idea to heart to ensure you get the home of your dreams.

### *What questions should you ask when interviewing custom home builders?*

- 1) How many years have you been in business? How many homes have you built?
- 2) Are you licensed and insured and where?
- 3) What type of home warranty do your offer?
- 4) Can you give me references from prior home buyers? Can I set up an appointment to preview a current project home?
- 5) Who will oversee the construction of my home?
- 6) How/when can I make changes or add upgrades before or during construction process?
- 7) How long does it usually take to build a home?
- 8) What is your inspection process, Key points, final walk-through and how are matters addressed that my need corrected?
- 9) What major energy saving features do you offer on homes you build?
- 10)How do you compare your self to other home builders, what makes you different from the rest?
- 11)What home plan options do you offer?
- 12) When will the final price on my home be determined?

### *Watch out for Pit Falls*

- 1) There is no written contract.
- 2) The builder has an unclear work history.
- 3) The stated price is too good to be true.
- 4) The builder employs high pressure sales tactics
- 5) The builder fails to provide references.
- 6) The builder cannot provide proof of insurance or licensure
- 7) The builder will not provide a complete estimate
- 8) The builder is requiring a large initial down payment or large deposit that seems out of the ordinary for the cost of your project and the builder cannot offer an explanation.

When you trust your dream home to All Florida Custom Homes, we will give you honest upfront pricing, we will communicate any changes in price or materials as they occur to keep you in the know. We want to make building your dream home stress free.

As a 3<sup>rd</sup> generation home builder, I am dedicated to giving you and your project the personal attention you deserve. I hire only experienced craftsmen to ensure you will receive excellent quality construction. As a custom home builder in Jacksonville I see many builders claim quality and craftsmanship, but few can deliver. Not only am I building a home to last a lifetime, I am building a relationship that lasts a lifetime. Building a custom home gives me the satisfaction of making someone's dream a reality.

Sometimes what may seem like a good idea on paper may turn out to not be functional once construction begins. It is my job to ensure your dream home is perfect from top to bottom. I promise no corners will be cut and only the highest quality materials will be used when building your custom home.

Do you want your home constructed with a builder you can trust? Do you want to make sure your style and ideas are incorporated into your project? Do you want the home of your dreams without the stress of managing each step of the process?

*The first step to your dream home is to call All Florida Custom Homes, let me show you how we will take care of your project from beginning to end.*