

# Buyers Guide

## TO NEW CONSTRUCTION



**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

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## It's a blank slate where your creativity and passion can run!

Nothing beats the feeling of living in a new house. Unlike buying a pre-owned home, when you opt to buy a new construction, you will get to experience how new and luxurious everything is.

You can design and organize everything the way you want to. It's a blank slate where your creativity and passion can run!

You'll also have no fear or hesitations about the history of the house. And might get a great negotiation deal since the owners have no emotional attachment to the new construction.

But before you dive into buying a new construction, here are some of the things that you need to consider...





## 01 Identify what suits your lifestyle

In buying a home, you should make sure that it is **aligned with your lifestyle and preference**. Your house is where you will spend every day so it is important that it will make your everyday living comfortable and convenient.

Before deciding on what house to buy, **identify what you want**. Do pre-owned homes or previously-built homes not satisfy your preferences in a home? If you still need to make a lot of renovations and upgrades to meet your idea of your new home, a new construction home might be the best option for you.

## 02 Determine your budget

Buying a new construction has its advantage over buying a pre-owned home. Aside from being in pristine condition and you being able to be the first one to live in a newly-built home, **you get to customize and personalize it according to your liking**.

However, **buying a new construction home also entails a lot of expenses**. The cost of buying the standard home alone already costs much. You also need to consider the customizations that you want to do. **Your budget will determine your choices in the features that you want to add to your home**. Also, if your new construction home has a lawn, you should be ready with the costs of landscaping.

Moreover, since you opted for a new construction home, you would also want to have furniture according to your taste. You also need to include that in your budget.



## 03 Inspect the neighborhood

When looking for which neighborhoods to buy, make sure to **have a checklist**. Aside from determining your budget, make sure that to visit the area and to **check the quality of the houses**. If you are buying in a subdivision, take notes and photos of the model houses. **Walk around and ask residents about their experience so far.**

**Ask yourself if the location is convenient for you.** Are you looking for a house near a school or near where you work? Is the crime rate low in that neighborhood? **Check the amenities** that they offer and if cable and Internet services are readily available. Check potential homeowner's association fees and other hidden fees that they might charge you.

**Make sure that you are comfortable with the environment** and that you would want to live in the neighborhood for a long time.

## 04 Look for the right builder

When you decide to buy new construction, it is either already built or you need to have it built yourself. If it's the latter, then **you need to look for the right builder in your area** unless your subdivision requires you to use their own builders.

In looking for the right builder, you can ask for help from real estate agents. Look for the experts who have an excellent track record or those who are already experienced. Discuss the materials, layout, and features that you want to get. You can also ask for possible upgrades that they can include for a discount.



## 05 Put everything into writing

Make sure everything is in black and white. When buying a new construction home, you might have been shown the model home for your reference. Usually, the model home includes all the upgrades. **It doesn't mean that all these features will be available in the new construction home that you are planning to buy.** It would depend on the upgrades and customizations that you want to include.

Given this, check with your agent and builder on **what are the inclusions of the new construction.** It is better that all inclusions are clear between you and your builder even before they start construction of the new home. This will save you from disappointments and misunderstandings once your new home is already built. **This will ensure that your new home will meet your expectations.**

If there are items or features in the model home that you would like to include in your new home, write it down. **List down all the things that you liked about the model home.** Communicate this to your builder so they are aware of what you like. What's great about a new construction home is that since it will still be constructed, you get to have a say on how you want it to be.





## Get an inspection

Just because you are buying a new construction **doesn't mean that you should skip having a home inspection.** If possible, have home inspections during different parts of the construction so that the defects and possible violations can be spotted right away.

**Make sure that you get a home warranty.** Ask for a builder's warranty to protect you from possible faults and defects that you might encounter as you are living in the house. A warranty is important so that you can hold your builder liable in case anything goes wrong with the home structure.

Like previously-owned homes, buying a new construction also has its pros and cons. **Being in control of everything about your new home doesn't mean that the process will go smoothly.** It requires a lot of planning and decision making. But if you love design and have a lot of ideas and vision for your new home, building a house from scratch is an exciting option. It is like painting your masterpiece on a blank canvas.

If you want to know more about buying a new construction, do not hesitate to contact me at [Chris@ChrisMcSwainRealtor.com](mailto:Chris@ChrisMcSwainRealtor.com).

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