

12 QUESTIONS TO ASK WHEN BUYING A NEW CONSTRUCTION HOME

Your Essential Checklist for Making Informed Decisions

QUESTION 1: WHAT WARRANTIES DO YOU OFFER?

- Types of warranties provided (labor, materials, systems, structural integrity).
- Manufacturer warranties for appliances and finishes.
- Process for filing claims and coverage exclusions.

WRITE YOUR ANSWERS BELOW:

1. Warranty Types:

2. Manufacturer Warranties:

3. Process for Filing Claims:

QUESTION 2: CAN YOU TELL ME ABOUT THE CONSTRUCTION QUALITY & MATERIALS USED?

- Details about materials for structure, finishes, and sustainability.
- Builder's adherence to standards and certifications.

WRITE YOUR ANSWERS BELOW:

1. Material Details:

2. Certifications:

QUESTION 3: WHAT ARE THE ESTIMATED PROPERTY TAXES & UTILITY COSTS?

- Assessed value, local tax rates, and utility efficiency.

WRITE YOUR ANSWERS BELOW:

1. Tax Estimates:

2. Utility Costs:

QUESTION 4: ARE THERE ANY HOMEOWNER ASSOCIATION (HOA) FEES, AND WHAT DO THEY COVER?

- Details about monthly/annual fees.
- What the fees include (amenities, maintenance, utilities for common areas).
- Restrictions or rules associated with the HOA.

WRITE YOUR ANSWERS BELOW:

1. Fee Amounts and Coverage:

2. Rules and Restrictions:

QUESTION 5: CAN I CUSTOMIZE FLOOR PLANS OR FINISHES?

- Options for upgrades or structural changes.
- Deadlines for customization decisions.
- Cost implications and how it affects the construction timeline.

WRITE YOUR ANSWERS BELOW:

1. Available Customizations:

2. Cost Implications:

3. Timeline Considerations:

QUESTION 6: WHAT IS THE NEIGHBORHOOD LIKE, AND WHAT AMENITIES ARE INCLUDED?

- Current and future amenities (parks, pools, trails).
- Proximity to schools, shopping, healthcare, and public transportation.
- Planned developments in the area.

WRITE YOUR ANSWERS BELOW:

1. Neighborhood Amenities:

2. Proximity to Essential Services:

3. Future Developments:

QUESTION 7: HOW IS THE LAND AROUND THE PROPERTY MANAGED?

- Landscaping plans and homeowner responsibilities.
- Stormwater management and environmental conservation efforts.
- Shared green spaces and their maintenance.

WRITE YOUR ANSWERS BELOW:

1. Landscaping Details:

2. Environmental Management:

2. Environmental Management:

3. Maintenance of Shared Spaces:

QUESTION 8: WHAT IS THE TIMELINE FOR CONSTRUCTION AND MOVE-IN?

- Estimated timeline for each construction phase.
- Potential delays and how they are communicated.
- Final walkthrough and move-in process.

WRITE YOUR ANSWERS BELOW:

1. Construction Timeline:

2. Handling Delays:

3. Move-In Process:

QUESTION 9: ARE THERE ANY FUTURE DEVELOPMENT PLANS FOR THE AREA?

- Residential, commercial, or infrastructure projects nearby.
- Impact on property values and quality of life.
- Resources for learning about local plans.

WRITE YOUR ANSWERS BELOW:

1. Future Developments:

2. Impact on Property Value:

3. Local Resources:

QUESTION 10: WHAT FINANCING OPTIONS ARE AVAILABLE?

- Builder's preferred lenders and potential incentives.
- Options for independent financing.
- Details about construction loans and their terms.

WRITE YOUR ANSWERS BELOW:

1. Financing Options:

2. Preferred Lender Incentives:

3. Construction Loan Details:

QUESTION 11: HOW DOES THE BUILDER HANDLE INSPECTIONS AND FINAL WALKTHROUGHS?

- Builder's policy on inspections during construction.
- Process for final walkthrough and addressing issues.
- Steps for resolving post-move-in defects.

WRITE YOUR ANSWERS BELOW:

1. Inspection Process:

2. Final Walkthrough:

3. Post-Move-In Support:

QUESTION 12: WHAT IS THE POLICY ON HANDLING DEFECTS OR ISSUES AFTER MOVE-IN?

- Builder's warranty coverage and reporting process.
- Timeline for resolving reported issues.
- Customer service and support for homeowners.

WRITE YOUR ANSWERS BELOW:

1. Warranty Coverage:

2. Defect Reporting Process:

3. Resolution Timeline:
