

The Smart Homebuyer's Community and Builder Guide

Not all new construction is created equal.
Ask the same questions everywhere you shop—and compare what you're really getting.

COMMUNITY & LOCATION

Does the community offer...

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| ☐ Walking, hiking or biking trails? | ☐ Convenient access to shopping, dining and everyday needs? |
| ☐ Preserved natural areas or green space? | ☐ Convenient access to major employment areas? |
| ☐ Lakes, ponds or other natural features? | ☐ Amenities that are established or under development? |
| ☐ Parks or outdoor gathering spaces? | ☐ A community plan designed for long-term appeal? |

HOMESITES & FLOOR PLANS

Does the builder offer...

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| ☐ A variety of homesites to choose from? | ☐ Floor plans designed for different stages of life? |
| ☐ Homesites with premium views? | ☐ The ability to choose a floor plan that fits your homesite? |
| ☐ Multiple floor plans and home sizes? | ☐ Move-in-ready homes? |
| ☐ Both one-story and two-story options? | ☐ Build-from-scratch opportunities? |

PERSONALIZATION & DESIGN

Does the builder allow you to...

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| ☐ Customize beyond standard options? | ☐ Add features that fit your lifestyle? |
| ☐ Work directly with a professional designer? | ☐ Compare selections before deciding? |
| ☐ Choose your own design finishes? | ☐ Choose beyond preset packages? |
| ☐ Make structural changes or modifications? | ☐ Personalize your floor plan? |

WHAT'S ACTUALLY INCLUDED

Before comparing prices ask...

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| ☐ Which features are included in the base price? | ☐ Are homesite premiums clearly explained? |
| ☐ Is an irrigation system included? | ☐ Are structural options and costs clearly explained? |
| ☐ Is a tankless water heater included? | ☐ Are design options clearly priced? |
| ☐ Is landscaping included? | ☐ Will I receive detailed pricing before final selections? |

Before You Choose Your Home Builder

The home matters—but so does your experience building it.

QUALITY & CONSTRUCTION

Does the builder...

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| ☐ Conduct a plan review before construction? | ☐ Conduct a pre-drywall walkthrough? |
| ☐ Provide documentation of all design selections? | ☐ Conduct a buyer quality (blue-tape) walkthrough? |
| ☐ Have quality checks during construction? | ☐ Conduct a New Home Orientation? |
| ☐ Allow buyers to see the home during construction? | ☐ Conduct a pre-closing walkthrough |

COMMUNICATION & BUILD EXPERIENCE

Will you have...

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| ☐ A clear point of contact? | ☐ Guidance at each step of construction? |
| ☐ Regular scheduled construction updates? | ☐ Coordination through design and construction? |
| ☐ A clearly explained building timeline? | ☐ A consistent team throughout the build? |
| ☐ Opportunities to ask questions? | ☐ A clear contract-to-closing process? |

WARRANTY & AFTER CLOSING

Does the builder provide...

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| ☐ A written new-home warranty? | ☐ An 11-month post-move-in walkthrough? |
| ☐ A clear warranty-service process? | ☐ Help with normal home settlement items? |
| ☐ A dedicated warranty contact? | ☐ A locally accessible warranty team? |
| ☐ Follow-up after closing? | ☐ Continued support after closing? |

QUESTIONS BUYERS SOMETIMES FORGET TO ASK

Before you make your final decision...

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|--|--|
| ☐ Who owns and develops the community? | ☐ Are additional phases planned? |
| ☐ What is planned for the surrounding area? | ☐ Can I choose my own lender? |
| ☐ What do the HOA fees cover? | ☐ What happens if construction is delayed? |
| ☐ Are there community guidelines? | ☐ Who do I call if I have a question after closing? |

THE BOTTOM LINE

Don't compare builders on price alone. Compare the homesite, community, included features, personalization, build experience, warranty and the team behind it.

The best value is the home and community that give you the most of what matters to you.