



5 ways to save building!

I want a new home but I'm on a budget! How do I get the most for my money?

FREE REPORTS!

4 things you need to sell

Fixer upper email list

3 best home efficiency improvements

How to negotiate a deal

5 tops house problems

3 biggest mistakes selling

Avoid being homeless

Foreclosure/ bank repos

NEW HOME \$500 BONUS!

Build a new home with Arlen B in 2007 and bring in this free report and I'll give you a \$500.00 move in credit

GOOD QUESTION!

When you take on a project of this magnitude the most important thing you can do is to get involved with people that are very knowledgeable and experienced. Here are 5 good areas to take money out of a house!

- 1) Foundations! Here is one area you don't want to skimp on so keeping it simple will save you in labour costs. The more "corners" you have the more it costs to build. Choose the plan that has the least corners.
- 2) Roof lines! Roof structures can get pretty complex the more you intersect and turn directions. A roof that has 4 or 5 roof lines can be as much as 3 or even 4 times more expensive than one with 1 or 2. That is a HUGE difference.
- 3) Windows are one area where the money you can spend doesn't buy a lot more. A bottom end window today is around R 8 and a top end window runs in the R12 range. To double the cost or more doesn't always pay.
- 4) Land choice! Where you build your home can be just as important as how you build it. Sometimes a lesser priced lot looks attractive but you need to consider what your final project will be worth in the end. If you intend to live in the house forever, then take the cheaper one. The reality is that most people move every 3 to 5 years because of changes in family, employment, income and circumstances so plan to protect yourself!
- 5) Landscaping concerns! What kind of house you want to build can dictate how much fill you need to bring in or get rid of during construction. This is one area that really takes a trained eye to determine before hand. Most new subdivisions in FSJ are required to adhere to a site grading plan. This means you have to slope your lot at the borders a certain degree and have them at a certain height in order to get an occupancy permit. This prevents one neighbour being quite a bit higher than the other and running ground water onto each other. I've seen situations where people have had to haul in 25 loads of fill as well as 40 loads out! At today's trucking costs, that's a lot of money!

What I want VS. Resale. What's the best option?

This is an easy one! The best option depends on what you want. If you are only building this house for resale then build what will sell. If you plan on living in it for a few years, then put in what you like for your own enjoyment. Not eve-

rything in life needs to be reduced to a dollars and cents issue. I've built and renovated houses many times and in every single one I've done things that I knew I wouldn't get my money out of but that I wanted for me. I

enjoyed it while I lived there and you should too! It's your home, you worked hard for it!

Contact me to help determine which things will be a good investment for you at either: www.arlenb.com or 785-1234!