

PRE - CONSTRUCTION PROCESS

1. REVIEW FINANCING

- Lot loan or construction loan
- Long term financing pre approval

2. PRE CONSTRUCTION

- Setting Expectations
- Review contracts,
- Go over deposits due
- Any of your other questions.

3. ARCHITECTURAL (8-12 Weeks)

- Meet with our Architect and start drawing out your new home. Typically, this stage takes about .
- Timing depends on how quickly you decide on a final design, make any corrections, and approve it.

4. PRELIMINARY BID (2 Weeks)

- We will put together a preliminary bid and review it with you.
- We do this so that we can make sure we are still within the budget BEFORE we send the plans to our engineering department.

5. ENGINEERING (2 Weeks)

- We can now send plans to our engineering department for beams and other structural calculations.

6. FINAL BID (2 Weeks)

- This stage allows us to get an even more accurate estimate of the total cost to build. A final bid will be prepared and passed off by you.

7. CONSTRUCTION BEGINS

- We can now begin excavation on your home! Other things that tend to happen in this stage include final loan approval as well as submitting for and obtaining building permits.

EVERYONE'S RESPONSIBILITIES

We are excited to begin the journey of building your new home! To make this process as smooth and easy as possible, we wanted to outline the expectations that we have for everyone involved. It is important to us to communicate these expectations early to avoid any confusion later on.

GREEN TECH

- Create an in-depth build estimate showing the total cost to build your home.
- Order all building materials & coordinate and schedule all subcontractors
- Regular site visits/owner walk throughs to ensure overall build quality.
- Oversee Design, Architecture, Engineering

HOME OWNER

- If you choose to go the route of not hiring a designer, you will be in charge of picking ALL selections according to the owner options schedule.
- Make yourself available to attend all meetings, review paperwork, site visits, etc.

DESIGNER

- We prefer that all designers are hired before the pre-construction meeting.
- Your designer will work closely with you throughout the entire process from start to finish helping you pick all options.
- Green Tech is not responsible for picking your design options.

ARCHITECT

- Draft plans and communicate with homeowner
- Coordinate Engineering team

SALES TEAM

- Handles all real estate purchase contracts
- Scheduling meetings & requesting deposits
- Keep things organized by sending weekly updates throughout the design and construction processes.

BUYER'S AGENT

- Make yourself available for all meetings, paperwork, site visits, etc.
- Review our Buyer's Agent Agreement.
- Keep client on schedule with selections