

WHAT TO EXPECT DURING THE NEW HOME BUILDING PROCESS



The New Home Building Process

Building a new home is both an exciting and stressful experience. It is a huge undertaking, yet it is one of the most rewarding experiences of your life! By staying informed about the new home building process, you can make sure you are prepared to take on all challenges that may arise with each stage of your new home build. Ensure that building your new home is a fun and memorable experience by using this step-by-step guide to the building process.

Floor Plans

Before beginning any construction, make sure to finalize your floor plans: square footage, number of bedrooms, etc. This will not only help with the financing and lot selection process, but it will also minimize any future challenges. Changing your floor plan during the new construction phase is not possible, but changes in design and product selection are. However, these adjustments can delay the construction process. By selecting a reputable home builder who is involved in the entire process and understands your needs, you can limit the chance of any change orders.

Financing

Financing a new construction home is a very different process than financing a move-in ready home. Finding the right loan program can be a lengthy, complicated process. You will not only need a mortgage for your home after the build is completed, but you will also need a new construction loan and a loan to purchase the lot. If you do the initial research on your own, ask friends and family about their past



experiences and ask your home builder for suggestions that could point you in the right direction to securing your loan. The process will seem much more manageable.

Lot Selection

Check to see if your builder has lots available and if they will suit your needs. If your builder does have lots available, there will be more information about the land and what any restrictions may be, like if the land requires a private well. This will cut out a lot of headaches when selecting the location of your new home. However, we'll help you [select your own lot](#) if you're searching for a specific location or added freedom. We're happy to help you avoid the common stressors of finding your own spot to build. With any builder, make sure they're involved in the process and inform you of any unseen circumstances that could avoid surprise costs later in the process.

When selecting a lot, location is not the only thing to look for. It is important that you understand the zoning of the property. Talking with your local planning and zoning department will help you understand not only what property is available, but also how lot restrictions may impact the type of home you want to build. Think of plans for your yard early on, like whether you will want to add a pool, build a shed, or put up a playground for the kids. It is important to work out all the details up front so there are no surprises in the end.

Building Permits

Building permits are an important and necessary step in the new home construction process. They are designed to protect you as a homeowner by creating a checks-and-balances process that ensures your home is built according to regulations: electrical, plumbing, and beyond. In most cases, your builder will handle the building permits for you; however, as the homeowner, you are still responsible for them. Don't wait on applying for your building permits, as it can take several days to be approved. Also note that building permits are only valid for a specific time frame, so stay on top of your build timeline to ensure everything will be completed on time. If significant changes to the construction of your home have changed, don't worry — building permits can be amended.

Start Building Your New Home Today

If you are beginning your search for a home builder in Southeast Wisconsin, Demlang Builders is here to help. From selecting a lot and budgeting to choosing the right home design for your family, there are a number of decisions to make before you even break ground. Building your new home should be a fun and memorable experience — we're dedicated to making it just that.

To learn more about the [home building experience](#), call us today at 262-246-0330 for more information. To see our expertise in action, tour [our open models](#) Saturdays and Sundays from Noon – 4PM.