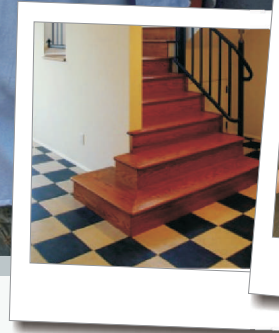


7 Most Common Mistakes of Building Your Own Home



Mistake #1: Defining Your Building Site.

Is your home site buildable? Common misconception is that the first response from public agencies and utility companies will be their final answer to your site's development.

Problem: Not realizing that most sites are buildable, it's just a matter of knowing how much time and money is required to develop the site and discovering what alternatives may be available.

Solution: A buildable site is established by critical thinking and looking for novel ways to develop a site so you don't get locked into a solitary way of viewing your property. Don't purchase a building site until you've thoroughly investigated whether or not the site is buildable to your satisfaction.

Mistake # 2: Working Through Collaboration.

Who will be on your project team? Common misconception is first comes the design team, next comes the construction crew

Problem: Not realizing that your project simultaneously engages both design and build professionals who make equally important contributions to your project's success.

Solution: Collaboration means moving forward progressively by seeking a variety of opinions, engaging the entire building community from the get-go. Collaboration relies on enhancing relationships.

Mistake # 3: Establishing Your Budget.

How much will your project cost? Common misconception is your budget is just about dollars and cents.

Problem: Not realizing that creating a budget is an "art form" beginning with a wild guesstimate of what resources your job will require, proceeding through cost estimates with subs and vendors and then ending with negotiated proposals.

Solution: A budget is based on getting a good value for the dollar spent, balancing efficiency and effectiveness. Allow yourself the freedom to creatively explore the budgetary possibilities.

Mistake # 4: Creating Your Schedule.

How long will your project take? Common misconception is to assume your schedule begins when you break ground for the foundation.

Problem: Not realizing that the schedule really begins when first organizing your project. Planning is the beginning point of your schedule.

Solution: Realize preconstruction events are the most vital part of your schedule. As you weigh and consider your options, create alternative scenarios and refine your choices, you're in the idea phase of your schedule when mistakes are easiest to fix.

Mistake #5: Identifying Specifications.

What products are best to use? Common misconception is you'll fully develop drawings prior to identifying what materials/products work best for your situation.

Problem: Not realizing that your choice of materials and products are literally the cornerstone of the drawings.

Solution: By creating material and product specifications, you can avoid needless revisions of your drawings because plan layout and dimensions will be based on what will actually be installed during construction.

Mistake #6: Finding Contractors.

How do you find reliable subs? Common misconception is you find good subs through a professional association or an internet search engine.

Problem: Not realizing that every supplier has a preferred contractor list of subs that have proven to be reliable.

Solution: The accountability channel extends from manufacturer to supplier to contractor so your best bet is let your suppliers introduce you to the subs who pay their bills, understand their products and install them correct the first time.

Mistake #7: Completing Your Punch List.

When do you complete your punch list? Common misconception is the punch list is assembled at the very end of your project.

Problem: Not realizing that a punch list is an ongoing endeavor from Day One, and there's a need by subs to complete work and do clean-up on a daily/weekly basis throughout the entire design/build process.

Solution: It takes a year to plan a home, six months to build it and then you maintain it for a lifetime. Be sure you design and build it with this in mind by following good design and sound building practices every single day beginning right now!

