

Building your dream home? Keep it from becoming a nightmare

One of the most exciting times in a person's life is having the opportunity to build the home of their dreams. It is usually the result of hard work and success in a person's life, and the experience should be a rewarding one.



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Unfortunately, unless a person does their homework and considers all of the different aspects of a construction project, building a dream home could become a nightmare.

There are numerous qualified custom home builders in Colorado today. They are all more than happy to share their experiences and provide refer-

ences to potential customers, but can they give good answers to the following questions?

IS THERE A STRONG LINK?

There are three vital links in a relationship that must develop smoothly during the construction of a new home: the homeowner, the architect and the builder. Unless all of these parties are communicating and working closely together, problems likely will arise.

For example, an architect and builder should understand your expectations, and be able to recommend materials and designs that will fall within a specified budget and result in the home of your dreams. The architect can't work independently from the builder, and vice versa, otherwise the customer might form expectations in their mind that can't real-

istically be met by the budget.

As long as all three parties communicate openly and understand what can and can't be done, the customer's vision will become a reality.

CAN THEY BUILD YOUR VISION?

If the vision for your home is Mountain Contemporary, make sure you're not working with a builder who specializes in French Country. To do this, don't just look at their pictures and renderings. Instead, ask them where some of their completed homes are located, and take the time to drive by and take a closer look at their work. You know what your vision is for your new home; the best way to match your expectations to what a builder has in mind is to thoroughly research their work.

ARE THEY AS ENTHUSIASTIC AS YOU ARE?

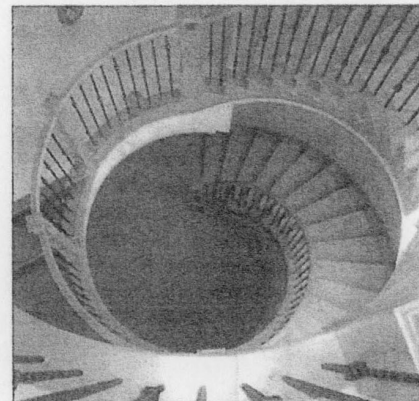
A custom builder needs to understand how important a dream home is in a person's life. If they're not willing to go beyond the basics, and share in your excitement for your new home, they're probably not the best choice for building a custom home.

If they do share your excitement, a builder will take the time to consult with you, make recommendations, and point out solutions and even possible improvements to your vision.

FAMILIAR WITH THE BEST BUILDING TECHNIQUES?

A custom home should come well-equipped with the finest materials and building techniques.

For example, a custom home builder should be prepared to address any con-



If you desire special treatments such as this spiral staircase in an Ades Design Builders home, you must make sure your building team shares your vision.

cerns about Colorado's expanding soils and mold issues. Ask questions such as: Do they provide geological engineering and testing? Do they construct homes with a floating floor system? Do they have venting between floors to protect against moisture and mold? Does their stucco application protect against moisture? How is the sub-floor constructed? Are they familiar with water recirculation systems and in-floor heating?

The answers to these questions will help a person decide if they're making the best choice for their dream home.

ARE THEY COVERED?

While it's not nearly as much fun to think about as plans for the master bedroom, customers need to know what kind of

insurance policies different builders carry. Be sure that a custom home builder has all of the liability and workers' compensation insurance necessary to cover any accidents on the job site.

If they don't have the proper insurance, you could lose your lot and potentially be liable for any injuries that occur on the job site.

It doesn't seem fair, but without checking for this important information, a person's dream home could become a lawsuit.

The best way to handle this is by requesting the builder's insurance records and having them examined by your own insurance professional.

CAN THEY BE TRUSTED?

In any custom home building process, there must be a tremendous amount of trust. You and your builder will be going on this journey together, and no matter how detailed the blueprints may be, unexpected issues do come up with one-of-a-kind homes.

You and the builder will have to make important decisions together, and it's imperative that you trust one another's vision, and know that it will yield the best possible result. The best way to establish trust in a builder is by interviewing them, talking extensively with their past customers, and deciding for yourself if the builder matches your own personality and style.

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