



Considering Building Your Dream Home?
Six easy steps to help you get started.

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If you are building a new custom home, the more you know about the homebuilding process and all the steps involved, the more enjoyable your experience is likely to be and the more prepared you are for all the decisions you will need to make. Often people go into the process without spending the time to thoroughly learn even the first steps involved. By educating yourself, you can save time, money and a lot of frustration.

It is our goal with this easy to read whitepaper to assist you in understanding the *key first steps* to building your dream home. There are many resources out there from online to magazines and books that offer a lot of information but also generate a lot more questions. The six steps below will get you moving in the right direction. In addition, our [website](#) is a wealth of information and we conduct [building seminars](#) six times a year in beautiful Asheville, NC to personally walk you through the entire process. [Deltec Homes](#) is just a phone call away to answer your questions any time.

Let's get started.

Step 1: Put your vision in writing.

Designing and constructing an attractive, comfortable, safe, energy efficient and well-built home that fits your needs and wants can be very rewarding. [Deltec Homes](#) recommends putting in writing what your dream home looks and feels like to you. Writing down your vision on paper will greatly help you think through a lot of the details and decisions you will need to make throughout the entire process. The result: the dream home you want.



Some questions to think about while writing your dream home vision.

- What do you want to build and why?
- Do you entertain others frequently?
- Will you have overnight guests frequently?
- How long do you plan to live there?
- Do you work from home?
- Do you love to cook?
- Do you want to wake up watching the sunrise from your bedroom?
- Do you want a large, inviting, soothing master bathroom?
- Do you need or will you need special accommodations?
- Do you want a sun-filled interior that brings the outdoors inside?
- Do you want to lower your energy bills substantially?
- Do you want a “green” home?
- What kind of overall feeling do you want to create?
- Are your tastes more contemporary or traditional or somewhere in between?
- Do you want an entertainment room that is sound proof?
- What are your *needs*?
- What are your *wants*?

Homebuilding books and magazines are a great resource for design ideas - not only things that you will need and want to incorporate, but also those that you definitely do not want to include. Knowing what you don't want is just as important. [Click here](#) to order your Deltec Planning Catalog and DVDs for ideas.

Step 2: Determine your budget.

Building your custom dream home can be one of the most rewarding experiences in your lifetime. You've been dreaming for some time of everything your new home will include and feel like when it is done. [Deltec Homes](#) understands. You



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have a lot of *needs* you must have in your home and tons of *wants* you desire. Developing a budget is extremely important to incorporate both and the end result is something you can afford.

Take a piece of paper and draw a line down the middle. From the information you wrote down in Step 1, write your NEEDS on the left hand side and your WANTS on the right hand side. This will greatly help you when it comes to sticking to your budget as you will have to make compromises between the two. If you want a large elegant master bath with granite countertops and high end cabinets and fixtures, you may have to settle for less square footage or some other compromise to stay on budget.

NEEDS	WANTS



One question we hear all the time is, how much will my dream home cost? This is not an easy question to answer in the early stages of planning. The building site, home design, landscaping, finishing materials and labor all affect your final costs. On average, a new house can cost between \$80 and \$200 per square foot. To give an exact amount in the early stages of planning is like asking how much will a bag of groceries cost. It all depends on what you put in the bag.



To explain cost per square foot, take a 2,000 square foot home with total construction costs of \$250,000. That would translate to \$125 per square foot to build. Spend another \$50,000 on a gourmet kitchen, an elegant master bath, marble tiles in the foyer, a fancy curved staircase, 10 foot ceilings, or any other combination of “wants” and that same 2,000 square foot house would now cost \$150 per square foot to build; an increase of 20 percent.

A more realistic approach to determining how much your new home will cost is to simply work backwards. Start by determining how much you can afford to spend,



then be realistic about the size of the house you need and the wants you have on your list. If cooking is your passion and you “want” a high end kitchen, you may have to compromise something else on your list to stay in budget.

One word of caution as you do your research on square foot averages; **the only house that you really care about is the one that you are about to build and what it costs you.**

Don't forget to include in your budget the cost of land. A good rule of thumb is 15-20% of your total budget could go towards purchasing land. If your budget is \$200,000, you are looking at about \$30,000 to \$40,000 for land. Subtract out the land cost and you are looking at a remaining budget of about \$170,000. If the square footage cost is about \$100, you can afford about a 1700 square foot house. Also, be sure to build in a 5% reserve factor for “gotta haves” that come up during the construction process which may have been forgotten in the planning stages. For example; fancy front doors, expensive appliances, interior molding and on and on.



Keep in mind the financing equation of building a new home. It is different than financing an existing home and not all financial institutions are equal.

[Deltec Homes](#) can help smooth the complicated process of [construction to permanent home loan](#).

Step 3: Decide on your building lot.

Congratulations! You have your needs and wants in writing and an idea of what you can afford. Now you must

decide where you want to live and purchase the perfect building lot

for you. Selecting a building site that will fit your lifestyle is the first

critical decision to make. It is highly recommended to locate



and purchase the land before designing your home. If you design your home first, it makes it more restrictive on what properties may be suitable for your particular

design in the area you want to live. Your choice of land will determine your building options in many ways. Is the lot narrow, on a steep hill, in a

neighborhood, facing a lake or on top of a mountain? Think about these issues when selecting a building site:

- What is the price of the land?
- How large a lot do you want?
- What are the views you want to capture at all times of the day?
- Where does the sun rise and set?
- Is the property flat or on a steep incline?
- What site preparation challenges may you encounter?
- What is the use of the surrounding property?



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- Is the property served by public utilities?
- What are the zoning restrictions, building set-backs, future development plans for the area?
- Will access be a problem during construction or bad weather?
- Have you seen the property during a heavy rain?
- What are the severe weather conditions, if any, in the area?
- What is the tax base for building in that area?

Be sure that you take the time to consider all of the related aspects of the property you are considering before buying.

Step 4: Look at house plans for ideas.



Your new home will be a reflection of your lifestyle and personal tastes. Look through magazines to get ideas and save what you like and don't like into a photo album. This becomes a great reference point to visually show someone what you are thinking of for your new home.

One of the best advantages of [Deltec Homes](#) unique, circular, customized panelized kits is that they have [no interior load bearing walls](#) whatsoever. The interior space becomes an open canvas for you to design anyway you want. Put the bedrooms, baths, and kitchen *anywhere* without the restrictions that traditional stick built homes have on placement. Check out [Deltec Homes](#) sample [floor plans](#) and [gallery of pictures](#) to see the freedom of design we offer.



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Step 5: Start to research builders.

Now it is time to consider the next important step in building your dream home. Who will actually build it? You will need an honest, reputable, qualified general contractor to carry out your vision from the idea stage to construction to completion of the house down to the last detail.

If you have extensive building experience in dealing with subcontractors, your search for a builder is over. However, if not, you will need to find a licensed and insured local contractor or builder who has the skills, knows qualified subcontractors and is familiar with local building codes. It is important to feel very confident and comfortable with whom you choose since you will be working very closely together for many months. The best qualified builder you can choose is one you can clearly communicate with and who truly listens to you. You want a partner who will accomplish your vision, not theirs.



A good place to start is by getting recommendations from friends, family or colleagues, especially, from those who have recently built homes. Get references from the builders and be sure to call them yourself. Think ahead of time the questions you will ask to help you make a determination on a builder. It is also a good idea to get trade and financial references. Visit the National Association of Homebuilders website or your local Homebuilders Association to get some more local contractor references.

[Deltec](#) makes it easy. Our in-house construction advisors will communicate with your builder or builder candidates to make sure they have all the answers



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needed to properly bid on your project. Even though a Deltec home is a unique structure, it is built in a very conventional way. We want to make sure that you don't pay a premium for your homebuilding project because your builder didn't completely understand our system. On site technical help is also available and puts the local builder at ease if they aren't familiar with a panelized building system. The interior of the house is just simply carpentry.



Deltec Homes are simple to build, energy efficient and built to last. The custom, energy efficient home kits include all of the structural components that are needed to construct the shell *in less than 7 days*. In less than one week, your Deltec shell can be entirely enclosed, under roof, and protected from weather elements. Check out

Deltec Homes [construction information](#) for more details on our unique building system.

Step 6: Call us to help you understand more.

It is so important for you to feel comfortable in the building process and who you hire to build your dream home. We understand this is a vision you have been dreaming about for a long time. You want a home that you will love, feel safe and comfortable in, be proud to share with friends and family and that will be built to last for generations.

For over 40 years, [Deltec Homes](#) has shipped unique circular homes all over the world that are energy efficient, simple to build and built to last. Our homes have survived numerous hurricanes (Katrina, Ivan, Dennis) with no structural damage whatsoever. Hear it from our [customers](#) themselves.



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We welcome the opportunity to assist you in your search for the perfect new dream home, just as we have done for so many others for over 40 years. Our timeless unique circular home design might just be the dream home you've been looking for!

Call Deltec Homes Today
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