

So you've decided to build your dream home! Congratulations, this is a very exciting time. My name is [REDACTED], Vice President of [REDACTED] in [REDACTED], Florida and in this video, I'm going to walk you through what to expect in the pre-construction phase when you build with [REDACTED].

Your journey begins with an introduction to your real estate sales agent, who will be guiding you through the home building process, and if needed, help you select your parcel of land.

Englewood, North Port, and Port Charlotte are all excellent towns with desirable neighborhoods and plenty of amenities.

If you're not sure on which neighborhoods to focus your search, [REDACTED] can help. We can show you all of the best sites and help you identify which one is right for you.

Your agent will also be there to answer your financing questions. [REDACTED] is proud to say we work closely with several trusted lenders.

To help streamline the process, we've recently opened our new showroom in [REDACTED], Florida so that you can easily choose your desired finishes. This gives you full control over the details that help make your new home a true reflection of your family.

Once you've chosen a floor plan and customizations, it's time to sign the construction agreement. Your home's plan brief will be created, and once approved by you, will be sent to the engineer for drafting of the home's plans.

Meanwhile, your property will be surveyed. This survey has three parts: boundary, topographical and tree survey.

The tree survey documents the details of trees on the property, such as position and size of the trees.

The boundary aspect locates the corners and boundaries of the site parcel and the topographical portion defines the elevations and contours of the property.

This information will later be used to develop the site plan and foundation plans.

Now that the land survey is complete and you've reviewed the floorplan, we'll move on to the next steps, which are: *pause* site plan, *pause* truss design, *pause* energy calculation, *pause* and completion of plan drafting.

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Next, the site engineer will lay the CAD file of the drafted plans over the survey and then send it for your review. This lets you see the placement of your home on your property before the plans are finalized.

If your property requires a septic system, the site engineer will complete all the required paperwork for a permit from the County Health Department. All you need to do is sign the septic agent letter prior to submittal.

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Now, your home plan is sent to the truss engineer, who develops a layout for your home's trusses. When the truss layout is complete, it's sent to the draftsman, who continues to work with the structural engineer on your home's plans.

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To ensure the best energy efficiency for your home, your plans are sent to a specialist who will perform energy calculations and HVAC load sizing for your custom home. This step ensures that proper insulation will be used and the air conditioning unit is properly sized to the house.

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To complete the preconstruction stage, the draftsman works to put all the final touches on the plans. They include: **pause** completing the electrical plan with your customizations, **pause** drawing the foundation plan to match the site plan elevations, **pause** and any other special changes that need to be taken into account before permitting.

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With all of these tasks complete, the Engineer will review the construction plans. With their seal of approval, we are now ready to apply for your permit.

There are several departments at the county permitting office that must review your home's packet. If all goes according to plan, we should have a building permit within 6 weeks. **pause** Remember that this stage can take time, which we understand can seem to drag, but legally, we MUST obtain the permit before beginning any work.

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When the building permit is approved and finally in hand, we can contact the grading company to schedule a time to come clear your property. We cannot clear or touch the property until the permit is issued. After your property is cleared, we will place a permit box on your property and prepare for groundbreaking.

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Thank you for watching! To learn about the next phase in the custom home building process, please check out video 2 in this series: The Construction Phase

