How to Work with a Custom Home Builder by Robert Vadra

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Shopping for new homes in Newmarket can be an overwhelming experience. Even though this area is less expensive and frustrating than trying to find a downtown Toronto home builder, working with a custom home builder in any area can be intimidating if you've never done it before.

A private community is the perfect place for you to settle down, as it's close to Toronto, yet affordable and luxurious. The process of working with a custom home builder to get your new house built is remarkably easy, and a personal relationship will ensure you feel comfortable with what's happening every step of the way. Here is a simple overview of the custom home building process, and how you can make sure it goes smoothly:

1. Look for the best builder.

Ask your friends and family about builders and look them up online. Search out companies with an established presence online â€“ not a shady one-page website â€“ and other successful communities, either in the area or in other provinces.

2. Visit the community.

Usually, GTA homes are established unevenly. Even though there are empty lots where you can get your own custom home built, there are often example houses already built in the default plans so you can see what they look like. Drive out to the community and visit, take a look around at the houses in various stages of completion, and knock on someone's door to ask them what they think of the community if people are already living there.

3. Look at what's nearby.

Pretend you live there and drive to the nearest grocery store, school, or your workplace â€“ wherever you might need to go. This will give you an idea of the commute and how long it would take, should you choose to move into one of these new homes in Newmarket.

4. Get a contract.

Look carefully at the contract you sign when you agree to work with your custom home builder. Substitutions, modifications, and fees are clauses to watch out for in particular. There should also be an established â€œfinish-by dateâ€• so that you are aware of any deadline changes.

5. Trust them to do their jobs.

Once you've started the process of building, don't hover around the job site. Questioning or challenging the employees will create tensions and possibly result in a poorer-quality home, even though it may feel like you're more in control.

6. Get a home inspector.

Private home inspectors will survey the job site, review plans, monitor construction, and keep an eye on crucial safety elements you might not know to watch for. Hiring one is well worth a small investment, as it ensures your home will be safe and sound when it's ready for you.

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