



New Construction Home Buying Guide

Owning a Newly Built Home:

Buying a “new construction” home differs from buying a previously-owned or resale home. For starters, there is no previous home owner. You do not have to deal with the emotional ties that a seller may have to the property; which typically influences the negotiating process. Whether you are designing and building a custom home or buying one that has been built on spec in a new subdivision, you will only have to work with the builder.

When it comes to buying a previously-owned home, you have to figure out your budget and secure financing before you even begin to house hunt. Buying new construction is no different. You should get pre-approved by a bank or mortgage lender. Decide how much money you want to invest into a new home, taking into consideration the extras like property taxes, insurance, furniture, window treatments, landscaping and maintenance costs that could potentially drain your bank account.

If you are considering buying a newly-constructed home, follow these steps to guide you through the process:

Weigh the Pros and Cons of New Construction– Nothing beats the feeling of being the first person to live in a brand new home. There are three options for buying new construction:

Spec Built – This refers to homes built in a subdivision. Spec homes, also referred to as cookie cutter homes, often look similar to other homes in the community with slight changes in the look and feel of the home

Semi-custom – A semi-custom home may still be part of a subdivision but these homes often offer a larger variety of options regarding the look of the home and are often built on larger lots.

Custom – Custom homes are generally built on your land and made to your exact specifications.

Owning a new home has advantages including:

- Everything is new which means more time before you have to repair/replace things like appliances, roof, and carpet.
- New homes are generally built to be more energy efficient than older homes.
- Because the house is just being built, you often have more say in things like carpet color, type of countertops and other design elements.
- New technology including fire safety features and better building materials

But there are some disadvantages to consider as well. Such as:

- New communities are often built further away from the central parts of town and ones in town tend to be more expensive.
- It can take up to 6 months or more to build a new home.
- Tree-lined streets don't exist yet. These communities are new. New neighbors, new landscaping, new everything.
- You'll often find smaller lots in new home communities.
- Unless you're the last to buy in the neighborhood, you'll likely be facing a few weeks or months of construction noise and inconvenience.

Before you buy, there are a few things you should do to prepare yourself for the new construction home buying process. Start with a real estate professional who can help you wade through the builder's information and ensure your best interests are being considered.

Remember, ***it costs you nothing to work with a real estate professional when you buy new home construction***. The sales person in the builder's office has one job, to sell homes. He's thinking about his bottom line and that of the company. He's not thinking about your bottom line, your budget or what you're really looking for in a home.

Before you begin:

Research Neighborhoods and Builders– When buying in a new subdivision, consider working with a buyer’s agent who knows the area well. A home buyer specialist from The Chris Wylie Team can show you homes at any community in Houston and the surrounding areas.

When researching neighborhoods:

- Visit [our website](#) for a list of new homes for sale in the area you’re considering. Use the map search or narrow by other search criteria.
- Drive around the neighborhood and check out the amenities, and the quality of the homes.
- Walk the community. Ask home owners about their experience.
- Go to model open houses, keep a journal and take photographs. Don’t try to cover every model house in one day.
- Check with the sales person about the homeowners association (HOA), fees and rules; some are incredibly expensive- and strict. They may not allow storage sheds, certain paint colors or finish materials, solar panels or even vegetable gardens. Be sure to find out if the HOA can assess penalties for infractions.
- Ask whether cable and internet are readily available and from what companies; your new home will be wired for cable but that does not mean the cable company offers service in your neighborhood.
- Ask your real estate professional and the home builder about plans for the area.

When Researching Builders:

- Make sure there are no Better Business Bureau or other complaints against the builder you’re considering.
- Ask around to see if the builder has a positive reputation in the community. Check social media and review websites.
- Visit other neighborhoods built by the builder you’re considering. Are the homes standing the test of time?

Once you’re ready to begin your home search for Houston New Construction, give The Chris Wylie Team a call. We’ll help you work through the new home purchase process and ensure you find the home you’re looking for.

The Chris Wylie Team

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