



Providing a piece of ground, making financial arrangements, preparing your land for construction and building a new home can be a complicated process. With over 35 years of real estate experience, Spectrum Homes understands the many critical decisions you face when building a home.



**Home Site**  
Land values vary based on location, topography, site improvements, surrounding properties, municipal services and most importantly supply and demand.



**Lot Improvement**  
Generally includes the costs associated with obtaining necessary permits and utilities to be used on your lot. The cost and amount of lot improvements will vary depending on the location and topography of your home site (i.e. building permits, water/sewer system, impact fees and grading).



**The Home**  
Will vary depending on the type of design, specifications and floor plan you select.



**Financing**  
Will vary depending on the type of loan you choose. Common financing options include conventional, construction and bridge loans. The type of loan you select will determine the funds needed at your real estate closing.

## The Four Components of New Construction on Your Own Home Site or Ours

At our initial “one-on-one” meeting, we will explain the Four Components of New Construction and outline a systematic approach designed to provide you with the necessary support and guidance required to help you make sound decisions including, but not limited to:

- Obtaining all necessary permits
- Investigating soil condition, drainage, zoning and building codes
- Surveying and excavation
- Inspection
- And more!

**Spectrum Homes can build from your plan or ours, large homes or small, two-stories or ranches. We have multiple floor plans to choose from that can be built as is or customized to fit your needs.**

**Call us today at 610.439.1491 to schedule a free consultation.**

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A Spectrum Group Company

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