



Congratulations on your newly purchased land!

Building a home is an exciting opportunity, one that many dream and plan for during their lifetime. Spectrum Homes has experienced a lot of ups and downs. Supply issues have been eased as well as pricing has stabilized. The good news is that your land isn't going anywhere! We can help you start to plan today's living for tomorrow's lifestyle.

We offer:

1. Land Development and site plan experience
2. Lot Improvement costs and consulting
3. In-house drafting, and design that could save you thousands of dollars
4. Realistic estimated based on your home needs and wants
5. We have working knowledge of the complicated process

*\*\*\*Visit here for more information: <https://spectrumhomes.com/build-on-your-lot>*

Take advantage of the opportunity to make your dream come true with Spectrum Homes. Let us help you obtain your goal of building your dream home. With over 40 years of experience, family-owned and operated Spectrum Homes has fine-tuned the overall building experience within the Greater Lehigh Valley. Our team of professionals is ready to assist you through the entire building process. Schedule your appointment today! We look forward to the opportunity to serve you!

**Craig Snyder**

**Vice President, Spectrum Group & Affiliates**

610-439-1491  
[spectrumgrouponline.com](https://spectrumgrouponline.com)



3312 7th Street  
Whitehall, PA 18052



# BEST IN CLASS

## Products & Services

*With SPECTRUM HOMES it's INCLUDED!*



### A FULL SERVICE COMPANY

- In-house Design Coordinator
- Construction supervisor
- In-house architectural/drawing Coordinator
- Warranty department
- 10-Year Quality Builder Warranty
- TQA (Total Quality Assurance) Program
- Top Builder Home Services certification (3rd party energy inspection)
- HERS (Home Energy Rating System)
- BuilderTREND™ construction management software (track your homes daily activity)
- Locally owner and operated sub-contractors

### COMMUNITY HIGHLIGHTS

- Community deed restrictions
- Decorative landscaping package
- Front yard post light
- Side entry two car garage
- Final macadam driveway and service walks
- Hydro seeding of lawn

### DESIGN INTERIOR SELECTIONS

- Schlage brushed nickel door hardware
- 3 1/4" wide oak pre-finished hardwood floors: foyer, kitchen, breakfast area, and powder room
- Gas propane fireplace with decorative surround with flanking feature windows (plans may vary)
- Double bowl cultured marble sinks in the master and main bathrooms (plans may vary)
- 7 Recessed lights and ceiling fan connectors

### QUALITY CONSTRUCTION HIGHLIGHTS

- Energy efficient ZIP System™ (exterior wall sheathing)
- AdvanTech sub-flooring (tough and grooved with lifetime limited warranty)
- ENERGY STAR Rated low-maintenance window
- GAF 30-year architectural shingles
- 2x6 exterior walls with R-21 insulation and R-38 blown insulation in attic space
- Full basement pour with R-11 draped insulation
- Steel I-beam construction

### CUSTOM KITCHEN & BATHROOM FINISHED USING NATIONALLY KNOWN PRODUCTS

- Custom design your kitchens and baths with a "Certified Designer"
- 42" KraftMaid cabinetry with crown molding, "easy close" dovetail drawers and cabinets (cabinetry hardware included) Granite kitchen counter tops
- Whirlpool stainless steel appliances (overhead microwave included)
- BLANCO Silgranite double bowl, under mount kitchen sink
- Moen pullout kitchen faucet
- Designer tile floor selection in master and main bathrooms
- Custom shower with 8' tile walls, low maintenance fiberglass base and framed glass enclosure



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Prices subject to change and reflect floor plan features/details. Builder reserves the right to make substitutions and revisions without written notice.



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 45 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 including 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 YOU 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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## Sample Lot Improvement Checklist

PERMITS	EXPLANATION OR DESCRIPTION OF NEED
Special Engineering	Engineering requirements may vary per municipality. A civil engineer will be needed to complete grading plans and septic designs if not already completed.
Building Permits	Costs may vary per township and third party inspection agency.
Water Tap in Fees/ Well Permit	Lot owners should verify with the local water authority to confirm additional costs if public water is available to subject lot. Septic permits may also be required per municipality, costs may vary.
Sewer Tap in Fees/ Septic System	Lot owners should verify with the local sewer authority to confirm additional costs if public sewer is available to subject lot. Septic permits may also be required per municipality, costs may vary.
Impact Fees	Verify Impact Fees with local municipality. Impact fees are typically paid by the developer or the owner of the lot prior to the subdivision
Grading Plan Review, Site Plan Review, Septic Design	Municipalities use third party companies for inspections and reviews, costs typically vary.
Electric Connection Fees	Connection fees may vary, depending on location of the electrical supply and distance to the subject home from the connection point.

POTENTIAL SITE IMPROVEMENTS	EXPLANATION OR DESCRIPTION OF NEED
Fill in/Fill Out	Fill in or fill out costs will vary from site to site depending on the topography of the lot.
Soil Erosion Controls	Silt fencing is required to prevent any runoff during the construction period and is required to be installed as per the approved soil and erosion plan.
Tree Removal	Depending on the lot and placement of the home additional cost may occur, a permit may be needed depending on the municipality.
Rock Removal & Substandard Soil Conditions	Rock removal and substandard soil conditions could be unforeseen items and may have additional costs.
Trenching	Trenching is required to install utilities to the home. Costs will vary depending on the distance of the home and setback from the road.
Infiltration Systems/ Storm Water Management	Infiltration systems may be required for the home site and costs vary per municipality, verification is also necessary.
Well	In the event public water is not available a well must be installed, costs may vary depending on the depth of the well and gallons per minute.
Public Water	A cost will be associated with installing water lines from the water access point to the home. Depending on location of the water line, street cutting fees may apply as well as additional municipality fees.
Septic System	In the event public sewer is not available a septic system must be installed, costs will vary depending on the type of system.





## Sample Lot Improvement Checklist

POTENTIAL SITE IMPROVEMENTS	EXPLANATION OR DESCRIPTION OF NEED
Grinder Pump	In the event the sewer lines are not gravity fed a grinder pump may be required at an additional cost.
Public Sewer	A cost will be associated with installing sewer lines from the sewer access point to the home. Depending on location of the sewer line, street cutting fees may apply as well as additional municipality fees.
Driveway	Driveway costs vary depending on width and length.
Driveway Stone Only	Stone driveway is required to gain access to the home from the street during the construction period.

ADDITIONAL SITE IMPROVEMENTS	EXPLANATION OR DESCRIPTION OF NEED
Service Walks	Depending on the local municipality service walks may be required. Service walks to the front door may be concrete, paver style or stone. Materials may vary based on municipality requirements and home owner choices.
Public Walks	Depending on the municipality public walks may need to be installed. Owner should verify with locality.
Curb Cuts	A curb cut may be required when an existing curb is already installed and access must be gained to the home site.
Final Grading	Final grading is required prior to seeding. Final grade is completed to prepare the lot for seeding. Swales and other lot specifics may be required per plan. Additional top soil may be hauled in for added cost.
Seeding	Most municipalities now require seeding to be completed prior to closing. A hydro seed is Spectrum's preferred method but additional options are available. Costs will vary depending upon the amount to be seeded and application type.
Landscaping	Landscaping allowances are determined by the lot owner. Community deed restrictions may require certain landscaping to be installed within a specific period of time, once the home is completed. Review deed restrictions for verification.

\*\*\*The list of potential lot improvements mentioned above could be used as a checklist. Lot improvement costs & requirements will vary from site to site upon the municipality one is building in.\*\*\*

