



Before You Build

12 questions that protect your custom home's budget, schedule, and quality.

Building a custom home is one of the largest investments you'll ever make - and the one you're least equipped to police. Before you sign anything, run through these. If you can't answer them with confidence, you've just found where an owner's representative earns their fee many times over.

1. Is my budget a real, line-item estimate - or just a round number?

Vague budgets are how six-figure surprises start.

2. Does the budget include site work, permits, design fees, and a contingency?

The house is only part of the cost. The rest is where people get blindsided.

3. Have I leveled competing builder bids on the exact same scope?

If the bids aren't apples-to-apples, the cheapest one usually isn't.

4. Do I know exactly what my allowances cover - and what happens if I exceed them?

Allowances are the number-one source of budget creep on custom homes.

5. Has someone independent reviewed my construction contract before I sign?

The contract decides who pays when things go wrong. Read it with an expert.

6. Who is accountable if the schedule slips, and what does the contract say about it?

An eight-month build that slips to eighteen should carry consequences. Does yours?

7. How will change orders be priced and approved?

Unmanaged change orders quietly add tens of thousands.

8. Who is verifying quality behind the walls - not just the finishes I can see?

The expensive problems are the ones that get covered up.

9. Are my architect and builder actually coordinated, or working in silos?

Miscommunication becomes rework, and you pay for it twice.

10. What is my plan for reviewing draws and pay applications?

Paying for work that isn't finished is more common than you'd think.

11. Do I have time to manage site visits, selections, and hundreds of decisions?

A custom build is a second full-time job. Most owners don't have the hours.

12. Who on this project answers only to me?

Your architect, builder, and trades all have their own interests. Who has yours?

If you can't confidently answer these, that's exactly what an owner's representative is for.

Cross Timbers Development brings billion-dollar project discipline to your custom home - protecting your budget, schedule, and quality, and answering to one client: you.

Schedule a free consultation: rbatson@crostimbersdevelopment.com | (469) 236-5135

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