

## How Best to Communicate with Your Home Builder

When you've made the decision to build a custom home, you'll be filled with excitement, nerves, and maybe feel a bit stressed. It's quite a journey and it's important to ensure you get the home you're picturing when you first start the process.

Choosing the right **custom home builder** is a great start, but you need to be able to communicate with your builder, too. Without clear communication, you may not get what you want. Here are a few great tips to help you **communicate with your home builder**.

### Choose Your Preferred Communication Method

It's best to choose the way you prefer to communicate and let the builder know this is how you will be communicating. Whether you prefer to talk face-to-face, over the phone, or via email, you need to inform your builder so they will be on the same page.

You should also discuss how often you would like to communicate and even meet with your builder. You need to feel comfortable, so make sure you choose a **custom home builder** willing to communicate in the way you prefer.

### Don't be Shy

If you don't speak up, your builder won't know what you want. Make sure you say what you think and communicate your feelings. If you don't like a paint color, say so. If you prefer a specific type of tile for the bathroom, don't be shy, tell your builder.

It's better to speak up than to end up with something you don't like. Ask questions, tell your builder what you're thinking, and make sure you're honest or you could end up with features of your home you really don't like.

### Avoid Blaming

When the project has started and something doesn't go quite as planned, it can be easy to want to place blame. It doesn't matter whose fault it was, as long as a solution can be found and the issue can be resolved.

Instead of placing blame, take the time to **communicate with your home builder** to find a solution to the problem. Most issues can easily be solved with the right communication.

### Get Regular Status Updates

You should never feel like you're just left out of the process with no clue how far along your custom home is during the building process. You need to know what's going on and regular status updates should be scheduled ahead of time.

Yes, delays happen and things come up, but a weekly email or even a bi-weekly phone call can be a great way to know where your home is in the building process. You need to be an active participant in

the process and regular status updates will help to ensure you know what's going on with your new home.

One of the most important parts of guaranteeing you get the home of your dreams is **communicating with the home builder**. It's important to use the tips above and build a great working relationship with your builder to ensure you get the best custom home you could possibly imagine. '

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## Is it Cheaper to Buy New Construction or Buy a Fixer-Upper?

When it's time to buy a home, you have several options. You can **build a new custom home** in Minnesota, you can buy an existing move-in ready home or you can buy a fixer-upper. However, before you make this decision, it's important to have the facts and know what you're getting into.

The decision can be difficult when you have so many options. It may be very appealing to buy a move-in ready home, but the dream home you want may not be available in your budget. **Building a new construction home** or buying a fixer-upper may provide a better option. Here's a look at the pros and cons of both.

### New Construction Homes

A **new construction home** comes with several benefits, but the two that stick out the most are the maintenance and the customization. With a **new construction home**, you are going to have warranties on everything, which means repairs and upgrades won't be necessary for several years. Not having to worry about paying for something if it breaks or goes wrong provides quite a bit of peace of mind.

Along with the warranties, a **new construction home** will give you the option to customize it. When you **build a custom home** in Minnesota, you get the option to build from the ground up. You can customize things, such as the way your home is insulated or having the wired a certain way. This is a much bigger and more expensive task when remodeling a fixer-upper compared to building from the ground up.

While the advantages of warranties and customizations are great **building a new construction home** does have a couple of disadvantages. First, the upfront cost is going to be higher than buying a fixer-upper home. However, you're getting a brand new home and it won't need any work for quite some time, so it's a bit of a tradeoff.

Second, you will likely be building in a developing neighborhood. This could mean you have to wait for landscape to be fully developed or amenities to be developed. It depends on the neighborhood you choose, as some lots are found in more mature neighborhoods already well developed.

### Fixer-Upper Homes

When you choose to **buy a fixer-upper**, you will have a lower up front cost compared to building a custom home in Minnesota. In addition, the cost will be lower than a move-in ready home because the

house will need some work. Usually, the seller isn't willing to do the work, so they sell the property as-is for a much lower price.

A fixer-upper also allows you to **customize the home** as you go. This means you can still get your dream home, but you don't have to take the huge hit on your budget to get every project done immediately. Of course, if you can get the financing to completely remodel the home, you may want to consider having everything done before you move in.

With a fixer-upper, you may also get character in the home you simply cannot get with a new construction home. Some fixer uppers have historic value, while others may be an architectural design not used much or at all anymore. If you love the idea of having unique character in your home, a fixer-upper may be the way to go.

There are several advantages to a **fixer-upper home**, but plenty of disadvantages, too. It can be a large project to take on and without a skilled remodeling contractor; it could take quite some time to fix up the home. Some fixer-uppers remain a work in progress for a very long time.

Homes in need of repair may also come with hidden costs. This is a big risk you will be taking, as you don't know what could be found in the walls or ceiling or even below the home. They may also come with health risks of asbestos (depending on the age of the home) or ongoing costs due to the age and condition of the home.

With a **fixer-upper home**, it depends on the level of work needing to be completed. If the home just needs to be remodeled in the kitchen, bathrooms and other rooms, it may be a great choice. However, if it has major issues in need of repair, make sure you do your due diligence before making the purchase.

**Building a custom home** in Minnesota has plenty of appeal, but a fixer-upper can be a good choice, as well. Regardless, make sure you hire an excellent builder, if you decide to build or a great remodeling contractor if you plan to buy a fixer-upper.

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## Top 5 Signs You're Ready to **Build a Custom Home**

New Construction is a different ballgame compared to buying an existing home. It's a different process and comes with its own set of benefits. Are you considering **building a new home** in Minnesota? If so, consider these five signs you're ready to **build a custom home**.

### **You're Family Requires More Space**

Maybe you've been living in a 1,000-square-foot condo for the past few years and you have baby number two, three or four on the way. You know you are going to need more space as it's already a bit cramped in your place now. **Building a custom home** will help to give you the space you need for your growing family.

## Your Budget Supports Building

It's more difficult to buy your first home than your second. If you've already bought a home and your budget now supports the ability to build, it may be the right choice.

Even for first-time buyers, it's possible to build. It may not be as expensive as you may think, but you do need to make sure your budget can support the construction loans available for you.

## You Want to Live in a Specific Area

Some areas of Minnesota are hard to get into without **building a custom home**. Developing neighborhoods may provide the majority of the housing available and you may struggle to find an existing home in the area you really want to live within. A **custom home** may also allow you to live lakefront or close to the right school.

## You Prefer New and Shiny

No matter how much cleaning or remodeling you do, an existing home has already been lived in by someone else. If you prefer things to be new and shiny, **building a custom home** may be the perfect solution for you.

## You Know Exactly What You Want

One of the biggest issues with shopping for an existing home is the compromises you will make. You won't get everything you want, most of the time. However, when you **build a custom home**, you get to choose the options, so you do get exactly what you want.

If you're considering **building a custom home** in Minnesota, consider these five signs. You might be ready to move forward with the process and it might be the perfect time to build.