



MANUEL BUILDERS

PATH TO BUILDING ON YOUR LAND

START

PREPARE FOR YOUR NEW HOME

It's best to be as prepared as possible before starting construction on your home. Our path to building on your land starts with creating a budget, choosing your floor plan, and gathering important documents.



PREPARE FOR YOUR CONSULTATION

Select a floor plan, have some idea of your budget, and bring your property documents (plat, cash sale, etc.)



MEET WITH YOUR BUILDING CONSULTANT

Schedule a first consultation to find out what options are included, make floor plan changes, and discuss what features fit you best. A Purchase Estimate for you will be created based on this information.



SIGN YOUR PURCHASE ESTIMATE

Review your line-item estimate, make revisions, pay your deposit, and sign to move forward. Contract documents will then be prepared for you.

PREPARING YOUR SITE WORK AND SELECTIONS

Our Design and Site Coordinators will guide you to prep your site for construction and pick your interior and exterior finishes.



MEET FOR SITE EVALUATION

Meet with one of our Superintendents onsite to confirm your site access, utility placement, driveway layout, etc.



CHOOSE YOUR SELECTIONS

Use your Look Book to prepare and complete your pre-selections packet. After the packet is completed, you will meet with a Design Coordinator to choose each of your home finishes.



RECEIVE YOUR PERMIT SET

With the additional information from your Selections & Plan Review meetings (if we didn't skip this step), our Design Team will complete your full Permit Set of plans. Now the permitting process will begin and you will meet with your Building Consultant to review and make any final adjustments.

FINALIZE YOUR PLANS, SITE, AND FINANCING

The last few steps include closing your construction loan, finalizing your plans and making sure you have everything you need to start construction.



ORDER APPRAISAL

We will have your lender initiate appraisal as soon as your plans are completed.



GET A COMPACTION TEST

If you are building up your home site with a dirt pad, complete and submit compaction test.



CLOSE ON YOUR LOAN

Once appraisal is completed, close on your construction loan and send us your Closing Disclosure.



RECEIVE FINAL SET

After all items have been completed, our Design Team will complete your final set of plans for construction. You will review them one final time before signing off on your plans and selections.

CONSTRUCTION

By now, all necessary documents have been received and your home can be released into the field for construction. Your superintendent will help you as our team builds your new home!



ATTEND YOUR PRE-SLAB WALK

Meet your Superintendent at your property, before your slab gets poured, to discuss what to expect during the building process of your home.



ATTEND YOUR FRAMING WALK

Walk the home with your Superintendent during the framing phase to discuss next steps and any concerns before walls are closed up.



HOMEOWNER ORIENTATION

Walk the home with your Superintendent and create your final list of items to be addressed before closing and an agreed upon resolution will occur.



CLOSING DAY

One final meeting with your Superintendent at your new home to review all the completed items on your Punch List and receive the keys to your new home!



WELCOME HOME!