

# SEMCO CONSTRUCTION

Residential and  
Commercial Construction

*“Make Your Dream Home a Reality “*

## **CUSTOM/SEMI-CUSTOM HOME BUILDING PROCESS**

- **Lot Choice and House Plan**
  - Choose lot or build on land owned by the buyer or the builder.
  - Choose existing SEMCO plan, use buyers’ plan or have architect draw a custom plan. An architectural fee will be charged that will be credited back to buyer when the house closes.
- **Buyer obtain a pre-approval letter from a local lender**
- **Pre-contract home features/upgrade checklist meeting**
- **Pricing for new home established based on features meeting**
- **Put together Buyer Contract that will include:**
  - Exhibit A, Standard Features and Custom Specifications
  - Exhibit B, Thumbprint, Blueprint, Elevation
  - Exhibit C, Written 1-year Builder’s Warranty
  - Exhibit D, Residential Warranty Corporation extended 10 Year Warranty Brochure
  - Buyer Policies during construction of house
- **Selections Schedule**– we prefer selections to be chosen at the beginning of the construction of the home as much as possible. This helps us in ordering the chosen products and having them available when they are needed in the construction process, so as not to slow down the building time. Selections are based on the agreed upon builder and buyer budget. Any overages can be rolled into the sales price of the home or paid outside of the final contract sales price and will be documented with change orders.
  - Exterior Brick/Stone
  - Windows – Style, Color
  - Cabinets – Placement, Style & Finish
  - Paint/Stain – Interior/external doors, cabinets and trim
  - Tile/Wood Flooring/Carpet throughout house
  - Countertops – Kitchen and Bathroom areas
  - Lighting
- **Scheduled Buyer Walk-Throughs**
  - Electrical
  - Low Voltage
  - Cabinets
  - Pre-Sheetrock
  - Preliminary walk through with buyer 1 week before closing
  - Final walk through with buyer day of or day before closing
  - Home Demonstration – completed with buyer same time as final walk-through

**All features above are based on the agreed upon building budget.**

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