

CLIENT NAME(S): _____ CLIENT PHONE #: _____ CLIENT EMAIL: _____

LOT CRITERIA – GENERAL (check all that apply)

Lot Dimensions _____

- Acreage Approximate size: _____
- Corner
- Creek
- Cul de Sac
- Golf Course Lot
- Greenbelt
- Heavily Treed
- Horses Permitted
- Interior Lot
- Lake Front
- Large Backyard

Street/Utilities

- Aerobic Septic
- All Weather Road
- Alley
- Asphalt
- City Sewer
- City Water
- Co-op Water
- Community Mailbox
- Concrete
- Curbs
- Dirt
- Gravel / Rock
- M.U.D. Sewer
- M.U.D. Water
- No City Services
- Outside City Limits
- Overhead Utilities
- Private Road
- Private Sewer Co.
- Private Water Co.
- Septic
- Sidewalk

Underground Utilities

- Unincorporated
- Well
- Other

Elementary School

Middle/Junior High School

High School

HOA Common Features (if applicable)

- Boat Ramp
- Club House
- Community Dock
- Community Pool
- Gated Entrance
- Golf
- Greenbelt
- Guarded Entrance
- Horse Facilities
- Jogging Path/Bike Path 1
- Marina
- Park
- Perimeter Fencing
- Playground
- Private Lake/Pond 1 Public
- Tennis

HOME CRITERIA – GENERAL (check all that apply)

Size:
 A/C Square Footage _____
 Garages (~200-250 per car) _____
 Covered Patios _____
 Porches _____
TOTAL UNDER THE ROOF* _____
* Under-the-roof includes garage, covered patio, porches, etc.

Number of Stories _____
 Number of Bedrooms _____
 Number of Full Baths _____
 Number of Half Baths _____
 Number of Fireplaces _____
 No. of Living Areas _____
 No. of Dining Areas _____
 No. of Garage Spaces _____

Handicap Amenities Yes No
 Security System Yes No
 Pool Yes No
 Pets Yes No

Heating/Cooling
 Additional Water Heater(s)
 Central Air - Electric
 Central Air - Gas
 Central Heat - Electric
 Central Heat - Gas
 Direct Vent
 Electrostatic Air Filter
 Evaporation
 Gas Jets
 Geothermal
 Heat Pump
 Humidifier
 Panel/Floor/Wall
 Propane
 Zoned

Style
 Colonial
 Contemporary/Modern
 Craftsman
 English
 French
 Mediterranean
 Mid Century Modern
 Old World
 Ranch
 Spanish
 Traditional
 Tudor
 Victorian
 Other _____

Alarm/Security Type
 Burglar
 Carbon Monoxide Detector
 Exterior Security Light(s)
 Fire Sprinkler System
 Fire / Smoke
 Firewall(s)
 Leased
 Monitored
 Owned
 Pre-Wired
 Smoke Detector
 Wireless

Green Features
 Drought Tolerant Plants
 Enhanced Air Filtration
 Geo-thermal HVAC
 Low Flow Commode
 Low Flow Fixtures
 Mechanical Fresh Air
 Rain/Freeze Sensors
 Rain Water Catchment
 Recirculating Hot Water
 Solar Electric System
 Solar Hot Water
 Wind Power

Energy Features
 12 in. + Attic Insulation
 13-15 SEER AC
 16+ SEER AC
 80% Efficient Furnace
 Attic Fan/Ridge Vents
 Ceiling Fans
 Dehumidifier
 Double Pane Windows
 Electric Water Heater
 Energy Star Appliances
 Foam Insulation/Bib Insulation
 Gas Water Heater
 High Efficiency Water Heater
 Insulated Doors
 Low E Windows
 Programmable Thermostat
 Radiant Barrier
 Smart Electric Meter
 Solar Panels
 Solar Screens
 Storm Door(s)
 Storm Window(s)
 Tankless Water Heater
 Thermo Windows
 Tinted Windows
 Turbines
 Variable Speed HVAC
 Ventilator

HOME CRITERIA – EXTERIOR (check all that apply)

<p>Roof</p> <input type="checkbox"/> Composition <input type="checkbox"/> Concrete <input type="checkbox"/> Fiber Cement <input type="checkbox"/> Metal <input type="checkbox"/> Overlay <input type="checkbox"/> Shake Metal <input type="checkbox"/> Tile/Slate <input type="checkbox"/> Wood Shake <input type="checkbox"/> Wood Shingle <p>Parking/Garage</p> <input type="checkbox"/> Assigned <input type="checkbox"/> Attached <input type="checkbox"/> Circle Drive <input type="checkbox"/> Covered <input type="checkbox"/> Detached <input type="checkbox"/> Front <input type="checkbox"/> Golf Cart Garage <input type="checkbox"/> Has Sink in Garage <input type="checkbox"/> Opener <input type="checkbox"/> Outside Entry <input type="checkbox"/> Oversized <input type="checkbox"/> Porte-Cochere <input type="checkbox"/> Rear <input type="checkbox"/> Side <input type="checkbox"/> Swing Drive <input type="checkbox"/> Tandem Style <input type="checkbox"/> Uncovered <input type="checkbox"/> Workbench	<p>Outdoor Features</p> <input type="checkbox"/> Arena <input type="checkbox"/> Attached Grill <input type="checkbox"/> Balcony <input type="checkbox"/> Boat Dock w/ Lift <input type="checkbox"/> Boat Dock/Slip <input type="checkbox"/> Covered Deck <input type="checkbox"/> Covered Porch(es) <input type="checkbox"/> Deck <input type="checkbox"/> Equestrian Center <input type="checkbox"/> Gardens <input type="checkbox"/> Gazebo/Pergola <input type="checkbox"/> Greenhouse <input type="checkbox"/> Guest Quarters <input type="checkbox"/> Gutters <input type="checkbox"/> Lighting System <input type="checkbox"/> Mosquito Mist System <input type="checkbox"/> Outdoor <input type="checkbox"/> Fireplace/Pit <input type="checkbox"/> Outdoor Living Center <input type="checkbox"/> Patio Covered <input type="checkbox"/> Patio Open <input type="checkbox"/> Private Hangar <input type="checkbox"/> Private Landing Strip <input type="checkbox"/> RV/Boat Parking <input type="checkbox"/> Satellite Dish <input type="checkbox"/> Separate Entry Quarters <input type="checkbox"/> Sport Court <input type="checkbox"/> Sprinkler System <input type="checkbox"/> Stable/Barn <input type="checkbox"/> Storage Building <input type="checkbox"/> Storm Cellar <input type="checkbox"/> Tennis Court(s)	<p>Backyard Pool Features</p> <input type="checkbox"/> Attached Spa <input type="checkbox"/> Cabana <input type="checkbox"/> Cleaning System <input type="checkbox"/> Custom Cover <input type="checkbox"/> Diving <input type="checkbox"/> Heated <input type="checkbox"/> In Ground Fiber Glass <input type="checkbox"/> In Ground Gunite <input type="checkbox"/> In Ground Vinyl <input type="checkbox"/> Indoor <input type="checkbox"/> Infinity Edge <input type="checkbox"/> Lap Pool <input type="checkbox"/> Play Pool <input type="checkbox"/> Pool Perimeter Fence <input type="checkbox"/> Separate Spa/Hot Tub <input type="checkbox"/> Water Feature <p>Type of Fence</p> <input type="checkbox"/> Automatic Gate <input type="checkbox"/> Brick <input type="checkbox"/> Chain Link <input type="checkbox"/> Cross Fenced <input type="checkbox"/> Dog Run <input type="checkbox"/> Metal/Wrought Iron <input type="checkbox"/> Net <input type="checkbox"/> None <input type="checkbox"/> Partially Fenced <input type="checkbox"/> Pipe <input type="checkbox"/> Rail <input type="checkbox"/> Rock/Stone <input type="checkbox"/> Slick/Smooth Wire <input type="checkbox"/> Vinyl <input type="checkbox"/> Wood
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HOME CRITERIA – INTERIOR (check all that apply)

Flooring

- Brick/Adobe
- Carpet
- Ceramic Tile
- Concrete
- Laminate
- Marble
- Parquet
- Slate
- Stone
- Travertine
- Wood Floor
- Wood Hand Scraped

Utility Room

- Drip/Dry Area
- Dryer Hookup-Elec
- Dryer Hookup-Gas
- Full Size W/D Area
- Room for Freezer
- Second Pantry
- Separate Room
- Sink in Utility

Miscellaneous

- Bay Windows
- Built-in Wine Cooler
- Cable TV Available
- Central Vacuum
- Decorative Lighting
- Dry Bar
- Electric Shades
- Flat Screen Wiring
- High Speed Internet Avail.
- Intercom
- Loft
- Multiple Staircases
- Plantation Shutters
- Smart Home Features
- Sound System Wiring
- Vaulted Ceilings/Beamed Ceilings
- Wainscoting
- Water Filter
- Water Purifier
- Water Softener
- Window Coverings
- Window Wall

Kitchen Equipment

- Built-in Coffee Maker
- Built-in Compactor
- Built-in Icemaker
- Built-in Microwave
- Built in Refrigerator/Freezer
- Commercial Grade Range
- Commercial Grade Vent
- Convection Oven
- Cooktop-Electric
- Cooktop-Gas
- Dishwasher
- Disposal
- Double Oven
- Drop in Range/Oven - Gas
- Dual Dishwashers
- Dual Fuel Range
- Indoor Grill
- Oven - Electric
- Oven - Gas
- Plumbed for Gas in Kitchen
- Range/Oven—Electric
- Range/Oven—Gas
- Vent Mechanism
- Warmer Oven Drawer
- Water Line to Refrigerator

Kitchen Other

- Breakfast Bar
- Butler's Pantry
- Concrete Countertop
- Corian/Corian Type Counter
- Dumbwaiter
- Eat-in Kitchen
- Farm Sink
- Galley Kitchen
- Granite/Granite Type Counter
- Island
- Pot Filler
- Recycle Bin
- Second Sink
- Tile Countertop
- Walk-in Pantry

Bed/Bath Features

- Built-ins
- Cedar Closet
- Dual Sinks/Separate Vanities
- Fireplace in Master
- Garden Tub
- Hollywood Bath
- Jack & Jill Bath
- Jetted Tub
- Linen Closet
- Medicine Cabinet
- Separate Shower
- Shower Body Sprays
- Sitting Area in Master
- Split Bedrooms
- Steam Shower
- Walk-in Closets

Specialty Rooms

- Exercise Room
- Extra Storage Room
- Game Room
- Guest Suite
- Library/Study
- Media Room
- Mud Room
- Safe Room
- Sauna/Steam Room
- Second Master
- Solarium/Sunroom
- Spa/Hot Tub Room
- Unfinished Bonus Room
- Wine Cellar

Fireplace Type

- Blower Fan
- Brick
- Decorative
- Direct Vent
- Electric
- Freestanding
- Gas Logs
- Gas Starter
- Insert
- Masonry
- See Through Fireplace
- Stone
- Wood Burning

PRIORTIZE YOUR TOP TEN NEEDS AND WANTS:

	NEEDS	WANTS
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

UNDERSTANDING PRICE PER SQUARE FOOT

One very important factor to consider when designing your custom home is the method in which many custom builders calculate the price per square foot to build. It is different from how the price per square foot is calculated on a home that is already constructed. Understanding these differences will assist you in budgeting and help you understand how it affects the associated cost to build as well as the resale value. Below is an example of the calculation difference between an already constructed home that has 3,000 square feet of heated/AC space, with a three-car garage (700 sq. ft) and outdoor patio (200 sq. ft.) that sells for \$300,000 and the same size custom home that can be built for \$85 per sq. ft. “under the roof.”

- **CONSTRUCTED HOME CALCULATION**

Price / sq. ft. of heated and air conditioned space* = Price per sq. ft.
\$375,000 / 3,000 sq. ft. of heated and air-conditioned space* = \$125 per sq. ft.

*Total square footage that is “heated and air-conditioned” which does not include areas of the home such as the garage, porches, covered patios, etc. The price also includes the cost of the lot.

- **CUSTOM HOME**

sq. ft. under the roof** x price per sq. ft. = Price
3,900 sq. ft. under the roof x \$85 per sq. ft.** = \$331,500**

**Total square footage that has both a roof and a concrete foundation, which includes areas of the home such as the garage, porches, covered patios, etc. Based on this example, that would be 3,000 sq. ft. (home) + 700 sq. ft. (garage) + 200 sq. ft. (patio) = 3,900 sq. ft. of space “under the roof”

***This is an example only. The price per square foot for a custom home varies greatly depending on the size, finishes, and various other factors.

The price per square foot “under the roof” is typically lower than the “heated and air conditioned” price. It is also important to note that the price per square foot to build a custom home does not typically include the cost of the lot. Three factors that greatly affect the overall price per square foot of a custom home is the price of the lot, the amount of non-heated and air conditioned space and the amount of upgraded features. If budget is a concern, these are the top three factors that increase the overall price to build.

For resale purposes, it is wise to keep the price per square foot of your custom home in line with what similar “constructed” homes in the neighborhood are selling for. If homes in the neighborhood sell for \$100 per sq. ft., it is recommended that you stay close to that range when building your custom home.