

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)**

<p><b>Size:</b>  A/C Square Footage _____  Garages (~200-250 per car) _____  Covered Patios _____  Porches _____  <b>TOTAL UNDER THE ROOF*</b> _____  <small>* Under-the-roof includes garage, covered patio, porches, etc.</small></p> <p>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 _____</p> <p>Handicap Amenities    <input type="checkbox"/> Yes <input type="checkbox"/> No  Security System        <input type="checkbox"/> Yes <input type="checkbox"/> No  Pool                        <input type="checkbox"/> Yes <input type="checkbox"/> No  Pets                         <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><b>Heating/Cooling</b>  <input type="checkbox"/> Additional Water Heater(s)  <input type="checkbox"/> Central Air - Electric  <input type="checkbox"/> Central Air - Gas  <input type="checkbox"/> Central Heat - Electric  <input type="checkbox"/> Central Heat - Gas  <input type="checkbox"/> Direct Vent  <input type="checkbox"/> Electrostatic Air Filter  <input type="checkbox"/> Evaporation  <input type="checkbox"/> Gas Jets  <input type="checkbox"/> Geothermal  <input type="checkbox"/> Heat Pump  <input type="checkbox"/> Humidifier  <input type="checkbox"/> Panel/Floor/Wall  <input type="checkbox"/> Propane  <input type="checkbox"/> Zoned</p>	<p><b>Style</b>  <input type="checkbox"/> Colonial  <input type="checkbox"/> Contemporary/Modern  <input type="checkbox"/> Craftsman  <input type="checkbox"/> English  <input type="checkbox"/> French  <input type="checkbox"/> Mediterranean  <input type="checkbox"/> Mid Century Modern  <input type="checkbox"/> Old World  <input type="checkbox"/> Ranch  <input type="checkbox"/> Spanish  <input type="checkbox"/> Traditional  <input type="checkbox"/> Tudor  <input type="checkbox"/> Victorian  <input type="checkbox"/> Other _____</p> <p><b>Alarm/Security Type</b>  <input type="checkbox"/> Burglar  <input type="checkbox"/> Carbon Monoxide Detector  <input type="checkbox"/> Exterior Security Light(s)  <input type="checkbox"/> Fire Sprinkler System  <input type="checkbox"/> Fire / Smoke  <input type="checkbox"/> Firewall(s)  <input type="checkbox"/> Leased  <input type="checkbox"/> Monitored  <input type="checkbox"/> Owned  <input type="checkbox"/> Pre-Wired  <input type="checkbox"/> Smoke Detector  <input type="checkbox"/> Wireless</p>	<p><b>Green Features</b>  <input type="checkbox"/> Drought Tolerant Plants  <input type="checkbox"/> Enhanced Air Filtration  <input type="checkbox"/> Geo-thermal HVAC  <input type="checkbox"/> Low Flow Commode  <input type="checkbox"/> Low Flow Fixtures  <input type="checkbox"/> Mechanical Fresh Air  <input type="checkbox"/> Rain/Freeze Sensors  <input type="checkbox"/> Rain Water Catchment  <input type="checkbox"/> Recirculating Hot Water  <input type="checkbox"/> Solar Electric System  <input type="checkbox"/> Solar Hot Water  <input type="checkbox"/> Wind Power</p> <p><b>Energy Features</b>  <input type="checkbox"/> 12 in. + Attic Insulation  <input type="checkbox"/> 13-15 SEER AC  <input type="checkbox"/> 16+ SEER AC  <input type="checkbox"/> 80% Efficient Furnace  <input type="checkbox"/> Attic Fan/Ridge Vents  <input type="checkbox"/> Ceiling Fans  <input type="checkbox"/> Dehumidifier  <input type="checkbox"/> Double Pane Windows  <input type="checkbox"/> Electric Water Heater  <input type="checkbox"/> Energy Star Appliances  <input type="checkbox"/> Foam Insulation/Bib Insulation  <input type="checkbox"/> Gas Water Heater  <input type="checkbox"/> High Efficiency Water Heater  <input type="checkbox"/> Insulated Doors  <input type="checkbox"/> Low E Windows  <input type="checkbox"/> Programmable Thermostat  <input type="checkbox"/> Radiant Barrier  <input type="checkbox"/> Smart Electric Meter  <input type="checkbox"/> Solar Panels  <input type="checkbox"/> Solar Screens  <input type="checkbox"/> Storm Door(s)  <input type="checkbox"/> Storm Window(s)  <input type="checkbox"/> Hybrid Heat Pump Water Heater  <input type="checkbox"/> Tankless Water Heater (not advised)  <input type="checkbox"/> Thermo Windows  <input type="checkbox"/> Tinted Windows  <input type="checkbox"/> Turbines  <input type="checkbox"/> Variable Speed HVAC  <input type="checkbox"/> Ventilator</p>
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**HOME CRITERIA – EXTERIOR (check all that apply)**

<p><b>Roof</b></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><b>Parking/Garage</b></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><b>Outdoor Features</b></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><b>Backyard Pool Features</b></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><b>Type of Fence</b></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 \$450,000 and the same size custom home that can be built for \$90 per sq. ft. “under the roof.”

- **CONSTRUCTED HOME CALCULATION**

Total Price of Home / sq. ft. of heated and air conditioned space\* = Price per sq. ft.  
 \$450,000 / 3,000 sq. ft. of heated and air-conditioned space\* = \$150 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 to Build Custom Home  
 3,900 sq. ft. under the roof\*\* x \$90 per sq. ft.\*\* = \$351,000  
 Total Price of Home = \$351,000 + cost of the Lot

\*\*Total square footage includes anything that has both a roof and a concrete foundation, such as the garage, porches, covered patios, etc. Based on this example, add 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 \$150 per sq. ft., it is recommended that you stay close to that range when building your custom home.