



Items to Consider

The Cost for Construction

We are constantly being asked "what are your prices" or "how much does it cost per square foot?" Unfortunately, there is no stock answer. If you ask the question, "how much is dinner for two?" Or "how much for a new car?", it becomes obvious that in order to answer properly and as accurately as possible, one needs to know where and what you want to eat or what type of car and what options?

When calculating the cost of construction for your new home, there are many variables that come into play. The main items to consider for the house itself are **complexity of design, size and specifications**. External to the house itself, one must consider **where the house will be built** (permit costs, mitigation fees and sales tax vary by jurisdiction) **and site characteristics** (topography, setbacks, view and utilities) dictate to the design of the home.

Because of the many variables involved, Armstrong has as one of its **Value-Added services, a total site/project analysis/feasibility and budget estimate and proposal**. Only after this process, can you know where you stand relative to your budget and know where in the construction process you can save or spend funds on the design, size and specifications of your home.

While you may hear numbers varying from \$40/square foot up to \$300/square foot for custom home construction, it is vital that you understand what is or is not included in those numbers. We have seen several builders that break their pricing into different "packages" with the least expensive not including several of the items necessary for a completed home. At Armstrong of Redmond, we have a "**Standard**" **package which includes every item necessary to consider it a turnkey, complete home** ready to move into. From this standard, you are then free to add whatever upgrades you wish while keeping an eye on your budget.

At Armstrong you are working with a Project Coordinator and designer to develop YOUR plan for YOU. You do not need to pick one of 12 or 15 plans "off the shelf".

Cheap Contractors are Never Inexpensive

Cheap contractors may get the job for a cheap price, but you can probably count on work that is just as cheap or pay change orders later in the project because they were not included or at least not discussed initially. If you are paying a fair price for the work to be performed, you will foster trust and cooperation with your contractor from the beginning of your project.

Notice the number of Builders out of business. Will the one you pick be there to finish your job?

We urge you to research online for complaints, etc in regards to any builder you may be considering.

Armstrong Homes of Redmond-Value-Added Services

As a part of every project, we offer the following items

- Site Feasibility/Analysis
- Total Project Budgeting
- Permit Submittal
- 60 Year Reputation
- Panelized Walls-Better Quality, Green, FASTER close-in time
- Builder Trend Online Project Management System
- Localloop Certification