

COLORADO CUSTOM HOME BUILDING CHECKLIST

Building a custom home can be a chore, but it can also be one of your most memorable experiences that can reap dividends for a lifetime. Now is the time to get your plans in order to clearly pursue your goals.

CHECK BOXES

1. Before looking for land and planing your dream home, there is one important step to take. Your first step is to **get pre-approved for a mortgage**. If you start looking for land before preapproval from a bank you might be wasting your time looking for something above your budget, or below your purchase potential. Visit your preferred bank(s) and start the process before you go too far down the rabbit hole.

Preapproved morgage amount: _____ /4* = _____
(land budget)

*Use the 4 to 1 ratio to figure out your maximum land budget. Divide your pre-approval amount by four (4) to find out the max amount you can spend on land.

2. Figure out your needs and the size of home you are looking for. What are the number of beds, baths, and other amenities you want? After getting a handle on your program **estimate your desired square footage** (S.F.).

CHECK ONE

- 1,200 S.F. - 1,800 S.F. Starter home
- 1,800 S.F. - 2,800 S.F. Ideal home
- 2,800 S.F. - 5,000 S.F. Dream home
- 5,000 S.F. + Mansion

3. Know your budget. Match your home size with your desired finish level.

CHECK ONE

- \$125/S.F. Budget. Builders style home, normaly not attainable for custom homes.
- \$150/S.F. Standard, off the shelf features.
- \$200/S.F. Upgraded finishes possible "Green" features.
- \$300 + /S.F. Custom finishes plus "Green" features

Check your budget.

_____ x _____ = _____
S.F. Price / S.F. Total Building cost (does this fit within the 4:1 ratio?)

4. Now that you know your math, **gather your team**. Find a reliable real estate agent who can navigate you though the options and give you the best advice on location and price. Then find a designer that can fit your needs with the reality of building, that knows how to provide the most bang for your buck, and can manifest your dreams into reality. Contact F9Productions.com. Your local custom home designers.

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ABOUT US.

I (Alex) started my design career early by drawing massive “ants vs. bees” battles. I quickly graduated to drawing pirate ships at around age 8, and eventually moved on to drawing huge layouts of cities on the back of large calendar sheets. In high school, I took every drafting course I was allowed - often taking two per semester. I learned late in life, around the tenth grade, that books could be teachers, and in them found the wonderful thoughts of Buckminster Fuller and Frank Lloyd Wright.

In college I continued my education with a masters degree in Architecture and Construction Management. From there I went to work for Daniel Libeskind, designer of the Denver Art Museum, and the World Trade Center Master Plan. I also finished up my National Guard service which provided me with construction experience.

Lance started building early and was hammering nails by the age of 13. He has over 12 years of hands-on construction experience, easily more than most architects will acquire in their lifetime, working in the field as a carpenter and independent contractor throughout North Dakota, Montana, and Idaho. He has his Masters in Architecture along with a Building Construction Technology A.A.S. degree. Lance worked under 2 AIA Architects of the Year before starting F9 Productions.

We formed our firm in late 2009, but even in the shadows of the recession our path was clear. We combined our skills and knowledge of the trade in order to provide professional, comprehensive design solutions, quickly and affordably.

We use our knowledge to help owners build their dreams, while not pushing style, but providing substance. We help clients visualize their designs by providing 3D drawings. We use our construction and degree background to reduce unnecessary cost and construction feasibility worries.



Lance Cayko

Alex Gore

Call us to get your home started:

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Email us at: akg@f9productions.com