NEXT CHAPTER SIGNATURE GROUP / HOUSTON, TEXAS

New Construction Buyer Guide

Buying a newly built home is exciting, but the builder contract, timeline, financing and inspections deserve close attention. Use this guide to ask informed questions before you commit.

01 Before you visit a model home

☐ Choose a comfortable total monthly payment, not just a purchase price. Include taxes, insurance, HOA dues and mortgage insurance when applicable.

☐ Discuss financing and preapproval with a lender; compare loan options and estimated cash to close.

☐ Ask your Realtor about builder registration requirements before your first visit.

☐ Compare communities for commute, amenities, tax rates, deed restrictions and expected development.

02 Questions to ask the builder

☐ What is included in the advertised base price? Which features, elevations and lot premiums cost extra?

☐ Is the home move-in ready or to-be-built? What is the estimated completion window, and what happens if it changes?

☐ What warranties apply to workmanship, systems and structure? Who handles claims after closing?

☐ What incentives are available, and do they require using a preferred lender or title company?

☐ Are there HOA dues, special assessments or additional taxes to understand?

03 Before signing anything

☐ Review the builder contract and all addenda carefully, including deposits, deadlines, financing, cancellation terms, changes and dispute provisions.

☐ Confirm earnest money, option or design deposits, refund conditions and who holds the funds.

☐ Get every promised incentive, upgrade, repair and completion item documented in writing.

☐ Compare the builder lender offer with at least one other financing option.

04 During construction and before closing

☐ Ask about independent inspection opportunities, including pre-drywall and final inspections where permitted.

☐ Document walkthrough items and follow up on repairs or unfinished work.

☐ Check the final survey, title/insurance arrangements, warranty materials and HOA documents.

☐ Review your lender Closing Disclosure in advance and verify final cash to close.

Five terms to know

Lot premium: An added charge for a particular lot.

Builder incentive: An offered credit or benefit, often with conditions.

Change order: A written amendment to features, scope or price.

Punch list: Items identified for completion or correction.

Warranty: Written coverage with limits, exclusions and claim procedures.

YOUR NEXT CHAPTER STARTS HERE

Questions about your next move? Schedule a consultation with Ashley Bayonne.

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Educational information only, not legal, tax or lending advice. Contract rights, inspection access and lender requirements vary. Consult qualified professionals as needed.