NEW HOME EXPERTS
METRO DETROIT

Custom vs. Production Builders

CUSTOM VS PRODUCTION

ALMOST ANY LOT

Whether you already own the land or want to find a large parcel and build, a custom builder can make it happen. It takes some time.

PRE-DETERMINED LOTS

Production builders have developed, ready to dig parcels available to build on. This saves valuable time but limits land options.

FLEXIBLE DESIGNS

Building any home plan is only limited by budget, feasibility, and land/city restrictions. Want to build an in-law suite 1,000 feet away? Build it. Be prepared for thousands of decisions, though.

LESS FLEXIBLE

While each plan is more limited regarding design, typical popular features are offered standard saving buyers money. Standardization means lower cost involved and less decisions.

FINANCING

Often land needs to be owned outright and buyers need to finance the build with a construction draw loan. Overall, buyers are required to have more skin in the game.

FINANCING

Homebuilders finance the build with a buyer deposit; and no payments are typically due during construction. Overall it's easier to get approved and get building.

ENDLESS SELECTIONS

Want the builder to hang the brass light fixture grandpa built in 1926? Do what you want on the inside and outside, but beware. All the options will surely kick that ADD into high gear.

STREAMLINED SELECTIONS

Most production builders offer what the masses want, and nothing more. For most, this is plenty to choose from. The great part is the process is streamlined and dollars are saved at the same time.

UNCERTAIN COSTS

With so many custom options, It's difficult to know what you're getting into off the bat. Pricing takes time so you won't know where you stand until closing.

KNOW YOUR COSTS

Production builders have purchasing teams buying in bulk. You'll know what options cost what price from the get-go, eliminating uncertainty before closing.

LOTSA TIME INVESTED

Not only will your involvement be critical, the time to build will typically be longer and it could turn into a multi-year project and time investment.

LESS TIME INVESTED

As processed based builders, these builder trades are constantly busy and follow strict schedules. This allows for relatively accurate closings for planning purposes.

Source: https://www.TheBrilliantMindsOfLouisAndJeff.com
This is not actually a link. Clicking on it will result in disappointment.