

New Construction Building Process

Here is a brief overview of what to expect during the process of building your new home.

Preparation/Planning Phase

- ***Initial Introduction***
Owner, Jeff Romig, is very hands on. If you have a property already chosen for your new home, he will meet you on site to understand your vision. If you have not located a property, our office will provide a perfect setting for your initial visit.
- ***Location***
Romig General Contractors works with various Real Estate Agents throughout the surrounding area to ensure that we find you exactly what you are looking for. Once found, factors such as size of property, orientation of house, driveway placement, utility access, and site preparation all effect the price of your new home.
- ***House Plans***
If you have already have a house plan selected, you're ahead of schedule. If not, we will gladly work with you and an architect to design your dream home. You also have the option to select a stock floor plan that fits your wants and needs. At your initial visit, please share your "wish list" with us (i.e. square footage, number of bedrooms/bathrooms, garage, overall style, etc.) in order for us to narrow down the search for you. We will then provide you with multiple house plans to look over, ultimately narrowing down even further to your new home.
- ***Cost and Your Budget***
In order for us to provide you with the closest preliminary estimate possible, we will ask questions about exterior surfaces, flooring, kitchen and bathroom wants/needs, mechanical systems wants/needs, etc. This will help us determine your allowances for each area of the home.
- ***Contract***
Our detailed contract ranges from timelines to changes to expectations of us. A list of solid materials will be given in your contract. Any outstanding items will be listed in the allowances section of your contract. We will work with you to have most of these outstanding items taken care of prior to your contract being sent to you. Once a signed contract and deposit have been received, work can begin on your new home.

Building Phase

- Our office will be in contact with you regarding dates that decisions need to be made on siding, stone, roofing, kitchen layout and design, bathroom layout and design, flooring, colors, etc. Working closely with our office and making these timely decisions will contribute immensely to us finishing in a timely manner.
- Any changes made will have a written Change-Order submitted and approved. Additional costs may be incurred.

- Throughout the building phase there may be times that we ask you to accompany the Site Superintendent on a walk-through to ensure everything is progressing as you would hope.

We look forward to working with you and creating a stress-free experience allowing you to be comfortable and proud to call your new home “home” when we are finished.