



BUILD ON YOUR LOT

Your Land...
A Gorgeous New Insight Home...
Perfect Together!

From Measuring and Marking Your
Homesite to Handing You The Keys
to Your New Home, Our Experienced
Build on Your Lot Experts Are
Here to Guide You Through
Our Easy 10-Step Process



Looking to Build a Home on Land of Your Own?

1. Decide On A Budget

When considering your budget, you need to consider not only the cost of the home, but the cost of the land, and what it will cost to improve the lot you choose as well. Our Build on Your Lot Experts will help you understand all aspects of building, so you know how much of your total budget can be allocated to the lot and its improvements, and still build the home you desire.



Are there any tree, water or wetland covenants that you will be subject to? Are there deed restrictions in the area or neighborhood? What's the building setback? Does the property have a driveway and road access? All of these affect the cost of preparing your site. Again, our Build on Your Lot Experts can help you with all of this, plus more.

4. Does Your Lot Suit The House You're Planning To Build?

Make sure the lot you're considering will accommodate the house plan you have in mind. Here's where our experienced Build on Your Lot Experts can really help! Think about trees on the lot, the kind of outdoor space you want and need, and the shape of the floor plan. The "building envelope" takes into consideration setbacks – front, back and sides. Just because the lot has enough square footage, doesn't mean that the building envelope will accommodate your plan. We will measure and mark the lot for you, so you can be certain the house you have in mind will work with the lot you're considering.



2. Determine Where You Need To Be

Aside from just choosing the right location in the county you wish to live in, it's just as important to think on a smaller scale. For example, if your lot is part of a real estate subdivision, is it located in a section with nice views, or beside a highway? If you have children, you'll want to consider nearby school districts, as well as your commuting distance to work. Other factors are community amenities, recreational facilities, clubhouses, fitness centers, healthcare providers, etc. Our Build on Your Lot Experts can help you with all of these considerations.

3. Get To Know The Lot

Privacy, waterfront views, wooded surroundings and proximity to amenities are all elements to consider when choosing a site, as well as weighing the cost to improve the property you choose. Did you know that the terrain can affect construction costs? For example, land that slopes may be more interesting, but may also be more expensive to build on. Are there impact fees associated with the lot? What utilities are available at the property? Is it situated in a flood zone?



5. Choosing Your Plan

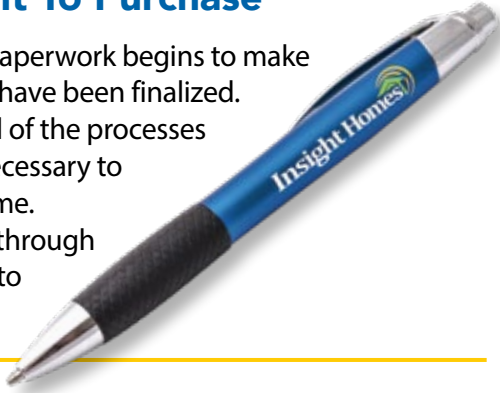
Choose from one of our many versatile floor plans that are well suited for young families, retirees, vacation homes and everything in between. Many of our plans are available in both one-story and two-story versions.



Our Experts Are With You Every Step of the Way!

6. Agreement To Purchase

This is where the paperwork begins to make sure all the details have been finalized. This step begins all of the processes and procedures necessary to complete your home. We will guide you through the entire process to make things easy.



7. Selections

Let the fun begin – a selections appointment will be scheduled shortly after you sign the Agreement to Purchase contract. If you prefer, you can schedule a preview of the Selections Center before your appointment to familiarize yourself with all of the many choices we offer, or you can do it all at once. Our 5,500 sq. ft. Selections Center shows off our beautiful cabinetry, countertop selections, lighting and fixtures, flooring options and much more.



8. Pre-construction Meeting

This is where timelines estimates are established. This important meeting between you, your Build on Your Lot Expert and Construction Supervisor makes certain that everyone is on the same page and any last-minute questions are answered. The meeting typically takes place either right before or shortly after breaking ground.

9. Construction Begins

Once the plans are approved, selections are completed and all permits are in place, we'll break ground. During this exciting process, you will be kept up to date by your Customer Care Specialist, who will arrange a Pre-Drywall Inspection. This allows you to walk through your new Insight Home after framing is completed and mechanicals are roughed in. By the way, we love showing our customers the quality of construction behind the walls!



10. Closing On Your Home And Moving Day!



Finally, our Settlement Coordinator will schedule your final walk-through with your Customer Care Specialist and Construction Supervisor, who will show you how to operate all of the systems and appliances in your new home. At this point, the keys are yours and you are ready to begin life as an Insight homeowner! **Welcome home!**

Call Us or Visit Our Website Now for Details About Building a Beautiful New Insight Home on Your Land!



ABOUT INSIGHT HOMES

What Happens When an Entrepreneur With a Successful Track Record in Manufacturing Has a Home Built for Himself? Massive Frustration!

Insight Homes founder, Rob Lisle, was confounded by the fact that so many modern building techniques and materials were available, but ignored by most builders. Could it be cost, difficulty to implement, or just plain lack of desire? To learn why, an experiment was hatched. Build 36 houses, in groups of three, to maximize energy efficiency, structural integrity, air quality, and build time. Each group of three improved upon the performance of the last.

Before completion, Rob received recognition from the Department of Energy for building a home significantly more efficient than ENERGY STAR® guidelines. The innovation didn't stop at energy savings. In fact, it continues every day at Insight Homes. Today, Insight builds a home that sits well ahead of the pack. To this day, no other area builder can match the performance, longevity, comfort, or cost of ownership provided by an Insight Home. No fluff, just empirical proof!

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