

Looking to buy a property to create your modern dream home?
Don't wait until after you own it to discover you made a big mistake.

Introducing the Pre Purchase Remodel Review

Consult the expert you need before you make that commitment.

It is not uncommon that a homeowner will purchase a house with the intent of a major renovation or addition, but may not fully understand the restrictions or costs involved with such an endeavor.

*This can lead to **unexpected cost overruns, time delays, or compromises in creating your dream home.** We have designed our Pre Purchase Service as a valuable first step that will help you establish a clear vision for a way forward.*

Value Planning:

- This review process will help you fully understand the requirements, constraints, and potential challenges for your project.
- It is a way of doing research and homework about a prospective property before you buy.
- It will allow you to explore your goals in a structured format.
- It will give you an opportunity to experience how our firm communicates with our clients, establish a realistic plan for your project and prepare for your further design needs and services.

The Process:

- During an initial phone call, we will ask some questions to get a sense of what your needs and desires might be in looking for a house. This information will help us create a customized questionnaire which we send out prior to an in-person meeting.
- We will review up to 5 online listings that you send to us and help you identify properties with the best potential for fulfilling your needs.
- If there are one or more properties that we agree are good candidates, we will schedule a meeting at the project location and do an analysis of design potential, identify any restricting issues, and discuss potential costs for a renovation project.
- We will prepare a short report on any property that seems like a good candidate for you.

Result:

You will be able to make an offer for a house that is a good fit for your needs and that is in your budget range for purchase and renovation. The report will provide a foundation for taking the next step towards further architectural and design services.

Your Investment:

Short Consultation: Already identified a potential house and just want an onsite consultation?
\$225 per hour including travel time

Renovation package: Our fee of \$1,250 includes all of the above with an in person visit to one house. (Within 1/2 hour from Millburn, NJ, additional fees may apply for properties in other areas.)
Additional houses that can be viewed on the same day will be \$250 each.
For a separate visit, the additional fee would be \$500 or more depending on location. If you purchase a house and hire us to do a full scope of architectural services, we credit \$500 towards the total fee for the project.

Addition, new home: If you are planning a new home or an addition, and a property survey is available, make sure you find out about any land use restrictions. We will do a preliminary zoning analysis for an additional \$500 per property, amount to be fully credited towards a full scope of architectural services for the selected property.

If you would like to discuss this further or set up an appointment to begin the Pre Purchase process, please call or email.

p.s. Know a friend who is confused about the legal zoning and Code limitations of their site? You can help them. Get your friend to email me and type "Legal" in the subject line to book a free 15 minute Solution Session.

p.p.s. This 15 minute free consultation also applies if you need help.



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Comfortable Modern Homes