

Don't Hire A Builder For Your **CUSTOM HOME**

Until You Read

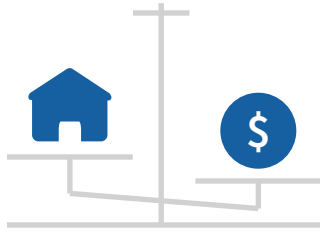
A wide-angle photograph of a modern, open-plan living room. The room features large, floor-to-ceiling windows that offer a panoramic view of a sunset over a valley. The interior is furnished with a light-colored sofa, a patterned rug, and a wooden coffee table. The floor is made of polished wood. The overall atmosphere is warm and luxurious.

7 Things You Should
Know About Building
A Custom Home



INTERNATIONAL
GROUP

Fact 1



You Can Get A Lot More “Home” For Your Dollar Than You Think

On a typical custom home, the budget is created in such a way that the costs of the materials can be inflated. Builders are able to get significant discounts on some materials, but they will often keep a portion of those margins for themselves. GIS offers an agreed-upon rate on a custom home and then we pass on our savings to you. Think of the impact this can have when you budget for flooring, lighting, paint, appliances, windows, cabinets, and a multitude of other options. Some custom home buyers have seen their purchase power increase exponentially with this GIS advantage! By choosing more expensive finishes, you don't have to pay GIS more, and we have no incentive to increase your construction cost.

Some of The Best Building Sites Are Still Available —If You Know Where To Look

For over fifty years builders around Seattle have avoided sites that they considered unsuitable for development. Some may have determined that the soil wasn't right. Others simply didn't have the expertise to build on a slope. Builders have typically used a traditional foundation and build retaining walls to stabilize homes around Seattle. However, they stay away from challenging areas, despite their potential, because of steep slopes or other factors that make their usual building methods ineffective. Since builders tend to stick to flat ground, many of Seattle's finest home sites are still available - and they offer some of the most jaw-dropping views of the city and natural topography in the state.

Fact 2



Whether you prefer a cityscape or a landscape, imagine waking up every morning to a breath-taking view outside your window. These lots exist, we know where to find them, and we have the ability to build on them (see our special offer at the end of this article). GIS is not your stereotypical custom home builder. Our roots go back generations and include both custom homes and multi-family developments. Over the years, we have tackled some of the most difficult terrains. Our practices are centred around technologically-advanced, environmentally-sound techniques that open up new possibilities in the world of next-generation custom home building.

Fact 3



You Can Build A Custom Home And Still Be Environmentally Responsible

It is possible to build on a plot of land without causing undue disruption to the native species or the local ecosystem. Our low-impact construction methods minimize the human footprint on the areas in which we build. In-depth impact analysis on a potential site helps us determine how to incorporate your custom home into its natural surroundings. In addition, GIS works to protect the natural vegetation, fish, streams, forests, wetlands, and other wildlife - instead of removing habitats, we assess, then work to preserve them. The impact on the environment is curtailed and you benefit from the beauty around you.

Make Sure Your Custom Home Builder Knows What They're Doing

GIS has been constructing commercial buildings and residential homes for three generations. We know how to perform due diligence. Due diligence refers to the numerous and detailed surveys on the state of a property performed for a prospective buyer before they decide to purchase. We know how to test, plan, design, build, budget, and schedule. Over the decades we have stayed at the forefront of our profession by adopting the most advanced, technologically-sound building methods available in modern engineering and architecture. We pride ourselves on creating build-ready documentation. Often clients come to us with very light construction documentation provided to them by a third party. We either need to engineer further or spend considerable time value-engineering. From the time we begin working with you, constructability, cost, and methodology are heavy considerations.

Fact 4



In our industry, not all contractors are alike. GIS competes with a lot of other custom home builders who have not performed adequate due diligence. We compete with several contractors who are inexperienced in handling the challenges that we face building on the Seattle Area's unique topography. So, although another custom home builder's bid may be less on paper, is it thorough? Is it realistic? Choose a reliable builder and ensure all elements of the project are accounted for (otherwise you'll end up paying later in the form of delays and unexpected costs). Remember...you get what you pay for.

Fact 5

A Custom Home Can Offer Both Energy-Efficient And Luxurious Living



If being environmentally responsible is a priority, then consider GIS as your custom home builder. Our emphasis on sustainable building techniques has many layers. The natural environment around your home is preserved and you get to take advantage of its distinctive beauty. A healthy house promotes healthy living. In addition, sustainable building principles are financially advantageous -think long-term savings on energy and water. We know that what we build will have long-term effects on those who live in and around it. This is why every GIS home is as sustainable as you want it to be.

Not All Custom Homes Are Custom

There are two ways to describe “custom” in the custom home building industry:

- 1 Choose from a selection of pre-configured home plans with the option to upgrade flooring, paint, door styles, cabinet design, and more. In other words, pick an existing plan that you can then modify for an additional charge.
- 2 It starts with a vision. You think it, dream it, describe it, and GIS draws, plans, and builds it for you. Give us your pictures, sketches, magazine clippings, and any ideas you may have for the house you want. The floorplan, the details, the entire home can be totally original and unique to you. GIS will help you assemble a team of designers and engineers to develop your dream home.

Fact 6





Fact 7

Building A Custom Home Doesn't Have To Be Hard



Building a custom home is never easy. But it can be made simpler, less-stressful and anxiety-inducing. If you choose an underqualified or less experienced builder who lacks the knowledge to properly plan for, draw, budget, schedule, and manage a custom home project, you are choosing a more difficult path. Regardless of how many homes they may have constructed in the past, the problem lies with their finished product. Inexperience and under-planning during the build process can lead to escalating costs and additional work orders. For instance, plumbers run into problems because the floor plan drawing was not “build-ready” and didn’t provide adequate information for them to do their job. Then, the electrician has the same experience. Insufficient planning leads to roadblocks and delays, and then results in unexpected costs and constant rescheduling.

An easier path to take is to choose us, GIS, as your custom home builder. We will thoroughly complete each phase of due diligence, permitting, planning, drawing, building, and finishing work. Reasonable timelines can be established based on years of experience and the ability to keep contractors and materials moving in sync. Knowing how each phase of the project should be executed, as well as how much it will cost, allows a seasoned and conscientious home builder to budget meticulously so that you won’t be constantly surprised (and dismayed) by unforeseen expenses.

When you work with GIS, we know that you will be pleased with our seamless orchestration of your custom build. We aren’t perfect, though we believe that preparation and planning do lead to success, and that is how we operate. We’re often doing things today that you won’t understand until weeks or months later, when everything falls into place. Let our foresight and know-how replace any hesitation you may have about building a custom home. We won’t just help you avoid the headaches and problems associated with a less qualified builder. We strive to make the process as painless and enjoyable as possible as we transform something you’ve only dreamed about into your reality.



If You Are Thinking About Building A Custom Home, Please Consider This FREE Offer:

Give us a call and we'll take you to some of the most idyllic and scenic spots available on the market. We'll show you the sites and tell you all about the factors you need to know for each location.

Spend some time with us and consider the possibilities.

It's Free.
There is no charge - just good information.

Call and let's get started: (206) 203-3514

www.gisinternational.com