



Thank you for your interest in Great NW Homes. With over 40 years of experience building quality custom homes, we understand that building a home is a major investment and can feel overwhelming at times. We are happy to assist you at any stage of your custom home journey, and our goal is to provide guidance, clarity, and confidence throughout the process.

Early in the process, it can be difficult to determine what property you can purchase and the size of home you can build without a general understanding of construction costs. To help with this, we can prepare a preliminary Description of Materials along with a price-per-square-foot estimate based on an initial conversation about your vision. While this estimate is not intended to be a final price—due to the many variables involved—it provides a helpful starting point for establishing a working budget before investing in land, plans, or utility development. This allows you to better understand how much to allocate toward land and home size.

For a more detailed and accurate cost estimate, we will need the following:

- Civil engineering (site plan)
- Engineered building plans
- Approval letter from your lender

Once these items are provided, we can prepare a comprehensive estimate tailored to your plans, site conditions, and budget. This estimate can include all aspects of the project, from site preparation and permitting to final cleaning and landscaping, and will be customized to reflect your specific needs and preferences.

To begin the formal bidding process, we will schedule an in-depth meeting—typically lasting approximately two hours—to review every detail of your home, from permitting requirements to exterior and landscaping considerations. Following this meeting, your plans will be sent to our trusted subcontractors to ensure accurate and competitive pricing. The bidding process generally takes about four weeks.

Once all bids have been received, we will meet with you again to review your project in detail. At that time, we will present a clear, detailed description of what is included in your home along with a comprehensive cost to build.

We also offer a permit contract that allows us to submit your permit while we are bidding out your home, this allows you to speed things along without deciding on a builder at that time

Feel free to check out our website for more details on your custom home journey, including frequently asked questions. We look forward to assisting you on your dream home journey!

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