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CONSTRUCTION

How Long Will It Take to Build My House?

This is the "Number One", most often asked question to which there is no simple, straight forward answer. However, I shall attempt to provide you with some logical explanations and insight based upon my extensive experience in having built around 3,000 houses over the past twenty years.

Many conditions will influence the amount of time that it will take to build your house. Some of these conditions cannot be controlled by anyone. Others are directly affected by third party individuals who have absolutely no vested interest in the project whatsoever. And, of course, you will exercise control over a certain amount of those conditions by the consequences of your decisions.

Clearly, we are not capable of predicting or controlling the weather. Any reasonable person understands and agrees that rain, high winds, snow, frost, freezing temperatures and extreme heat and humidity would all interfere with construction and contribute to delays.

Your building site and soil conditions also affect construction time. Since we (and you) do not know what lies beneath the surface of your property, we proceed on the presumption that "nothing unusual" is down there. Occasionally, to everyone's surprise, we find: solid rock formations which must be blasted or hammered, land fills and debris, underground springs and soil conditions which are not acceptable for installing normal footings and foundations. Likewise, access to, and into, your property will play a major role in determining the amount of time it will take to build your house. Your site may be difficult for our trucks and equipment to get into and out of due to the physical configuration, features and limitations of your property. This is especially crucial during the winter months when, in some situations, it is simply improbable to gain access into the property over ice and snow covered roads and temporary driveways.

Sometimes, material shortages will occur which will make it difficult to proceed to the next stage of construction because a major component is not available as a result of a labor strike or an equipment failure at a manufacturing plant. Similarly, special order items may not be obtainable when we want or need them. Additionally, some ordinary components, such as bricks, appliances and floor coverings (just to mention a few) can be discontinued without warning or notice. Obviously, this would create a delay until such time that a new selection could be decided on, ordered and delivered.

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The impact of the "Holiday Season", which we define as that period from Thanksgiving Day through New Year's Day, certainly will have some influence on the length of time it will take to build your house for obvious reasons. Also, I might add, contained within this "Holiday Season" is "Hunting Season" which I don't believe needs any explanation.

Local utility companies determine how and when "services" to your home will be performed. They control that entire process and have absolutely no compelling reason to put your name at the "top of the list", so sit tight and wait until they are ready for you.

The size and complexity of the design of your house will be directly proportional to the amount of time needed to build it. Understandably, when existing plans are considerably modified and specifications become exceedingly complicated, the amount of time required to build will increase accordingly, and, in some instances, exponentially.

Although we provide all the labor and materials necessary to build your house and improve your site, frequently, "work by others" is requested. We discourage this practice, however, reluctantly agree to it under certain conditions. Unfortunately, it is a predominant source of uncontrollable delays. If you hire someone to do work, then we will not be responsible for any construction delays which may (and will) occur as a result of their failure to complete their work in a timely manner.

We do not advocate making changes once construction starts. In fact, we discourage them since they repeatedly create unanticipated problems later in the construction process which were not so obvious at the time the change was initiated. In addition, the paperwork nightmare which results further adds to the delay until distribution is made and signatures are obtained. Need I say more - this is *the* breeding ground for delays!

During the course of construction, draw payments will be requested at various predetermined, completed stages of construction. We call these "draw payments" and they are due upon receipt. Occasionally, someone will decide not to release the payment because work from a subsequent stage of construction has not been completed or, perhaps, a backordered part from the current draw request has not yet been received by us and can not be installed. Whatever the reason, construction will be discontinued until disputed "issues" are worked out and the payment is received by us.

Now, to answer your question: How long will it take to build my house?

If, during the course of construction, the weather conditions are perfect, no materials shortages will occur, there are no special order items to be installed, nothing will be discontinued, the "Holiday Season" will not conflict with the construction schedule, a standard plan with no design or specification changes will be selected, no changes will be requested after construction is started, the building site is not unusual, nothing "strange" will be discovered during excavation, the utility services will be expeditiously installed, no outside contractors will perform any work on the project and all payments will be made when asked for, then construction will probably take around four (4) months.

Joseph Peterson, President/Owner