

**Q: What does it cost to build a custom home in Central Oregon?**

A: This is almost always the first question and it is also the most difficult to answer. Depending on finishes, complexity, and lot preparation, it can cost anywhere from \$260 to \$550 per square foot for a high-quality custom home in Central Oregon.

**Q: What is your fee structure? When do I make payments?**


A: The two most common fee structures are a Fixed-Fee basis and a Cost-Plus basis. I use Cost-Plus. I'm a firm believer, because the homeowner gets to see all of the *actual* costs, plus my percentage fee. Cost-Plus is the most transparent fee structure. It's a win-win approach for the client and the builder.

**Q: What do you do to ensure the project doesn't exceed my budget?**

A: With monthly work-in-progress accounting we see regularly exactly where we stand in relationship to the budget. Unless there is a change to the Plans, the budget shouldn't change.

**Q: How long does it take to build a high-quality custom home?**

A: I don't promise clients I can get their house down in X number of months. There are too many variables. My rule of thumb is a 14-month process. I can usually beat that unless we run into extraordinarily bad weather. Also, client indecision and change orders can also cause unforeseen delays. Staying on schedule is a team effort.

**Q: Who will manage the day-to-day construction of my custom home?**

A: Me. I am a low volume, "boutique" builder. I commit to only 1 or 2 custom homes per year. You deal directly with me and you get a very personalized experience. I will be on your job site every single day. I also have a site superintendent, as I can't be in two places at one time.

**Q: How can I be sure that your crew embodies the same standards as you do?**

A: I have worked with many of the same subcontractors and vendors for over 20 years. We are literally like family. I am a "hands-on" leader and I promote an atmosphere of mutual respect and teamwork on my job sites. We all take pride in doing things the right way.

**Q: Do you guarantee the quality of your materials and construction?**

A: If a product fails while under warranty, I will get a replacement product from the manufacturer and replace it at no cost. If a product fails while outside warranty, I will get a replacement from the manufacturer and replace it for a fee.

**Q: What separates Steve Bennett Builders from other custom home builders?**

A: I don't just build houses. I build trust. I build relationships. It's an everlasting relationship with a homeowner. I love coming alongside of them, getting to know them, and helping them make decisions. It's that relationship that I really cherish. I promise all of my clients that as long as they own the home, I will treat it as my home and take care of it for them. That relationship, I think, is unique.