



NEW BUILDS, ADDITIONS, & GARAGES BEFORE YOU BUILD

A simple guide to planning your new construction with IRD Homes



STEP 1 SECURE YOUR PROPERTY

Purchase your land or confirm ownership before beginning the planning process. For all project types, verify with your city or township on setbacks.



STEP 2 SET A REALISTIC BUDGET

Plan your investment carefully. For most new construction, budgeting around \$300 per sq. ft. is a good starting point. Price fluctuates based on your selections.



STEP 3 INITIAL CONSULTATION

Meet with IRD Homes to discuss your ideas, goals, inspiration, timeline, and project basics.



STEP 4 SEPTIC PERC TEST/SEPTIC SIZE

For new builds, contact your county health department to schedule a septic perc test to evaluate soil drainage; there will be a cost if IRD Homes needs to dig the test holes, along with application and permit fees charged by the health department. For additions that include bedrooms, your existing septic tank and drain field may need to be upgraded to meet current requirements.



STEP 5 DETAILED DRAWINGS & SITE PLAN

IRD Homes creates detailed construction drawings, site plans, and gathers project-specific subcontractor estimates. Design and planning fees apply, but investing in design upfront helps create clarity and alignment throughout the project.