



# builder *Guide*



**MAYBON**  
HOMES

Treasure Valley, ID - McCall, Idaho

# hello & welcome

First and foremost, THANK YOU for taking the time to read this guide. I sincerely hope it brings value into your life. Building a new home is a massive decision and picking the right builder for

you will be the difference maker between a great experience and one you regret.

This Builder Guide is designed to help you find the best builder for your project. Even if it's not Maybon Homes! I've built homes in the Treasure Valley for a decade and have gotten pretty good at sniffing out the "bad" builders - Unfortunately, they DO exist. I hope this guide will give you the tools to pick the builder you will LOVE!

Wishing you the best,

Jayce Maybon  
*Founder & Owner - Maybon Homes*





# First Things First... what do you want?

Before setting up a meeting with ANY builder - get clear on what you are looking for in this building experience.

- Are you looking to build a *truly* custom home?
- Do you need to get into something fast?
- Are you on a tight budget?
- Do you want designer finishes?

Oftentimes, **a bad building experience is caused not by choosing a BAD builder, but the WRONG builder.** Most builders mean well - but their systems and processes may not be set up for what you are trying to do.

Getting very clear on your expectations, and communicating those expectations with your realtor and builder sales teams will greatly increase the odds of landing on the RIGHT builder for you.





# the “custom” claim

A LOT of builders claim to build “Custom Homes”.

The truth is, the meaning of the word “custom” is extremely relative.

- Custom could technically mean picking from three paint color options.
- Custom could also mean working with an architect to design a floor plan from scratch.

**All builders are somewhere on the custom spectrum.**

**Make sure you have a clear understanding of exactly how custom your builder is - regardless of whether the word “custom” is in their name.**

# A Few Things To watch out for

## Watch out for builders that...

- **Are Side-hustlers:**

Building a home the RIGHT way is a very complex process and requires full-time care and attention.

- **Don't have documented systems and process:**

As I said, homebuilding is a complicated process - any builder that just “goes with the flow” is sure to fail. *Ask for the builder's documented systems and processes for pre-construction and construction - if they don't have that, **RUN** don't walk away.*

- **New in town:**

It doesn't matter how successful a builder has been in another market, getting started somewhere new means new code, new sub-contractors, new vendors, & new permitting requirements. Find a builder that has been building in the Treasure Valley for at least 5 years!

- **Poor Communication:**

The level of communication you get in your initial conversations with a builder is a reflection of the communication you will get during construction. *And communication is EVERYTHING.*





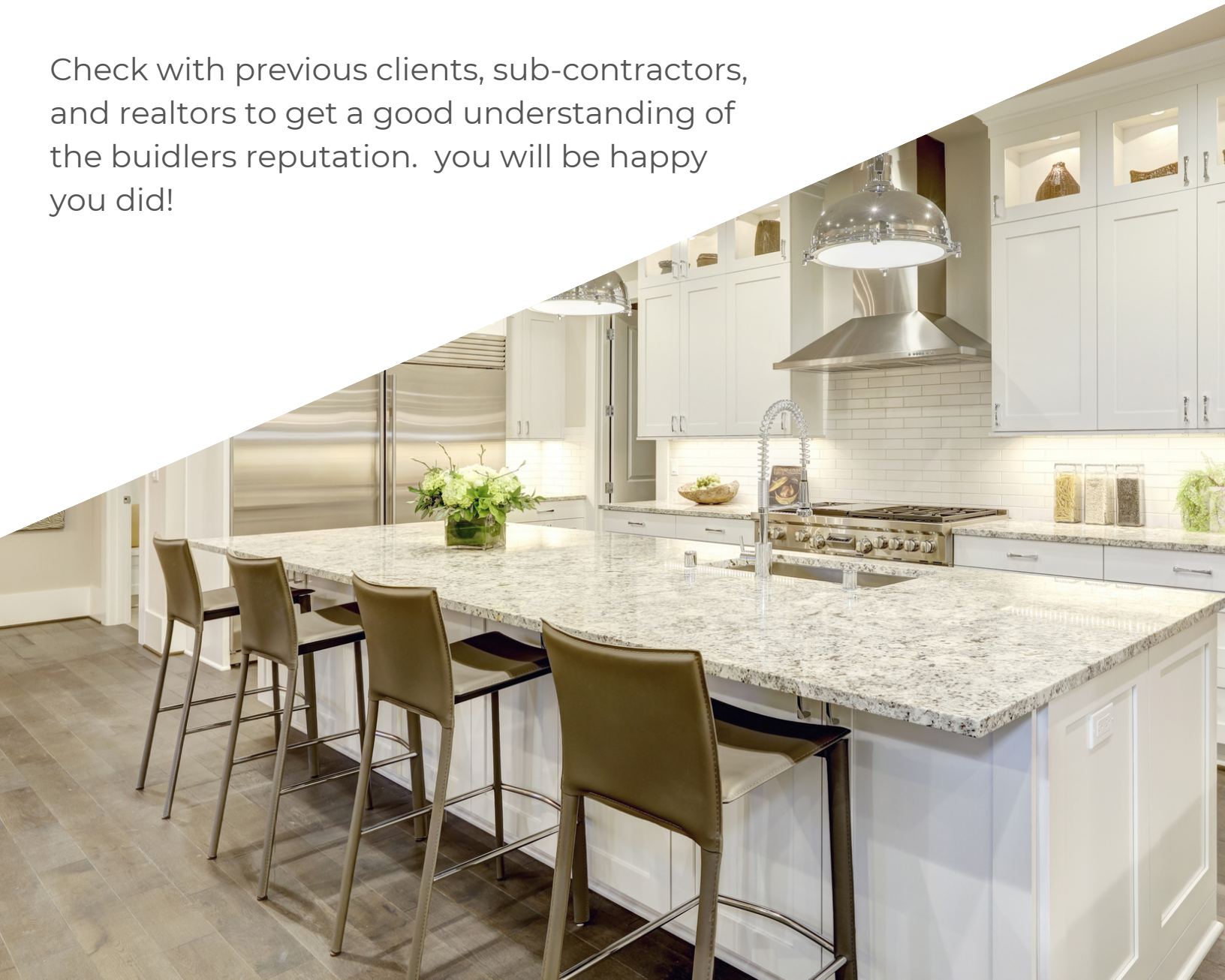
# social proof is

# Key...

Make checking references an obsession before deciding on a builder. Reputation is a double edged sword for builders...

If they do **good**, people WILL talk about it.  
If they do **bad**, people WILL talk about it.

Check with previous clients, sub-contractors, and realtors to get a good understanding of the builders reputation. you will be happy you did!



# So what's next?

Building a new home can be an intimidating and overwhelming experience.

BUT, the right builder will make you feel comfortable and excited throughout the process.

If you have questions, concerns, or just want to pick my brain - PLEASE feel free to reach out any time!

**While I would love to build for you, I won't do it if I'm not 100% confident that I am the right builder for you. If I'm not, I will certainly point you in the right direction.**

Let me help you start your building journey off on the right foot!

**Call me:**

208-949-7765

**Email me:**

[jayce@maybonhomes.com](mailto:jayce@maybonhomes.com)

**Crafted With Care.  
Built For Life.**

