

**Don't wait until after you have purchased the property to
create your dream home, to find that you made a mistake.
Consult the expert you need before you make that commitment.**

Pre-Purchase Review

All too frequently people purchase a house with the intent to renovate or expand, or buy land to build a new home, unaware of significant restrictions and costs involved. Unforeseen time delays, cost overruns or design compromises can be a major blow.

*We have created a **Pre-Purchase Review** as a valuable first step to help you establish a clear vision for a way forward.*

Value Planning:

Our *Pre-Purchase Review* will help you fully understand the requirements, constraints, and potential challenges for your project.

- It is a way of doing research and homework about a prospective property before you buy.
- It will allow you to explore your goals in a structured format.
- It will give you an opportunity to experience how our firm communicates with our clients, establish a realistic plan for your project and prepare for your further design needs and services.

The Process:

- We will start with a phone call to get a sense of your needs and desires for your house. This will help us create **a customized questionnaire** which we send out prior to an in-person meeting.
- We will review up to 5 online listings that you send to us and help you **identify properties with the best potential** for fulfilling your needs.
- If there are one or more properties that we agree are good candidates, we will schedule a meeting at the project location and do **an analysis of design potential, identify any restricting issues**, and discuss **potential costs** for a renovation project.
- We will **prepare a short report** on any property that seems like a good candidate for you.

"We began working with Gary before we made a bid on a new home. He helped us envision what we wanted it to be and saw us through from potential to completion."

CLIENT, SHORT HILLS NJ

Result:

You will be able to make an offer for a house that is a good fit for your needs and that is in your budget range for purchase and renovation. The report will provide a foundation for taking the next step towards further architectural and design services.

Your Investment:

RENOVATION PACKAGE: \$1,250. Includes all of the above with an in-person visit to one house. (Within 1/2 hour from Millburn, NJ, additional fees may apply for properties in other areas.) Additional houses that can be viewed on the same day will be \$250 each. For a separate visit, the additional fee would be \$500 or more depending on location. Should you purchase a house and hire us, we credit \$500 towards the total fee for the project.

ADDITION, NEW HOME: If you are planning a new home or an addition, and a property survey is available, it is imperative to know any land use restrictions. We will do a preliminary zoning analysis for an additional \$500 per property, amount to be fully credited towards a full scope of architectural services for the selected property.

SHORT CONSULTATION: *Already identified a potential house and just want an on-site consultation? \$225 per hour including travel time*

If you would like to discuss this further or set up an appointment to begin the pre-purchase process, please call or email.



Gary Rosard Architect

973.218.6656

info@garyrosard.com www.garyrosard.com
321 Millburn Ave/3, Millburn, NJ 07041

Comfortable Modern Homes