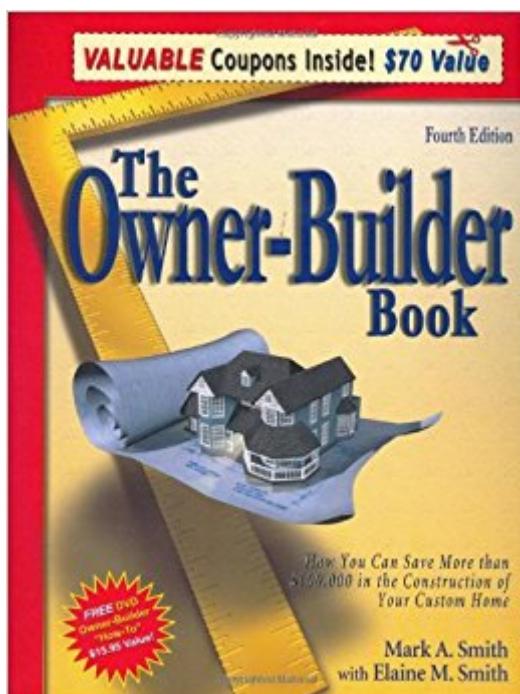


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# The Owner-Builder Book: How You Can Save More Than \$100,000 In The Construction Of Your Custom Home, 4th Edition



## Synopsis

This easy to understand, step-by-step guide is clear enough for even a novice to understand. Even if you hire a contractor to build you home, this book will greatly help you understand the process. From shopping for a piece of land to getting a loan to dealing with a contractor, the Smiths' advice covers everything about building a home. The authors advise on getting organized and tackling the hardest parts of the process step by step. Included are valuable lists, charts, ideas and questionnaires. Also, how to shop around for bargains and minimize costs room by room.

## Book Information

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## Customer Reviews

"... the Smiths' advice covers everything about building a home ... the book is an awesome resource guide" -- Women's Day Home Remodeling "Can't afford it? Can't swing a hammer? [Read] this book, start [your dreamhouse] and save a bundle of money, too." -- Pocono Record "If you've always dreamed of your own custom home, you may want to try The Owner-Builder Book." -- The Orange County Register "It's incredibly detailed, with valuable lists, charts, ideas and questionnaires, yet is easy reading ... this is must reading." -- The Pocket Change Investor "Why would anyone want the [contracting] hassle? Money and quality, ...and \$100,000 tax free is not bad..." -- Creative Downscaling

This book will help you through a challenging task, that of acting as contractor on a new home, house addition or remodel. There is a tremendous amount of money to waste when you build, and The Owner-Builder Book will help you to save a substantial amount while building a better house. We have provided many other resources to help you build at [OwnerBuilderBook.com](http://OwnerBuilderBook.com), including a

free Download Gallery of software templates for construction budgeting and scheduling, along with numerous helpful forms and contracts. At OwnerBuilderBook.com we have posted more than 60 pages of reader comments such as these: "My friend had your book checked out of the library so much that the librarian bought her her own copy." Dale B. Tucson, AZ "I enjoyed your last edition very much. I was very glad to find this new edition at the bookstore. Because I remodel houses, I watch for all the books on this subject. I've probably read them all. There are so few books out there that you can use. The majority of the construction books are just written to sell.. Yours is written to inform.. Some of the books I just get maybe a paragraph out of that's new. Yours I can use." Cliff S. York, SC "We are working on a huge apartment project, and this is coming in really handy. The book gave us the inspiration to get started in the first place." Edmund & Emily M. Coppers Cove, TX "This book fell into my hands last year. It was like an answer to prayer. I just devoured the book immediately. I have 20-30 sticky tabs sticking out of it all over." Dorothy H. Topeka, KS "The book has been helpful in pointing us in the right direction, and giving us the right questions to ask. We wouldn't have been in as good shape if we hadn't read it." Kurt A. Hayden, ID "Excellent book. A lot of useful information a lot of people don't have. Very informative. As a contractor. I sat down with the book. At first I was wanting to toss it out the window. Either this guy is clueless, or he's been there before. I finally realized that the realities of running your own project are right on target. You can run your own project and become your own construction manager. Often the client doesn't have a clue and they are running fifteen subs and don't want to cut loose control and it turns into a nightmare. They are never there, but they hold the power of the purse. When the subs know that you're not cutting the check, they don't pay attention to you . It was very informative and very on target. And this is the wave of where construction will go. A great book to pass on to clients. I've got a client now where they can't get a hold of a contractor. They've done a lot of footwork, but don't have enough information to take the reins and do it. It's very hard to get contractors right now and this is a great resource for people who could do this on their own. This will give them enough to know what they are getting into at the very least. It gets crazy with people who don't know what they are doing. A contractor's perspective. We hear how to sell. And we find contractors that just slam dunk people, and we are trying to build a reputation for doing what's fair. I've laid my books open to people. Everyone talks about leveling the playing field, but that's difficult when there's no one to reinforce the certification of contractors. We find scabs out here who undercut the price but don't carry the insurance, the workmens comp., and they're not above board. We often have to go out and clean up a bad mess. If people really want to level the playing field they have to reinforce the certification of contractors. In stead, let's give everyone the information to be a true owner-builder.

We're trying to run a square game. We try to make enough profits to stay in business for another day. We get slammed with high liability insurance, workers comp., and all the overhead. I'm all for people being fully informed. If someone had this information and had their project as well planned as it should be, it would be a joy to work for them. There would be very few problems. That does everybody a service." Larry T. Santa Rosa, CA

I would cut 3/4 of what is written in the book. Too much marketing directed to buy other products from the author. There are better books out there.

I've just started in on this book, so my review may change after I've read the rest; but my initial opinion of this book is that while it contains a lot of useful information, it also contains information that is based on favorable chance events and optimism; these should be toned down or at least balanced with conservative planning. One instance shows how to "trade up" or "flip" houses to use the equity of the flipped house to get better properties at lower mortgage payments. This is an optimistic assumption, as is apparent in todays real estate market as of this review, there are a lot of home buyers who thought they could do this and are now stuck in expensive properties they don't want. Information presented like this reminds me of those "get rich" books. Many of the other reviewers have said the same thing: Too much junk information thrown in trying to make you feel good about the book and what you are doing. This space could have been eliminated, shrinking the book, or filled with more useful information. Optimism and "can do" spirit is definitely necessary to build your own home, by all accounts it is a very trying process. When using this book as an element in your DIY homebuilding planning, I'd follow the author's suggestions, plan like crazy, plan for the worst and hope for the best. The information in the book is very good. I'd still recommend it.

There is a lot of great information in this book even if a person doesn't expect to act as their own builder. A special bonus - an online link to download valuable tools like budgets and schedules.

Lots of solid timeless information. I hope they come out with one with updated product information soon!

Read it, well worth your time. One of my better investments.

This is a very thorough book; I would highly recommend it to those who are building their own home

or cottage, OR who are contracting someone else to build it for them; it covers many aspects of construction AND contracting out part, or all, of a project that you may not have considered!

If everybody uses this book, less people will be unhappy with the houses they get. You have to be in direct charge to get what you want. This book is a great help. Thanks for the guidance... and the savings!

needed, since we are building a home.

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