ROLEN

Homebuilding Guide

From the first idea to handover



HOMEOWNER GUIDES / NOVEMBER 2026

Start with a one-page brief.

The property

Address, APN, survey, prior plans, access and utility records. Mark what is confirmed and what still needs investigation.

The everyday brief

List bedrooms, bathrooms, workspaces, storage, accessibility and indoor–outdoor priorities. Separate three must-haves from three flexible choices.

The complete budget

State the amount available for the whole project, including design, site work, fees, temporary living and a reserve. Tell the team which costs must fit inside it.

Educational guidance; scope, site conditions, approvals and selections require project-specific review. Imagery is illustrative except the Hartzell field photograph. Sources: Rolen Palisades Rebuild Guide (Canva), Rolen finish catalogue and homeowner knowledge base.

A clear sequence, with decisions.

Prepare → Design

Gather records. Review the property with the design team. Develop a room program and site-specific drawings alongside the budget.

Review → Build

Resolve required permits and clearances. Agree the drawing revision, scope, selections, allowances and schedule start in writing.

Complete → Settle in

Review the punch list, operating information, required inspections and occupancy steps. Record open items, responsibility and follow-up dates.

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Bring this to your first meeting.

Property / readiness

Address: _____

Plans and permit stage: _____

Known site constraints: _____

What matters most

Three must-haves: _____

Target home size / bedrooms: _____

Working total budget: _____

Agree a useful next step

Ask: What information is missing? Who obtains it? What is the next deliverable and when will we review it? A first conversation does not require finished plans.

Make your next step clear.

Bring your property, priorities and questions to Rolen.

Discuss your project ↗

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