



# Pre-Purchase Consultation: Know What's Possible *Before You Buy*

If you're a realtor working with clients who are considering buying a home with renovation potential, Lewis Builders is here to help you - and them - make an informed decision. Our expertise is supplemented by over 25 years of Design + Build experience, ranging from single-room expansions all the way to whole-home remodels.

In our **Pre-Purchase Consultation**, we'll share our insights on the possibilities and limitations of a property before the deal is done.

## What We Offer

This is not a home inspection. During a two-hour, on-site consultation, the Lewis Builders team evaluates the property through a renovation-focused lens. We assess opportunities and challenges, and give a preliminary idea of what it would take, structurally and financially, to realize your client's vision.



### We evaluate:

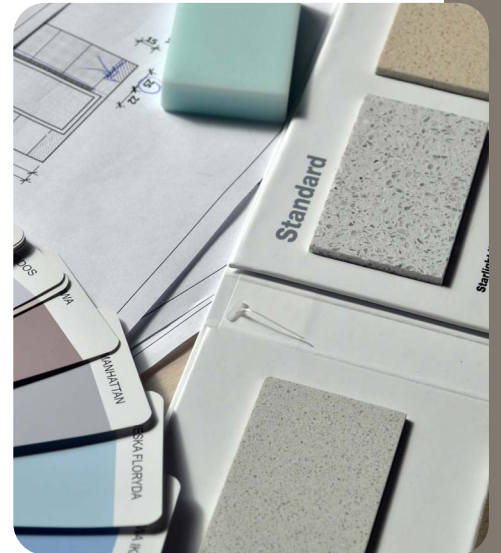
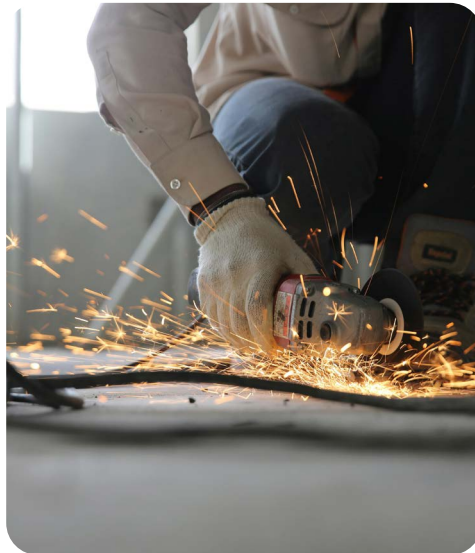
- ✓ **Structural and Layout Options:** Understand what can and can't be done with a specific property, based on layout, zoning, and structural realities.
- ✓ **Zoning, Permitting, and Building Code Requirements:** We flag likely permit needs and any potential zoning or code issues early.
- ✓ **In-Depth Inspections:** We review inspection reports with a renovation-focused eye - and yes, we'll even crawl under the house if needed.
- ✓ **Room to Grow:** Whether it's an extra room or a full expansion, we assess what structural changes are feasible.
- ✓ **Timeline & Materials:** We consider current supply conditions and how they may impact your client's timeline or design decisions.
- ✓ **Budget Ballpark:** We provide a rough estimate of renovation or construction costs to help your client plan.
- ✓ **Red Flags:** We can spot and give support for trouble areas like mold, drainage problems, structural damage, and code violations.



## What Projects Are a Fit?

- ✓ Architectural & Interior Design
- ✓ New Construction
- ✓ Tear-Down & Rebuild
- ✓ Whole House Remodels
- ✓ Additions
- ✓ ADUs (Accessory Dwelling Units)
- ✓ Architectural & Interior Design Updates

If your client is evaluating a property with any of these goals in mind, we can help them move forward with clarity, or avoid a costly misstep.



## What to Expect

A typical Pre-Purchase Consultation is a 2-hour on-site walkthrough, which may also include post-visit reporting and consultation with our design or estimating teams. Pricing ranges from \$500 - \$1,500, depending on the size and complexity of the property.

## Let's Partner

We regularly collaborate with realtors to help assess tricky properties. If your client is buying on the Monterey Peninsula, bring Lewis Builders into the process early. Our Pre-Purchase Consultations are available for local realtors and prospective buyers looking for a clear picture before they commit.



Contact us to schedule a consultation

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