



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.



LB Sales Consultant - Cameron Stoddard

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.

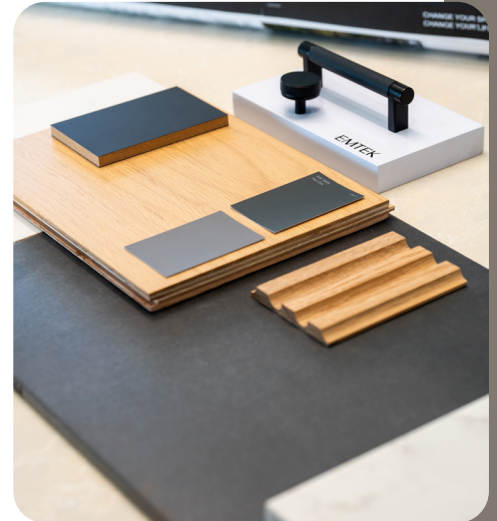


What Projects Are a Fit?

- ✓ 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.

"As a design-build firm Lewis Builders are quite familiar with the permitting process and ideally suited to provide a pre-purchase analysis of a house or vacant lot, and working with them gave us confidence to proceed with the purchase." -Michael G.



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

☎ 831-250-7168 ✉ info@lbdesign.build 🌐 lbdesign.build

3706 The Barnyard Carmel, CA 93923