

FREQUENTLY ASKED QUESTIONS

How much will it cost to build on my homesite with Thomas James Homes?

Costs for Build on Your Homesite homes are found on thomasjameshomesusa.com and represent the all-inclusive pricing per plan. Each home in our library lists a base price and price per square foot for ease of comparison. This base price includes the interior design specifications that have been custom designed for each individual plan and elevation. Customization and upgrades from the original design specifications may result in adjustments to the price. For example, a change in flooring will result in a credit to you for what had been originally specified and you will simply pay the difference for your selections.

What is included in the prices of your homes?

Everything is included in the listed price. Each plan's price includes complete architecture, construction management, interior design, landscape architecture and installation, and closing services for that home. It also includes, all demo, permit fees, new utilities fees and any additional city-related costs. Request an analysis, and a TJH representative will provide a cost breakdown specific to your homesite.

In addition, a warranty is included with your new home. Thomas James Homes is one of the few single-lot, new home replacement builders that stands behind its product. We are dedicated to solving issues as quickly as possible. Details about our warranty can be found at thomasjameshomesusa.com/warranty.

As you begin the design process with our in-house design team, your selected customizations and upgrades will be presented for review and approval in a Custom Design Budget prior to the start of construction. Full transparency of costs is just one of our promises to you.



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How do I know if a home in your library will fit on my homesite?

All of our plans were designed to work within city and county requirements. We understand the nuances of restrictions, codes and ordinances within each jurisdiction. Our library of plans maximize the size and functionality of our homes on the typical homesites in the neighborhoods in which we build. A TJH representative can help you determine exactly which plans will best fit on your homesite.

How will my property taxes be impacted by building a new home on my existing homesite?

The Build on Your Homesite program is one of the most tax-efficient ways to a new, larger home. Because the value of your land is protected by Proposition 13 in California, your property taxes are estimated to increase based mainly on the new square footage added to your home. Unlike purchasing a new home in a new location, building on your existing homesite does not trigger a title transfer, which means there won't be a tax reassessment of your home—potentially saving you thousands. The longer you've owned your home, the more you stand to benefit because of your considerably lower property tax base. A TJH representative can show you the tax benefit breakdown for your home.

How long will it take to build my home?

Building your home will involve selecting a plan from our TJH Library that fits your existing homesite, working with our in-house design team to specify all custom elements of your home, submitting the full plan to the city to secure the required permits, moving out of your home, tear-down, construction of your new home, and final delivery. While this process may vary, an expected timeframe would include 60 to 90 days for city processing and approvals. Once approved, we guarantee a 12-month build cycle. To help make it as seamless as possible, our concierge service will provide storage and rental home referrals as needed.



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What kind of financing does Thomas James Homes offer for this program?

Offered through preferred lenders, Build on Your Homesite special financing takes your mortgage off the books and rolls your new construction loan into a permanent, long-term loan. You only pay a one-time close to minimize transaction costs. For more information, take the next step and request a call or meeting with a TJH representative.



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