



B AND G

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COST CONTROL AID

1. **Will I really use it?** This is one of the **best cost controllers**. For example: that outside fireplace, Sauna, how much deck will I really use? Make sure you get what you need - sometimes we add in things that sound good but never really use them to their potential. It is here that you can control cost.
2. There are three major **cost control areas**- each share in Cost - you must control all three.
 - a. **Square footage** - usually considered to be the “bad guy” but square footage can be one of the most affordable things - it only gets expensive when you add the next two items complexity and quality.
 - b. **Complexity** such as round walls, extreme heights or large open spans, lots of built-in cabinet work, unnecessary offsets, giant windows...
 - c. **Quality** - you (and only you) can control this one - ie. you don't want “plastic door knobs” but you don't have to buy 24c gold either to have a nice house.
3. Room size will be a **major controller** of the over-all size of the house. If you demand specific size rooms the square footage will have to float. Or, you can target a square footage and the room sizes can be adjusted as needed.
4. Your **General Contractor/builder** will become the first line of defense in cost control. If he has been building many years he already knows where the “deals” are and how to get the best value. You don't necessary want the cheap “deal” but you want the best value on every part of your house.
5. Your site will also be a controller as discussed in **Baby Step 3**.