Biggest Problems in Custom Home Design Review

◉ Lack of a consistent, effective and integrated process

◉ No realization that Plan Review **and** Construction Compliance are two sides of the same coin, and that both are fee-based services paid by the end-user

◉ No Agreement setting forth the roles and expectations of responsible parties

◉ Lack of prompt, courteous and professional customer service to all stakeholders involved with the process

◉ Lack of a knowledgeable and motivated "go to" person with the ability to troubleshoot problems, convey technical information and expedite the process

◉ Plan Review Fees which are insufficient to pay a qualified Reviewing Architect

◉ No leverage over the Plan-Review timetable of the Reviewing Architect

◉ Plan Review Fees that **do not include** the cost of Construction Compliance Inspections, Builder Regulation Enforcement, Record Keeping or ARC Meeting Attendance

◉ Plan Review and Construction Compliance is inadvertently subsidized by the developer, the homeowners association and/or the management company

◉ Construction Deposits which are unrealistic or non-existent, having little or no deterrent effect

◉ Failure to collect and properly account for Plan Review Fees and Construction Deposits

◉ Architectural Review Committees faced with increased exposure to lawsuits and legal challenges of their decisions

◉ Little or no oversight of the process. Violations are not properly documented or enforced. Too many loose ends with no status reports or updates. **As a result….**

   - Construction begins without plans being submitted for approval
   - Construction begins without a Pre-Construction Meeting on site
   - Construction "stalls out" for no apparent reason
   - Plans are approved but construction does not commence
   - Homes take too long to complete once construction begins
   - Builders deviate from approved plans and walk away from their deposit
   - Home is occupied without a Certificate of Occupancy
   - Home is occupied without a Post-Construction Compliance Inspection
   - Home is sold to a 3rd party without a Post-Construction Compliance Inspection

Design Review Administrators is the first and only Single Source Provider of custom home design review services, a graceful and seamless integration of the entire process, from submission of plans to certificate of occupancy.