



8 THINGS TO KNOW WHEN
CHOOSING A HOMEBUILDER
(IN COSTA RICA)



THE 8 THINGS YOU NEED TO KNOW WHEN CHOOSING A HOMEBUILDER IN COSTA RICA.

- Experience
- Reputation
- Licensing and Insurance
- Communication
- The Process
- Price and Payment Terms
- Warranty
- Sustainability

Hola!
If you are reading this, we hope it means you are considering building a Costa Rica dream house.

Integer Construction is a team of professionals who have been building homes for a long time (some of us for over 25 years!) Of course, we'd be happy to discuss your plans.

Here, we've collected some key things for you to keep in mind, hope it helps!

Warmly,



7 Vista Grande, Tamarindo, Costa Rica

EXPERIENCE

Look at their portfolio.

Experience matters when it comes to building a home. Look for a builder who has been in the industry for several years and has completed projects similar to yours. An experienced builder will have the expertise and knowledge to navigate the complex building process, and can also offer valuable advice and suggestions.



20 Via Senderos & 5 Vista Grande, Tamarindo, Costa Rica

[HTTP://INTEGER-CR.COM/PORTFOLIO](http://integer-cr.com/portfolio)

REPUTATION

Ask for references.

Look for a builder with a solid reputation in your area. Check out their online reviews, ask for references, and talk to people who have worked with them before. A good builder should have a track record of delivering high quality work and meeting deadlines.

"Senderos did the most fantastic job, and our home is a place where we can sit, look at the ocean, and just enjoy ourselves. The home is elegant, and just so airy and light. We are extremely satisfied and happy and very grateful for our positive experiences with Senderos. I highly recommend Senderos to anyone looking to buy a beautiful home in Costa Rica. Keep up the great work, you are not just building homes, you are building dreams and happiness. Merci beaucoup to the team at Senderos!"

AC, TORONTO, CANADA
Home Completed in Tamarindo, Costa Rica 2023



LICENSING AND INSURANCE

Make sure they have proper coverage.

Make sure the builder you choose is licensed and insured. This will protect you from any liability in case of accidents or damages that may occur during the construction process. A reputable builder will have no problem showing you their license and insurance certificates.

If we have not already provided them to you, our Operations Manager or Client Advocate can provide you with the certifications upon request.



COMMUNICATION

How will they communicate and how often?



Building a home requires constant communication between the builder and the homeowner. Ask the builder to describe the systems they have in place to communicate with their clients. Ask them to share the various reports they will give and understand the cadence of communications.

PEOPLE

At Integer Construction, every client has two important people working directly for them:

A Project Manager (PM) and a Customer Advocate (CA) assigned to their project. The PM manages your entire project. The CA is the client's eyes and ears both in the office and on location.

You will have both on speed dial.

TECHNOLOGY

With Integer Construction, your Project Manager and Customer Advocate work in ProCore and generate all client reports directly from the management software used to build your home. In addition, all important files during the purchase, build and delivery of your home are stored in a secure client portal. The best part: once you move in, you, and your PM, will have a digital "user manual" for your home.

BUILDING PROCESS

Do they have a clear process with milestones?



Before choosing a home builder, it's important to understand the building process. Ask the builder to walk you through their process and timeline. This will help you to understand what to expect during the construction process and will allow you to plan accordingly.

We think the Integer Construction process sets us apart. Feel free to request for one of our sales team take you through our homebuilding process

PRICE AND PAYMENT TERMS



Of course, price is an important factor when choosing a home builder. Make sure you understand the pricing structure and payment terms before signing any contracts. Be wary of builders who offer prices that seem too good to be true. Be sure to request a budget and understand what is included in the budget. Many builders do not include parts of pre-construction, landscaping, driveways or open-air details in their estimates.

At Integer, we believe in complete pricing transparency. We begin with a careful estimate of the cost of home design — and work closely with our clients on managing costs every step of the way. The payment terms and schedule are outlined in every contract and agreed upon by all parties before we begin.

Any changes to contracted design are carefully estimated and the owner always makes the final decision.



WARRANTY

A good builder will stand behind their work and offer a warranty on their construction. Make sure you understand what is covered by the warranty and for how long.

At Integer Construction our finished homes have a 1 year complete home warranty and a 5 year structural warranty, as required by Costa Rican law.

But our warranty is much more than just dates on a calendar. Every Integer home warranty has an automatic 60-day and 1-year walk-through.

Please ask any of our sales representatives or customer advocates for more information on our automatic warranty program and how we stand behind our products.



SUSTAINABILITY

If sustainability is important to you, look for a builder who prioritizes eco-friendly materials and energy-efficient designs. A builder who is committed to sustainability can help you save money on energy bills and reduce your environmental impact.

At Senderos, sustainability is not just a word, it is a process of many decisions that take into account longevity, regional impact and operating impact.



THE COSTA RICA FACTOR

(5 More Builder Boxes to Check).

People talk about the Costa Rica Factor all the time. That makes it sound scary. It shouldn't be if you focus on the "8 things to know" and apply a few extra considerations when discussing your project with a builder.

1. Permitting and Regulations.
2. Weather and Environmental Factors.
3. Access to Materials and Resources.
4. Labor Availability and Quality
5. Communication and Language Barriers

1. PERMITTING & REGULATIONS

Obtaining the necessary permits and adhering to local regulations can be a time-consuming and challenging process. Costa Rica has strict zoning laws and building codes that must be followed, and the permitting process can be complicated and require significant paperwork.

Our pre-construction team has a 100% success rate on permits with government entities and, in Senderos, our managers authored the architectural guidelines of the condominium. So far, we have erased any risk presented by these classic challenges.

2. WEATHER & ENVIRONMENTAL FACTORS

Costa Rica is a tropical country with a diverse range of weather patterns, including heavy rainfall, high winds, and the potential for earthquakes. Builders must take these factors into account when designing and constructing a home.

Design, materials sourcing, engineering and building all require "local expertise". At Integer, weather and environmental factors are critical considerations in both the final design and building process. It is crucial to choose a partner with local expertise.



3.ACCESS TO MATERIALS AND RESOURCES

Costa Rica is a developing country, and access to materials and resources can be limited in some areas. Builders may need to source materials from different locations, which can add to the cost and time involved in the building process.

The strength of a builder, working at scale is in our favor at Integer. Our Procurement Department is centralized and purchases for all the homes, this gives us significant advantages over less organized homebuilders.

4.LABOR AVAILABILITY & QUALITY

Finding skilled labor can be a challenge in Costa Rica, particularly in more remote areas. It's important to work with reputable contractors who have experience working in the local area and who can provide references for their work.

Building an experienced and reliable team of managers, craftspeople, and subcontractors is at the core of our companies mission. Identifying talent and retaining that talent is a central purpose. While we call ourselves an information company that builds homes, we are as much a human resources company that grows and cares for our people.

5.COMMUNICATION AND LANGUAGE BARRIERS

Costa Rica is a Spanish-speaking country, and language barriers can be a challenge for non-Spanish speakers. It's important to work with a builder who can effectively communicate with you and who can provide clear and accurate translations of any documents or discussions.

Our company goal is to be bilingual. We offer employees free English lessons and conduct all client facing business in English. Our clients do not have to speak Spanish. But of course they are free to join the lessons!





Choosing a home builder in Costa Rica requires careful consideration. Look for experience, licensing, and insurance, check for reputation, understand the building process, prioritize communication and transparency, and make sure you understand the pricing structure and payment terms. With these tips in mind, you will be well on your way to finding the right builder for your dream home in Costa Rica.

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