

Frequently Asked Questions about the Neo House

1) **Is it possible to enlarge the house?**

Yes, the house can be extended lengthwise, and a simple single-story annex can be added to serve as an entryway, study, storage room, or walk-in closet.

2) **How long does construction take?**

Construction itself takes approximately 6–8 months after the building permit is obtained and work begins [this timeframe may vary depending on the scope of delivery, the complexity of the foundation work, weather conditions during construction, etc.].

3) **Does the house comply with zoning regulations?**

The house features a traditional rectangular design with a mono-pitch roof, beneath which the upper floor is situated. Our experience building in heritage conservation zones has proven that we can meet even the strictest regulations. We can adapt the house to specific local requirements during discussions with authorities; for instance, the mono-pitch roof can be replaced with a gable roof—available in various pitches—and dormer windows can be added.

4) **What specifications are included in the base price?**

We can provide a complete list of specifications upon request. The model house in Budíkov includes several premium features, such as a wood-burning stove and chimney, a terrace, entrance steps, an entrance canopy, a larch wood facade, shading systems, and a heat recovery unit.

5) **Is it possible to change materials and fixtures?**

Yes, every new house is unique, and we tailor it to the client's requirements—while always preserving the essence and concept of the original model home design. We start with a standard base design, and during the architectural study phase, you can work with the architect to choose from various options for the façade, roof, windows, and more. Inside, you can select different flooring materials and patterns, as well as specific ceramic tiles, wall coverings, fixtures, doors, and other elements.

6) **How long does it take to prepare the construction project, and what does the process involve?**

In the first phase, you visit the building site with the architect to assess the suitability of the house's placement. The architect positions the house on the plot and integrates it into the terrain—creating a site plan—and incorporates any chosen modifications to the standard design into the project plans. This results in an architectural study of the model home. Based on this study, we can immediately prepare a construction budget, thereby accelerating the process toward actual building. At this stage, you already have a fixed price for the construction. Next

comes the preparation of the detailed construction project documentation; this typically takes three months [depending on current capacity] and concludes with the handover of the complete documentation required for the planning permit. The project can then be submitted to the building authority. We can handle the building permit process for you, or you can arrange it yourself. Once the building permit is obtained, construction can begin without delay.

7) Is it possible to modify the house's interior layout and exterior appearance (and to what extent)?

If changes are required, it is best to contact us. As the architects and creators of the house, we can almost always find a solution that preserves all the advantages of the standard design while maintaining the aesthetic quality we stand by. An architect will review and prepare all potential changes and solutions with you during the architectural study phase.

8) Is the construction design included in the price of building the house?

The design for the building permit is paid for separately. If the standard house design is used without changes, the design fee remains at the base rate—with no surcharge. In the event of changes, modifications, or additions [e.g., a wastewater treatment plant, carport, structural changes, etc.], the price is adjusted individually based on the scope of the work. The base price already covers siting the house on the terrain [foundation design], utility connections, walkways, and similar elements. The design package includes all necessary documentation tailored to your specific plot and house, such as structural analysis, a fire safety report, building services specifications, etc. With this complete design—compliant with current regulations—you can subsequently obtain a building permit without issues.

9) What technologies and materials are used in the house?

The base price includes an air-to-water heat pump [NIBE brand] and a hydronic underfloor heating system [Rehau brand]. The standard specification also includes provisions for the installation of an external chimney and a wood-burning stove. The exterior wall assembly incorporates both wood-fiber and mineral wool insulation. An acoustic and thermal-mass concrete screed layer is used on both floors of the house. A detailed breakdown can be found in the standard house specifications.

10) Where can the washing machine be placed, and how is storage handled?

The washer and dryer can be placed, for example, in the small utility room we design for the upper floor. Some clients also choose to locate the washing machine in the bathroom. If a larger utility room and more storage space are required, we adjust the layout of both the ground floor and the upper floor. Floor-to-ceiling wardrobes can also be built into both rooms and the bedroom. Additionally, we often utilize the space beneath the raised section of the mono-pitch roof to create an attic storage area accessible from the hallway, or we incorporate a mezzanine level in one of the children's rooms.