

NORTH STATE BUILDING INDUSTRY ASSOCIATION

Builders work hard to overcome supply chain problems

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If you've looked at buying a car this year, you know that supplies are tight. Production of computer chips that control so many parts of today's automobiles fell sharply during the pandemic, and manufacturers are struggling to catch up. As a result, many people can sell their late-model used car today for nearly as much as they paid for it - although they might not be able to find a replacement if they did.

These supply chain disruptions are impacting the availability of everything from bicycles to Starbucks coffee. And unfortunately, the home building industry is just as affected.

A recent survey of builders by the National Association of Home Builders shows just how serious the problem has become. An amazing 95% of builders reported they had experienced shortages of appliances. 94% said they were having problems obtaining framing lumber. More than 90% said they are experiencing shortages of plywood and oriented strand board. And the list goes on.

A year ago, these shortages were minor or nonexistent. Builders reporting plywood shortages jumped from 9% to 90% in 12 months. Copper wiring from 7% to 77%. Wallboard from 8% to 70%. Half of all builders said they were even having a hard time finding products like bricks and ceramic tiles. Windows and doors are also affected.

You can't build a new home without all these products, and as a result, production times have lengthened for most builders. Sometimes the supply shortages are expected and built into the timeline, but other times they are unexpected, and construction schedules must be extended after a purchase.

Builders realize that purchasing a home is the largest financial decision most people make, and they strive to make purchasing a new home a great experience. That means purchasing quality components from trusted manufacturers and suppliers. Fortunately, most builders have well-established purchasing networks and relation-



NAHB graphic

ships which can minimize the supply chain impacts, but it is still a challenge.

As this problem has been going on for several months now, builders are also gaining a better understanding of how long delays might take and setting proper expectations to avoid unpleasant surprises for buyers. And most builders are ramping

up communication with buyers to keep them constantly updated about any delays that may occur.

Despite the challenges, builders are committed to providing buyers with the best possible customer experience, even in these unprecedented times. Fortunately, most of these supply chain problems are

expected to work themselves out in the next few months, but in the meantime, buyers need to work with their builders and understand that there's no magic solution. And to understand that everyone involved is working as hard as they can to complete construction and hand you the keys to the home of your dreams.