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**A Message from Jeffrey Chalmers:**  
*"Can you imagine what AI would do for new construction?"*

## Automated Construction - Robot Frames Small Home in Two Days

Last week the National Association of Home Builders (NAHB) reported that severe shortages of construction tradespeople were slowing homebuilding and increasing costs. The shortages, as reported by NAHB's new home builder members, affected all trades from rough carpenters to plumbers and masons. Now, from Australia, comes news that brick masons at least **may not have as much job security as that NAHB report would suggest**.

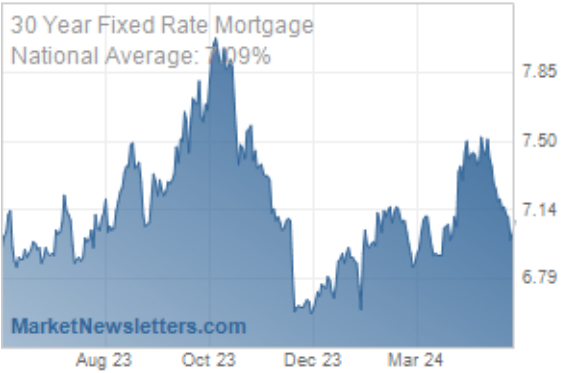
The Hadrian X, developed by Perth-based Fastbrick Robotics, **can lay more than 1,000 bricks an hour** and, in tests, has framed a small home in two days. Hadrian, essentially a long robotic arm that can be mounted on a track, crane, or barge, uses a 3-D model of the house, cuts its own bricks, applies adhesive, then conveys them to the arm which puts them in place. The plumbing and electrical systems, windows, doors, and other finish work is performed by human hands.

The machine grinds and mills its own bricks so the building is not constrained by standard sizing. Leanne Garfield, writing in Business Insider, says it can handle bricks up to 2,000 cubic inches while a standard brick, at least in Australia, is 115 cubic inches.

She quotes Fastbrick's director of corporate affairs, Kiel Chivers, that the company's machine, which is not yet commercially available, could shake up the global construction market as it promises to build houses and other structures **faster than any human can**. While there is already a shortage of brick layers, the U.S. Bureau of Labor Statistics forecasts that those jobs will increase 15 percent by 2025.

The Hadrian X will build its first house later this year. It will include three bedrooms and two bathrooms.

## National Average Mortgage Rates



	Rate	Change	Points
Mortgage News Daily			
30 Yr. Fixed	7.09%	+0.07	0.00
15 Yr. Fixed	6.56%	+0.03	0.00
30 Yr. FHA	6.62%	+0.07	0.00
30 Yr. Jumbo	7.35%	+0.04	0.00
5/1 ARM	7.30%	+0.06	0.00

Freddie Mac			
30 Yr. Fixed	7.02%	-0.42	0.00
15 Yr. Fixed	6.28%	-0.48	0.00

Mortgage Bankers Assoc.			
30 Yr. Fixed	7.08%	-0.10	0.63
15 Yr. Fixed	6.61%	+0.01	0.65
30 Yr. FHA	6.89%	-0.03	0.94
30 Yr. Jumbo	7.22%	-0.09	0.58
5/1 ARM	6.56%	-0.04	0.66

Rates as of: 5/17

## Recent Housing Data

		Value	Change
Mortgage Apps	May 15	198.1	+0.51%
Building Permits	Mar	1.46M	-3.95%
Housing Starts	Mar	1.32M	-13.15%
New Home Sales	Mar	693K	+4.68%
Pending Home Sales	Feb	75.6	+1.75%
Existing Home Sales	Feb	3.97M	-0.75%

# Because Integrity Matters™

Jeffrey has spent the last three decades perfecting an Honest, Open and Transparent (HOT™) loan and closing process that is laser-focused on enhancing the consumer mortgage experience. By combining old-school, trustworthy customer service with real-time, mobile-friendly technology, he has successfully built thousands of loyal, raving fans.

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	Value	Change
Builder Confidence	Mar 51	+6.25%