



## **THE HOMEBUILDING PROCESS**

**Building site:** If you **do not yet have** a building site, we have helped many families locate their dream site. We can also help you with a feasibility to determine if a site is suitable for your project and budget. This may make you aware of potential problems with the site before investing money into it. We can also help you to determine how much to spend on a site in order to stay within your total project budget.

If you **do own** your site, we will begin immediately to develop a site plan to determine your building footprint. This is necessary in finding and/or designing a unique plan to be built on your site.

**Plans:** Armstrong is a Design/Builder so we can help you develop a plan that will not only fulfill your wishes, but work within your project **budget** as well. We need to design to your site rather than the other way around. If you already have build-ready plans, we can work with those. Otherwise, we can work from whatever you may have found online, sketched yourself or just develop a plan from scratch based on your desires and budget. We have a **Design Center & Showroom** and a **Project Coordinator** at our Redmond office to aid in design and deciding on specifications for those various appointments you choose to have in your home.

**Final Plans, Engineering and Construction Agreement:** We do the Plans process in two stages: **Preliminary Plans** and **Final Plans & Construction Agreement**. We will collect a fee to pay for the Preliminary Plans. These consist of Floor Plans & Elevations to scale. Once we know we have arrived at a plan that works for you in all ways, we will arrive at an actual amount on which to base our **Final Plans & Construction Agreement**. Upon acceptance and signing of the Final Plans & Construction Agreement, we will collect the balance of the Agreement deposit. Any plans fees collected is/are applied to and a part of the Final Plans & Construction Agreement. We are now ready to finish the Final Plans and Engineering which are *necessary* for **financing, permitting and actual construction**.

**Financing, Permitting & Specifications:** If you require **financing** for your project, we have several lenders that we can recommend to you. We will prepare the necessary documents for your lender. We will help you in getting all of the necessary documents, plans, etc together for **permit submittal**.

Your Project Coordinator will accompany you to the Permit Submittal appointment. You will be required to pay the necessary permitting and mitigation fees. During this process, we will continue to work with you to **“fine tune” the specifications** for your new home.

**Construction Turnover Meeting:** As soon as Financing is in place and the Permit is issued, we will have the **Turnover to Construction Meeting**. This meeting will include you, the Owner, Rick Loftus, our General Manager, Jim Smith, our Superintendent and your Project Coordinator. During this meeting, any last changes to the plans will be noted and the Final Construction plans signed. Likewise, the specifications will be agreed upon and signed at this time. The Superintendent is now ready to schedule and begin construction of your new home.

**Stake Out Meeting:** At the conclusion of the Turnover Meeting, a date will be set for the Owner, Superintendent and Excavator to meet on site and **stake out the location of the house and to prepare for the site work and excavation** to begin.

**Construction:** Once the site is prepared and excavated for the home, construction begins with the **foundation**. At this time, the plans for your home are submitted to our Panel Plant and construction begins on your walls. After the foundation is complete, the **floor system** will be installed. Once foundation and floor system are complete, we are ready for the **first wall set**. Construction will **continue through completion** per the schedule set forth by the Superintendent. Note: Schedule may be altered from time to time, if necessary. The Superintendent will be readily available to answer questions that you may have throughout the construction process.

**Completion and Final Turnover:** Once complete, the Superintendent will have a **Final Walk Through Inspection** of the home for any final pick up items to be completed before Final Inspection by the permitting jurisdiction. Then, once a **Certificate of Occupancy** is issued and all the final payments made, the Owner can move in to their new home!

**Warranty Inspection:** On all Turnkey projects, approximately eleven (11) months following completion, we will schedule a walk-through inspection to identify those items that need to be taken care of under the one year warranty issued by **Armstrong Homes of Redmond**.

***WE HOPE YOU ENJOY YOUR NEW HOME!!***

**Note:** Most of our business comes from referrals by satisfied customers. Therefore, should you refer anybody to us that results in us building for that **referral, we will issue you a check for \$500** to show our appreciation. We would also appreciate you completing a Customer Satisfaction survey on Localloop.com.