

# BUILDING PROCESS



## GETTING STARTED

Building a new home is an exciting experience, but it can also be overwhelming. This is why we give you an overview of the process upfront, ensuring you know what to expect, and then MANAGE each step FOR YOU. This process lets you know what selections need to be made at the appropriate time, rather than overwhelming you all at once. We feel the more you know and the more we can help manage the process the more fun you will have and the happier you'll be with the end result.

The initial meeting is intended to focus on getting to know each other and give you the opportunity to ask any questions you may have. This meeting also helps us understand your needs and desires. Depending upon what stage you are at this meeting may include current housing situation, time frame, style and size of home you're interested in, preliminary floor plan sketches, preliminary specifications, and potential home sites. Next, we work with you to lock in financing approval, lot location, final floor plan, detailed specifications, and pricing.

## THE CONSTRUCTION PROCESS

Once construction begins you have the comfort of knowing Sierra Homes owner will personally make daily site visits assuring you the homeowner that your new home is built to the highest standard. This daily review process greatly reduces the possibility of construction errors and shortcuts that can easily be hidden or missed without daily monitoring.

Throughout construction our process offers you many opportunities to customize your home. For items such as cabinets, lighting, hardware, stone or brick, and finish flooring, we provide you with an allowance, a supplier source and a date by which you need to make the selection. If you'd like a little help, we will be happy to arrange for design assistance AND if for some reason you don't find what you are looking for at one of our approved suppliers, no problem, let us know and we will make every effort to accommodate your desires.

## POST-CONSTRUCTION COMMITMENT

Once construction is complete, we conduct a new home orientation. We conduct a walk through with you to demonstrate your new home's features and confirm that it meets your expectations and approval. We will also contact you directly to complete an 11 month walk through at your convenience to address any items of concern that you may have.

Sierra Homes warrants your new home in its entirety, labor and materials, for a period of 1 year. Many materials and equipment such as siding, shingles, HVAC equipment, fixtures, appliances, flooring, etc. hold manufacturer's warranty's beyond the first year.

We also provide one drywall repair within the first year after you move in—the timing is up to you but is often scheduled at the 11-month walkthrough. With Sierra Homes you can rest assured you will always have the direct cell number of our owner to help address any questions or concerns that arise as you settle into your new home. If you'd like to learn more about Sierra Homes, we encourage you to email us at: [matt@sierrahomesomaha.com](mailto:matt@sierrahomesomaha.com) or give us a call at 402-681-2364.



## GENERAL FLOW OF CONSTRUCTION PROCESS

This list will give you the homeowner a general feel for the typical build process that Sierra Homes follows. Dependent upon many factors including weather conditions, subcontractors scheduling, etc. some processes may occur in a slightly different order or even concurrently.

- **Signed purchase agreement**
- Drawings & Specifications completed and **signed off on by owner(s)**
- Pre-construction period – **financing arrangements, purchase lot (if necessary)**, and permits
- Staking and Excavation
- Pour footings/pour foundation walls
- Frame house/set windows and doors/roof/siding
- Deck (if any)
- **Vertical Finishes meeting w/buyers – discuss cabinets, trim/doors, stone/brick, and paint colors**
- **Rough-in walk-thru with buyers – review and determine location of electrical outlets, switches, plumbing, low voltage and data/audio drops (if any). \*All request must be in accordance with local codes**
- Rough-ins – Plumbing, Electrical, and Heating & Air
- Interior concrete (basement/garage floor)
- Inspections
- Exterior brick/stone work
- Insulation & Termite treatment
- Drywall
- **Final finishes meeting with buyers – discuss flooring, countertops, closet layouts, electrical & plumbing fixtures, bathroom/kitchen hardware, and any remaining selections.**
- Cabinets
- Trim/Doors
- Driveway, patio (if any) & sidewalks
- Paint
- Hard surfaces install- Flooring & Countertops
- Finishes – Plumbing, Heating & Air, Electrical, mirrors, shower doors, hardware, etc.
- Final Inspections
- Carpet
- Remaining exterior work –painting (if not done earlier), grading, lawn sprinklers (if applicable) and sod
- Punch out & touchups
- Cleaning
- **Pre-Closing walk through (within 1 week of closing)**
- **Closing**

**\*Items noted in red require buyer input or approval**