



Construction of Your Home

HOMEOWNER GUIDE

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Building Your New Home

Building Your New Home

This section provides a brief overview of important items associated with the building of your new home.

The plans and specifications for your home have been reviewed by a structural engineer and approved by the building department of the city or county where the home is located.

Built to Your Plan

Your new home is constructed to specific plans and not to displayed models.

What's in this guide

- **How Your Home Is Built** — the design of your foundation and home, and the inspections your home must pass.
- **Site Visits and Safety** — how to arrange a visit and the safety requirements that apply.
- **Home Review Conference** — the meeting held before framing begins to review your plans and job information sheet.
- **Trade Partners and Substitutions** — who builds your home, and why methods or products may differ from the model.
- **Construction Schedule** — why it sometimes appears that "nothing is happening."
- **Walkthroughs** — the Pre Drywall Quality Assurance Inspection, New Home Presentation, and Welcome Home Orientation.

Key terms

Project Superintendent — oversees the construction of your home and is responsible for quality control.

Sales Counselor — your main point of contact during the purchasing and building of your new home.

Trade Partners — the carefully selected specialist companies Classic contracts with to build each part of your home.

Substitution — a method of construction or product used in your home that differs from the model home or purchase agreement; any substitution will be of equal or better quality.

New Home Presentation — the meeting that confirms all changes, options, and upgrades are complete and that the home meets Classic's quality standards.

Welcome Home Orientation — the final walkthrough of your home before closing, where the features of your new home are demonstrated.



Home Review Conference

Home Review Conference

This meeting is one of the most important meetings you will have during the building of your home.

The meeting is scheduled **before the framing of your new home begins**. The purpose of the meeting is to review the plans and job information sheet for your new home. This meeting gives Classic an opportunity to explain the construction process for your new home.

Meeting Details

Item	Detail
When	Before framing begins
Where	The Sales Office
Attendees	Your Sales Counselor and Project Superintendent
Purpose	Review the plans and job information sheet for your new home, and explain the construction process

Related

- **Pre Drywall Quality Assurance Inspection** (p. 18) — the next scheduled meeting, held before drywall is installed.



Site Visits and Safety

Site Visits

While a construction site is exciting, it can also be a dangerous place to visit. Your safety is of prime importance to us. Therefore, we must require that you contact your Sales Counselor before visiting. We reserve the right to require that you wear a hard hat and be accompanied by a member of our staff.

Please observe common sense safety procedures when visiting construction sites.

Direct Questions to Your Sales Counselor

If you have any questions about the work in progress, please direct them to your Sales Counselor. Please do not discuss work that is being performed at your home with Classic Trade Partners or Suppliers.

Safety

It has always been Classic's policy to follow all federal and state mandated requirements for safety.

When visiting the job site you are required to be accompanied by a Classic Representative. This includes any weekend visits.

Classic reserves the right to require visitors at our sites to conform to any Occupational Safety and Health Administration (OSHA) regulations.

It is Classic Homes' desire and goal to assure the safety of its employees, contractors, and customers. Your cooperation in this matter is appreciated.



How Your Home Is Built

Design of Foundation, Home & Inspections

An independent Soils Engineer tests each lot and designs a specific foundation design for the lot and home selected. You will be provided with a copy of the soils report for your home before closing.

Foundations Vary Between Lots

Because of variations in soil condition between lots, your neighbor's foundation type may be different from yours.

Plans and Specifications

We construct each home to comply with all approved plans and specifications. A soil and structural engineer, the applicable building department, and Classic personnel approve each model.

Quality Control

During construction of your home, our Project Superintendents oversee the construction of the home and are responsible for quality control. Our Construction Managers and Trade Partners also inspect stages of the construction of the home and are involved in the quality control process.

Inspections

In addition, a number of inspections are conducted at different stages by independent third party inspectors. Your home must pass each inspection before construction can continue.

Before closing, your home will have a final inspection by the Regional Building Department.

Related

- **Trade Partners and Substitutions** (p. 14) — who performs the work, and why products may differ from the model.
- **Construction Schedule** (p. 12) — why progress sometimes appears to pause while the home awaits inspection.



Construction Schedule

Construction Schedule

Each Trade Partner is scheduled days or weeks in advance of the actual work. Time is allotted for completion of their contribution to your home.

It sometimes occurs that one Trade Partner completes their work ahead of schedule and the next Trade Partner already has an assigned time slot, which cannot be changed on short notice. The overall construction schedule allows for this.

The "Nothing Is Happening" Stage

There will be days during construction of your home when it appears that "nothing is happening."

Similarly, it may appear that no progress is being made while the home awaits one or more inspections. This is a part of the normal sequence of the construction schedule and occurs at some point in every home.

Delivery Date

The delivery date that your Sales Counselor gives you is always approximate. Weather can delay installing the foundation and can also affect installation of the framing, roofing, and exterior finishes. Material and labor shortages may affect the construction schedule. In addition, if your lender delays you in responding to a request, this can cause a delay. Changes submitted after the original purchase agreement has been completed can add days to the schedule.

See Delivery Date in the Closing guide for more detail.



Trade Partners and Substitutions

Trade Partners

In order to consistently deliver the highest possible quality in our new homes, we contract for the building of your home with carefully selected Trade Partners. For example, a Trade Partner who specializes in interior trim hangs the interior doors and installs the interior handrails and baseboards.

By having each part of your home constructed by specialists, we are able to provide you with a home of the highest quality.

Only Classic Personnel May Work in Your Home

In order to assure you the highest possible standards of construction, only Classic employees and Trade Partners are allowed to perform work in your home.

Substitutions

The new home industry and its building partners are continually developing improved methods of construction and products. In addition, manufacturers sometimes make changes that can impact construction. Therefore, we may use methods of construction or products in your home that differ from those in the model home or on the purchase agreement.

City or county agencies establish the building regulations for their jurisdictions. Classic is required to follow these regulations during the building of your home. Therefore, the same floor plan may be constructed slightly differently in each of two different jurisdictions.

In all instances, any substitution of method or product will be of **equal or better quality** than that shown in our model. Since such substitutions or changes may become necessary due to matters outside our control, we reserve the right to make them without notification.

Constructed to Your Plan

We reiterate that our homes are constructed to meet your specific plan and are not constructed to match our displayed model homes.



Walkthroughs

Walkthroughs

The New Home Presentation and Welcome Home Orientation are an introduction to your new home and its many features. These meetings go beyond the traditional walkthroughs to include a detailed demonstration of your new home and information regarding its maintenance.

The Walks

- **Pre Drywall Quality Assurance Inspection** — held before drywall is installed, to demonstrate the internal quality components of the home.
- **New Home Presentation** — held about one week before closing, to confirm that all changes, options, and upgrades are complete.
- **Welcome Home Orientation** — the final walkthrough, held the day before or the day of closing.

Scheduling

As your home nears completion, we will schedule the New Home Presentation and Welcome Home Orientation with you.

Appointments are available Monday through Friday, normally at 10:00 a.m. and 2:00 p.m. You will meet with Classic Representatives at your home.

The New Home Presentation will occur **one week prior to your closing**, with the Welcome Home Orientation typically occurring either the **day before or the day of closing**.

Preparation

We expect the New Home Presentation and the Welcome Home Orientation to take about **two hours each**. Please arrange your schedule in order to utilize the full amount of time allotted. Scheduling your time accordingly allows you to receive the maximum benefit from each meeting.

If you have questions about your home or the warranty coverage, make notes and ask them during the Welcome Home Orientation. We recommend that you review the New Home Warranty section of this Guide before the Welcome Home Orientation and any scheduled warranty appointments. This allows us to discuss any questions you may have.

Please Come Without Guests

It has been our experience that Homeowners benefit when they focus their attention on the home during the New Home Presentation and Welcome Home Orientation. Although we appreciate and understand that friends and relatives are anxious to see your new home, it would be best if they visit at another time. We also suggest that children and pets do not accompany you during these walkthroughs.

If a real estate agent has been involved with your purchase, he or she is not required to attend. If you would like to have a friend or real estate agent view the home with you, we encourage you to do this before the scheduled walkthroughs.

Completion of Items

The Construction Department is responsible for completing the items listed on your New Home Presentation Form and Welcome Home Orientation forms.

Do Not Sign Until Items Are Complete

For quality assurance purposes we ask that you do not sign a Walkthrough or Warranty Request Form until all items are completed.



Pre Drywall Quality Assurance Inspection

Pre Drywall Quality Assurance Inspection

This meeting is scheduled **before the drywall is installed** in your new home. This meeting allows Classic to demonstrate the internal quality components of the home.

What Is Reviewed

During the meeting, framing and installation of the electrical, plumbing and heating will be reviewed, as well as buyer selected locations for electrical, data, TV cable, and phones.

The soils report will be reviewed during this meeting.

Meeting Details

Item	Detail
When	Before drywall is installed
Where	At your new home
Attendees	Your Sales Counselor and Project Superintendent
Purpose	Demonstrate the internal quality components of the home and review the soils report

Related

- **Home Review Conference** (p. 6) — the earlier meeting, held before framing begins.
- **New Home Presentation** — the next walkthrough, about one week before closing.



New Home Presentation

New Home Presentation

The purpose of this meeting is to confirm that all changes, options, and upgrades have been completed and that the home meets the quality standards detailed in plans, specifications, and Classic's Performance Standards.

Any discrepancies will be noted on the **New Home Presentation Form** and addressed by the Project Superintendent.

Meeting Details

Item	Detail
When	One week prior to your closing
Appointments	Monday through Friday, normally at 10:00 a.m. and 2:00 p.m.
Where	At your new home
Attendees	You and Classic Representatives
Length	About two hours

What to Review

Please plan to carefully review and make notes on the following items:

1. The final grade and drainage
2. Location of property pins
3. Installation of cabinets and countertops
4. Installation of selected floor coverings
5. Installation and operation of appliances
6. Condition of tubs
7. Condition of mirrors
8. Condition of electric fixtures
9. Condition of plumbing fixtures

Appearance Items

Defects in finish items, which are so called "appearance" items, are usually readily detectable during this inspection.

List Cosmetic Items Before Closing

Since these items are most likely to sustain damage during the move-in process, Classic will not repair these items unless they were listed on the Welcome Home Orientation Form.

Completion of Items

The Construction Department is responsible for completing the items listed on your New Home Presentation Form and Welcome Home Orientation forms. For quality assurance purposes we ask that you do not sign a Walkthrough or Warranty Request Form until all items are completed.

Related

- **Welcome Home Orientation** — the final walkthrough, the day before or the day of closing.
- **Standards of Performance** — the tolerances your home is measured against.



Welcome Home Orientation

Welcome Home Orientation

As the name implies, this meeting is the **final walkthrough of your home before closing**. This exciting event is held either the day before or the day of your closing.

Purpose

The purpose of this event is to:

- Review the items listed during your New Home Presentation List
- List any additional items that may require repair
- Present and demonstrate the features of your new home

Your Project Superintendent and Customer Service Representative will escort you through the home, demonstrating the features and quality components of your new home. They will also provide you with informative and helpful maintenance suggestions.

Meeting Details

Item	Detail
When	The day before or the day of your closing
Appointments	Monday through Friday, normally at 10:00 a.m. and 2:00 p.m.
Where	At your new home
Attendees	You, your Project Superintendent, and a Customer Service Representative
Length	About two hours

Cosmetic Items

Only Listed Items Will Be Corrected

Please note that only the cosmetic items listed on the Welcome Home Orientation Form will be corrected or resolved. Cosmetic items that are not identified before closing and not listed on this form will not be repaired.

Your Sixty Day Appointment

A sixty (60) day Customer Service appointment will be scheduled at the Welcome Home Orientation. If a Customer Service Representative is not present at the Welcome Home Orientation for any reason, you will be contacted by our office to schedule an Initial Appointment.

See Initial Appointment in the Warranty guide for details.

Before You Come

If you have questions about your home or the warranty coverage, make notes and ask them during the Welcome Home Orientation. We recommend that you review the New Home Warranty section of this Guide before the Welcome Home Orientation and any scheduled warranty appointments.