



Construction of Your Home

HOMEOWNER GUIDE

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Construction of Your Home

Construction of Your Home

The plans and specifications for your home have been reviewed by a structural engineer and approved by the Pikes Peak Regional Building Department (PPRBD). Your new home is constructed to specific plans and not to displayed models. The construction of a new home differs from other manufacturing processes in several ways. By keeping these differences in mind, you can enjoy observing the construction process as we build your new home. Building a home is one of the few products built by human hands, outdoors, with multiple trades and craftsmen working together on your home.

If You Are Building from the Ground Up (Dirt Start)

You have more opportunity for input into the design and finish details of a new home than for most other products. Our success in personalizing your home depends on effective and timely communication of your choices.

If You Are Purchasing a Spec or Inventory Home

For spec/inventory homes, your design was selected by one of our designers. Due to the timing of ordering products and the construction sequence, changes are not allowed on these homes.

Watching Your Home Take Shape

Because of the time required for construction, you will have many opportunities to view your home as it is built, ask questions, and discuss details.

As a consumer, you rarely have the opportunity to watch as the products you purchase are created. Unlike other products that are created in a setting where mistakes can be corrected before the product leaves the factory, you will be able to watch as mistakes are made and corrected along the way.

What's in this guide

- **Start of Construction** — the tasks Classic Homes completes before construction can begin, including the building permit.
- **Home Start Conference** — your pre-construction meeting with your Builder to review plans, specifications, and the building process.
- **Safety & Site Visits** — when and how to visit your homesite safely during construction.
- **How Your Home Is Built** — plans and specifications, quality control, trade partners, and what to do with questions.
- **Construction Schedule** — how delivery dates are set, why progress sometimes pauses, and the typical construction sequence.
- **Site Policies** — locks and keys, and private home inspector authorization.
- **Walkthroughs** — the walks through your home: Pre-Drywall Inspection, New Home Presentation, Landscape Walk, and Welcome Home Orientation.

Key terms

Start of Construction — while you are finalizing financing and selections, Classic Homes attends to several tasks before starting construction.

Home Start Conference — a meeting to review your plans, selections, any approved change requests, and the protocols of the construction process.

Safety — please respect the potentially dangerous nature of a construction site and follow our site visit policies.

Pre-Drywall Inspection (PDI) — your second meeting with your Builder, providing an opportunity to see the quality inside the walls of your new home and confirm that selections and change requests are correct.

Locks and Keys — once your locks are changed, only your keys will open your home.

Plans and Specifications — the reasons that no two homes are alike.

Quality — we monitor work on your home to note and correct any errors that occur, and ensure that the home we deliver meets the standards we promised you.

Single Source — Classic Homes selects all personnel and orders all materials that go into your home.

Trade Contractors — approved trades that complete work with Classic Homes' written authorization.

Private Home Inspector Authorization — the policies that apply if you hire your own inspector.

Construction Schedule — delivery dates are a target until we confirm a closing date in writing.

Construction Sequence — an overview of the major steps typically followed in building a home.



Start of Construction

Start of Construction

Before construction of your home can begin, Classic Homes has several important tasks to accomplish that involve outside people and entities. For example:

- Residential construction requires that we obtain a building permit. The application process can take two to four weeks after your Start Package is signed. The time of year and related weather conditions may also affect the start date and early stages of construction.



Home Start Conference

Home Start Conference

You will have the opportunity to meet with your Builder at least four scheduled times during the home building process. The first of these, the **Home Start Conference**, takes place before construction begins. Your **Pre-Drywall Inspection** (p. 22) and the later walks through your home are covered under **Walkthroughs** (p. 20).

The first of your Builder meetings is the Home Start Conference. Your Sales Specialist typically schedules this appointment before construction of your home begins. This meeting can last between 30 to 90 minutes, depending on the size of the home, the options selected, and your questions.

The purpose of the Home Start Conference is to conduct a comprehensive review of your plans and specifications as well as the building process itself. We will discuss site visit protocols, how to handle questions, trade contractor communication, and change requests. Meeting details and a copy of the agenda follow.

Home Start Conference — Meeting Details

Item	Detail
Appointment set by	Sales Consultant
Appointments available	Monday through Friday, between 10:00 a.m. and 3:00 p.m.
Where	Community sales center
Attendees	Purchasers; Community Builder and/or Builder; Sales Specialist
Length	30–90 minutes
Purposes	Review plans, specifications, selections, and any change requests. Discuss what you should expect during the construction process. Outline construction site safety, site visit protocols, and how to handle questions.
Preparation	List any questions you wish to discuss. Feel free to bring your selection materials if you would like.

Home Start Conference — Agenda

This conference gives your Builder, Sales Specialist, and you the opportunity to review the Job Information Sheet, plans, drawings, and color chart for accuracy. Discussion items include:

- Plot plan, excavation (over-dig), rough grade, and fine grade
- Start sheet reviewed against the plans
- Custom drawings, if applicable
- Color chart
- Any late change orders
- Working hours for trade partners and Classic Homes
- Safety policies when visiting the job site
- The inspection process (open excavation, Regional Building Department, Classic Homes)
- The construction process
- Weekly phone calls
- How to resolve any concerns during the building process
- Confirmation that your next scheduled meeting is the Pre-Drywall Inspection
- How Classic Homes will contact you to set your Quality Inspection, New Home Presentation, and Closing dates once cabinets are installed and final selections can be verified



Safety & Site Visits

Safety & Site Visits

We understand that you will want to visit your new home during construction. A new home construction site is exciting and can also be dangerous. Your safety is of prime importance to us.

For safety and insurance purposes, we require that you visit your homesite only on Sunday, or as we like to call it "Sunday-Funday" — our weekly open-house day for buyers. You may visit anytime between noon – 5pm, and we require that you check in at the Classic Homes model/sales center before visiting your home. You must wear a hard hat, and a member of our staff must accompany you during your visit.

Please always observe common-sense safety procedures when visiting:

- Keep older children within view and younger children within reach, or make arrangements for childcare.
- Almost all falls happen when stepping backward, so please look in the direction you are moving at all times.
- Watch for boards, cords, tools, nails, or other construction materials that might cause tripping, puncture wounds, or other injury.
- Do not enter any level of a home that is not yet equipped with stairs and rails.
- Stay a minimum of six feet from all excavations and potential fall hazards.
- Give large, noisy equipment or delivery vehicles plenty of room. Assume that the driver can neither see nor hear you.
- Site visits are at your own risk.

In addition to safety considerations, be aware that mud, paint, drywall compound, and other construction materials are in use and can get onto your shoes or clothing.



How Your Home Is Built

How Your Home Is Built

Plans and Specifications

The Pikes Peak Regional Building Department must review and approve the plans and specifications for your home. Classic Homes is required to comply with these approved plans and specifications. The plans and specifications also become part of our agreements with trade contractors and suppliers. Only written instructions from Classic Homes can change these contracts. Many factors can cause variations between the model home you viewed and the home we deliver to you.

Regulatory Changes

From time to time, municipal agencies adopt new codes or regulations that can affect your home. As a result, our Builders may construct the same floor plan slightly differently in two different jurisdictions, or at two different times within the same jurisdiction.

Foundation Designs

An independent soils engineer tests each lot and designs a specific foundation for the lot and home selected. You will be provided with a copy of the soils report for your home before closing. Because of variations in soil condition between lots, your neighbor's foundation type may be different from yours.

Topography and Home Site Conditions

Because each homesite is shaped differently, the position of your home on the site may vary from others in the community. You will receive a copy of a site plan—a drawing that shows the position of your home on your homesite—at your Home Start Conference. In addition, the exterior elevations of each home are affected by the topography, or surface contours, of your homesite. For instance, slope on the site may affect the configuration of the driveway and walks, as well as the number of steps and where rails occur. Exterior finish varies in accordance with the slope on the site, and retaining walls are sometimes needed for extreme conditions.

Utilities and Mailboxes

The locations of meters, internet/TV and electrical junction boxes, and mailboxes are examples of items outside the control of Classic Homes. The authority of the utility companies and the postal service to designate the placement of these items is well established.

Changes in Materials, Products, and Methods

The new-home industry, building trades, and product manufacturers are continually working to improve methods and products. In addition, manufacturers sometimes make model changes that can impact the final product. For instance, appliance manufacturers generally make design changes every year. The model homes will contain the appliances that were current when those homes were built, although your home may have a more recent version.

In all instances, as stated in your purchase agreement, any substitution of method or product that we make will be of equal or better quality than that of our original selection. Since such discontinuations or product changes may become necessary due to matters outside our control, we will make every effort to offer you the opportunity to reselect items. In some instances, such as appliances, we reserve the right to make substitutions based upon availability.

Model Homes

Model homes display many decorator items, window coverings, and furnishings. Mature landscaping, extra walks, fences, lighting, fountains, signs, and flags are other examples of items that are not part of the home we will be building for you. Please carefully review your home's specifications, as well as the information Classic Homes provides about available choices displayed in the models, to avoid misunderstandings. Please note that model homes may differ between communities because of community architect requirements. Contact your Sales Specialist with any questions.

Measurements

Finish sizes can vary slightly, and rooms may be slightly different in size and height from those shown in the model, due to site conditions and plan updates. You should measure for window coverings and non-builder-installed appliances in your home after the finishes are installed, rather than in any model home.

Natural Variations

Dozens of trade contractors work to assemble your home. The same individuals rarely work on every home, and even if they did, each one would still be unique. The exact placement of switches, outlets, registers, and so on will vary slightly from the model and from other homes of the same floor plan.

Quality

Classic Homes will build your new home to the quality standards described in our documents and demonstrated in our model homes. Each new home is a handcrafted product—combining art, science, and raw labor. The efforts of many people with varying degrees of knowledge, experience, and skill come together to build your home.

Quality Control

Errors and omissions can happen, and here's how we deal with them. During a process that takes several months, involves dozens of people, and occurs while exposed to weather conditions, an error or omission may occur from time to time. We have systems and procedures for inspecting our homes to ensure that the level of quality meets our requirements. We inspect each phase of construction and are responsible for quality control. In addition, the Pikes Peak Regional Building Department, a third party, or an engineer conducts a number of inspections at different stages of construction. Your home must pass each inspection before construction continues.

Trade Partners

Classic Homes selects all personnel and companies that supply materials or perform work in your new home. We order all materials and products from suppliers with whom we have established relationships. Trade contractors who work on our sites are subject to review and evaluation by construction and warranty personnel. They are also required by our trade agreements to attend safety training and company meetings.

Although sweat-equity arrangements are unavailable as part of our purchase agreement, you are welcome to add your personal touches to the home after you close and take possession of it.

Your home is built through the combined efforts of specialists in many trades—from excavation and foundation through framing, mechanicals, and insulation to drywall, trim, and finish work. To ensure Classic Homes' standard of construction, only authorized suppliers, trade contractors, and Classic Homes employees are permitted to perform work in your home.

Each trade contractor works on a limited portion of the home; they are unaware of all the details that affect the home and are therefore unable to offer accurate judgments.

Suppliers and trade contractors have no authority to enter into agreements for Classic Homes. For your protection and theirs, the terms of our trade contractor agreements prohibit alterations without written authorization from Classic Homes. Failure to comply with this procedure can result in termination of their contract. All questions or requests for changes must go through Classic Homes. We will obtain input from trades when that is appropriate.

Your Questions

We respect your interest and appreciate your connection to the new home. Your input throughout the process is welcome. However, to avoid duplication of efforts, confusion, misunderstandings, or compounding errors, we ask that you first check your purchase documents to review what you ordered and the specifications for construction of your home. If you still believe we are in error, please do one of two things:

- Bring your concern up at the Pre-Drywall Inspection.
- Contact your Sales Specialist with your question. They will pass your question to our construction staff. Your Builder will address questions during your weekly phone call.

Also keep the following points in mind once you have notified us of a concern:

- Your concern may involve a detail Classic Homes has already noticed, or it may be something new that needs our attention. Either way, correction may not occur immediately. We often schedule the correction for the next routine visit.
- Work may simply be incomplete; an early stage can look wrong and be correct when the work is finished. For example, paint and drywall touch-ups are completed at the end of construction, not throughout the build.
- Methods and materials vary from region to region and change over time. When you are familiar with one method, you naturally question a different one. That does not make the new method wrong. Ask questions as necessary; we are happy to talk to you about these details.

Ugly Duckling Stages

During the construction process, every new home experiences days when it is not at its best. Homes under construction endure wind, rain, snow, foot traffic, and activities that generate noise, dust, and trash. Material scraps are a byproduct of the process. Although your new home is cleaned by each trade upon completion of their portion of the work, during your visits you will encounter some messy moments. Keep in mind that the model homes you toured also once endured these "ugly duckling" stages.



Construction Schedule

Construction Schedule

The delivery date for your new home begins as an estimate. Until the roof is on and the structure is enclosed, weather can dramatically affect the delivery date. Even after the home itself is past the potential for weather-related delays, weather can severely impact installation of utility services, grading, and concrete flatwork, to name a few examples. Extended periods of wet weather or freezing temperatures bring work to a stop in an entire region.

When favorable conditions return, the trades go back to work, picking up where they left off. Please understand that they are as eager as you are to get caught up and to see progress on your home.

The "Nothing's Happening" Stage

Expect several days during construction of your home when it appears that nothing is happening. This can occur for a number of reasons.

Lead Time

Each trade is scheduled days or weeks in advance of the actual work. This period is referred to as "lead time." Time is allotted for completing each trade's work on your home. Sometimes one trade completes its work a bit ahead of schedule. The next trade already has an assigned time slot, which usually cannot be changed on short notice.

Building Department Inspections

Progress also pauses while the home awaits Building Department inspections. This is part of the planned sequence of construction steps and occurs at several points on every home.

Detail Work

Additionally, throughout construction of a home, work progresses rapidly at times as highly visible stages are completed (such as installing large expanses of walls) and more slowly at others (such as detail work to frame soffits and closets).

Delivery Date Updates

Classic Homes recognizes that timing is critical to planning your move. Although a guaranteed date is unrealistic in the early stages of construction, we provide regular updates. We will give you an estimated delivery time-frame window at each of our construction meetings. You are also welcome to check with your Sales Specialist between meetings for the most current target window.

As home completion dates near, more factors come under our control and we can be more precise about a delivery date. Expect the final walk to be set 35 days or more before delivery. We suggest that, until you receive this commitment, you avoid finalizing arrangements for your move. We want you to enjoy this process and minimize stress caused by the unavoidable uncertainty involved.

Please take note of the following caution:

Keep in mind that your belongings may be brought into the home and garage only after the closing, because of insurance and building department regulations. In addition, unexpected delays in details addressed by your lender, the building department, utilities, or the title company—to name a few—can delay us in delivering your keys. Planning to move in two or more days after the closing is a logical response to such uncertainty.

Construction Sequence

The specific sequence of construction steps can vary somewhat, and in later stages interior and exterior work occur simultaneously. Generally, we build your home in the following order:

CONSTRUCTION START

- Home Start Conference*

FOUNDATION

- Excavation
- Footer installation
- Form and pour walls
- Perimeter drain, if applicable
- Damp proofing
- Insulation, if applicable
- Backfill
- Base plumbing

- Interior concrete flatwork
- Inspections

FRAMING

- First floor
- Second floor
- Roof trusses
- Roof sheathing

ROOFING

- Felt or paper
- Valley flashing
- Shingles

EXTERIOR

- Exterior trim
- Fascia (boards at ends of rafters)
- Windows and doors
- Sheathing
- Finish materials
- Trim
- Deck, if applicable
- Gutters and downspouts, if applicable
- Exterior painting or staining
- Concrete or asphalt
- Fine grading
- Landscaping, if applicable

INTERIOR

- Mechanical systems rough-in
 - HVAC (heating, ventilating, and air conditioning)
 - Plumbing
 - Electrical (extra outlets need to be installed at this point)
 - Low voltage
- Rough inspections
- Pre-Drywall Inspection (PDI)*
- Insulation
- Drywall
 - Hang
 - Tape and texture
- Interior trim
 - Doors, baseboards, casings
 - Applicable built-ins
- Paint and stain
- Finish work
 - Tile
 - Cabinets
 - Countertops
 - Light fixtures and plumbing fixtures
 - Floor coverings
 - Appliances
 - Hardware
 - Screens
- Construction cleaning
- Final detailing

- Improvement survey
- Final cleaning
- Certificate of occupancy

CLOSING & MOVE-IN

- New Home Presentation (NHP)*
- Welcome Home Orientation*
- Closing*
- Move-in
- Warranty Visits*

*Meetings scheduled with you



Site Policies

Site Policies

Locks and Keys

During the construction process, temporary locks are installed, and Classic Homes policy prohibits staff members from loaning these keys to purchasers or their agents without written authorization from Classic Homes. At closing, you will receive your keys, and the permanent locks will be installed.

Private Home Inspector Authorization

If you wish to retain, and pay for, the services of a private home inspector to review your home during or at the end of construction, please be aware of Classic Homes' policies regarding private home inspectors. Your Sales Specialist and Builder will need to be informed about the visit and will ask that it be scheduled about a week prior to the New Home Presentation. Please note that not all items identified by a private inspection will be addressed, due to local codes and Classic Homes' quality standards.



Walkthroughs

Walkthroughs

Throughout the building process, you walk your home together with your Builder several times — from the framed shell before drywall goes up, to the finished home as it nears completion, to move-in day. Each walk has its own purpose: confirming quality, verifying that your selections were installed correctly, demonstrating how your home works, and documenting anything that still needs attention.

The walks

- **Pre-Drywall Inspection** — tour your home after the rough mechanical stage, before insulation and drywall, to see the quality built into the walls.
- **New Home Presentation** — the guided, hands-on tour of your finished home, confirming quality, verifying your selections, and noting any items needing attention.
- **Landscape Walk** — the curb, sidewalk, and street inspection (where applicable) and the Landscape Responsibility Agreement you sign.
- **Welcome Home Orientation** — the move-in meeting where we review completed work, demonstrate features, and confirm warranty information.



Pre-Drywall Inspection

Pre-Drywall Inspection (PDI)

Many buyers appreciate the opportunity to tour their home just after the rough mechanical stage, before insulation. The rooms have begun to take shape, but the inner workings are still visible. This is an opportunity for you to see the quality that we build into the walls of your home.

Although the window for making changes has closed, this meeting gives all of us a chance to confirm that your selections are being installed correctly. We will also update you on the target delivery date during this meeting.

As with the Home Start Conference, your PDI is typically scheduled by your Sales Specialist. Pre-Drywall Inspections usually take about 60 to 90 minutes. Because the opportunity to host a PDI tour involves a small window in our construction schedule, the notice we are able to give you is usually short. Please understand that if for any reason you are unavailable to attend this meeting, we will continue with construction.

Meeting details and a sample agenda follow.

Meeting Details

Item	Detail
Appointment set by	Sales Specialist
Appointments available	Monday through Friday, between 10:00 a.m. and 3:00 p.m.
Where	Your new home
Attendees	Purchasers; Community Builder and/or Builder
Length	Approximately 60–90 minutes, depending on your questions
Purposes	Review exterior and interior quality. Confirm installation of selections up to this point. Update the delivery date target.
Preparation	List any questions you wish to discuss. Wear shoes and clothing appropriate to an active construction site. Check in for provided hard hats.

Agenda

This inspection keeps the lines of communication open and gives you the chance to see your home and ask questions before drywall is installed. The following items are reviewed and explained.

Exterior

- Rough grade
- Drainage
- Elevation of home
- Selected options
- Soils report

Interior

- Permits and inspections
- All selected options
- Framing
- Rough electrical
- Plumbing
- Heating
- Phone and cable
- Fan locations
- Any buyer concerns

Note

No changes to the contract addendum are permitted at this time. Your Quality Inspection, New Home Presentation, and Closing dates and times are set by Classic Homes. Within weeks of your Pre-Drywall Inspection, we will contact you to set and confirm these dates. Throughout construction, your Sales Specialist and Builder will keep you informed and the communication lines open.



New Home Presentation

New Home Presentation

Your New Home Presentation (NHP) is one of the most important meetings in the home-building process. It's a guided, hands-on tour of your finished home, designed to introduce you to its features, confirm that your selections have been installed correctly, and document anything that still needs attention.

At Classic Homes, we strive to balance quality, value, and affordability in every home we build. Because a home is handcrafted rather than built in a controlled factory environment, it reflects the skill and effort of the many people who took part in its construction. While our goal is to deliver a thoroughly well-built home, no home is ever truly "perfect" — and the New Home Presentation is where we walk through yours together to ensure it meets the quality standards shown in our model homes and described in your purchase documents.

Quality Control

At some point, quality ceases to be an absolute, and acceptable levels and tolerances become a matter of personal taste. In some areas, our opinions may differ; in a few, your personal standards may be even higher than ours. Our commitment to you is that we will deliver what we promised.

What to Expect

Your New Home Presentation is an introduction to your new home and its many features. We follow a planned agenda and a set route through the home to ensure that we cover everything. Our presentation provides confirmation that:

- The overall quality of your home equals the overall quality of our model home.
- Classic Homes installed your selections as you ordered them.
- All cosmetic surfaces are in good and acceptable condition.

The New Home Presentation checklist that your Builder follows is extensive, ensuring that the home is thoroughly reviewed. Your Builder has already walked your home with this checklist before your appointment, so you may find that items you notice are already noted. We list action items for further attention and arrange the appropriate work. Typical items noted on the New Home Presentation paperwork include missing, incomplete, incorrect, or damaged items, or installation that does not meet Classic Homes' standards.

Last-Minute Activity

If you visit your home a day or two prior to your New Home Presentation, you may notice dozens of details that need attention. During the last few days before your appointment, many trade partners and Classic Homes employees will be working in your home. They are completing last-minute adjustments and fine-tuning. These finishing touches cannot be performed until all of the parts have been installed. What seems like a rush of activity is a normal part of the construction process.

Cosmetic Surfaces

Cosmetic surface damage caused during construction is readily noticeable during the New Home Presentation. Such damage can also occur during the move-in process or through daily activities. During your appointment, we will confirm that all surfaces are in good and acceptable condition. Details that need attention will be listed on your New Home Presentation form.

Repair of cosmetic surface damage that occurs after move-in is your responsibility. The Classic Homes Limited Warranty specifically excludes repairs for damage caused by moving in or living in the home. If your movers scratch the entry floor while bringing in your personal belongings, notify the moving company. If you slide a packing box across a counter and a staple scratches the surface, repair of the counter is your responsibility.

Seasonal Work

Any construction tasks that cannot be completed during uncooperative weather are classified as "seasonal", meaning they will be completed when weather permits. We maintain a list of all seasonal work that remains on homes delivered during the winter or during periods of heavy rain. Our trade partners receive copies of these lists so they can plan the most efficient way of completing seasonal work.

Factors that affect seasonal work include temperature, precipitation, frost penetration, and the inspection process.

Scheduling

Your Sales Specialist schedules the New Home Presentation with you. Appointments are available Monday through Friday, 10:00 a.m. to 2:00 p.m. Especially in winter months, beginning by 2:00 p.m. ensures sufficient daylight to view all surfaces adequately. We meet at your new home. Expect your New Home Presentation to take approximately two hours.

Preparation

Following these tips will help ensure that you get the maximum benefit from your appointment. Of all the meetings we host with homebuyers, this one is probably the most detailed — and many would agree it is the most important.

Allow Enough Time

Arrange your schedule so you can use the full amount of time allotted — we plan on two hours.

Avoid Distractions

Our experience shows that the New Home Presentation is most beneficial when buyers focus all their attention on their new home and the substantial information we present. Although we appreciate that friends and relatives are eager to see your new home, it would be best if they visit at another time. Similarly, we suggest that children and pets not accompany you to this meeting. We also recommend that, if possible, you turn off your cell phone during this meeting. If a real estate agent has helped with your home purchase, they are welcome but not required to attend.

New Home Presentation Checklist

We have included a copy of a typical New Home Presentation agenda and quality checklist below. We document action items just as we have at other meetings. These documents will also be uploaded into your portal.

Bring Your Questions

If you have not already done so, please read the maintenance information and warranty guidelines in the Limited Warranty Guide. If you have questions, make note of them to discuss at your New Home Presentation.

Attire

Wear close-toed, low-heeled shoes that are appropriate for walking around the exterior of the home and that are easy to take off and put on. We will tour both the exterior and interior of your home. Expect to do some bending, kneeling, and reaching.

Get Involved

Plan to listen carefully and take a hands-on approach. Push buttons, lock locks, flip breakers, and turn on the disposal. This helps you remember the dozens of details we cover.

Meeting Details

Item	Detail
Appointment set by	Sales Team
Appointments available	Monday through Friday, between 10:00 a.m. and 2:00 p.m.
Where	Your new home
Attendees	Purchasers; Builder; Real estate agent, if applicable
Length	Up to two hours, depending on your questions
Purposes	Confirm that quality reflects the standards shown in our models. Confirm installation of selections. Confirm the good condition of cosmetic surfaces. Confirm your Welcome Home Orientation appointment.
Preparation	List any questions you wish to discuss. Wear shoes and clothing appropriate for an active construction site. Only those on the contract should attend — we require your undivided attention. Plan to participate in a hands-on way. Plan to turn your cell phone off if possible.

Sample Agenda

Your Builder follows a set route through the home, reviewing each area against the New Home Presentation checklist. A typical route covers:

Area	Items reviewed
Exterior	Masonry, Flatwork, Utility Meters, Hose Bibs / Vents, Lights, Windows / Screens, Doors / Locks, GFCI Outlets, Grading / Swales / Berms, Property Pins Located, Stucco / Siding Touch-up, Painting Touch-up, Roof / Roof Vents, Gutters / Downspouts / Tipouts, Curb / Gutter / Streets / Sidewalk / Drainage
Garage	Floor, Garage Door, Service Door, Garage Door Wiring / Opener, GFCI Outlets / Additional Electric, Electrical Panel / Breakers, Attic Access

Area	Items reviewed
Mechanical Room	Water Meter, Floor Drain, Water Shut-off, Sprinkler Shut-off, Gas Shut-off, Water Heater, Furnace / Air Cleaner, Vinyl Insulation, Low Voltage Panel
Basement	Flooring / Concrete, Drywall Touch-up, Paint Touch-up, Lighting, Electrical Switches & Plugs, GFCI Outlets, Trim & Doors, Smoke Detectors, Cabinets / Countertops / Mirrors, Plumbing Fixtures, Tile / Grout, Fireplace, Windows / Screens, Plumbing Clean-outs, Security, Laundry Room, Sump Pump & Pit (if applicable)
Basement Level Baths	Lights, Mirror, GFCI Outlets, Countertop, Plumbing Fixtures, Cabinets, Shut-offs, Tub / Shower Flooring
Main Level	Flooring, Drywall Touch-up, Paint Touch-up, Electric Switches & Plugs, Lights, GFCI Outlets, Trim & Doors, Rails, Smoke Detectors, Cabinets / Countertops / Mirrors, Plumbing Fixtures, Tile / Grout, Fireplace, Windows / Screens, Security (if applicable), Laundry Room (if applicable)
Main Level Baths	Lights, Mirror, GFCI Outlets, Countertop, Plumbing Fixtures, Cabinets, Shut-offs, Tub / Shower, Flooring
Kitchen	Flooring, Cabinets, Countertops, Plumbing Fixtures, GFCI Outlets, Appliances, Garbage Disposal, Shut-offs, Lights
Upper Level	Flooring, Drywall Touch-up, Paint Touch-up, Electric Switches & Plugs, Lighting, GFCI Outlets, Trim & Doors, Rails, Smoke Detectors, Cabinets / Countertops / Mirrors, Fireplace, Attic Access, Windows / Screens, Security (if applicable), Laundry Room (if applicable)
Upper Level Baths	Lights, Mirror, GFCI Outlets, Countertop, Tile / Grout, Plumbing Fixtures, Cabinets, Shut-offs
Cleaning	Windows, Furnace, Flooring, Cabinets, Walls, Trim

Each area also allows for miscellaneous items, and areas marked (if applicable) depend on your home's floor plan. We note any item that is missing, incomplete, incorrect, or damaged, or that does not meet Classic Homes' standards, and arrange the appropriate work.

Note

Classic Homes will correct the cosmetic defects listed during your New Home Presentation and your Welcome Home Orientation. Listed items are typically completed within 30 days of closing unless you are otherwise notified. Repair of cosmetic damage that occurs after move-in is the homeowner's responsibility.



Landscape Walk

Landscape Walk

In communities where Classic Homes is the Developer, your Welcome Home Orientation includes a Landscape Walk. As we tour the exterior of your home, the Builder photographs and inspects the curb, sidewalks, and streets adjoining your property. At this meeting you will review and sign the Landscape Responsibility Agreement, which establishes the condition of these surfaces at the time you take ownership.

Applies on a per-filing basis

The Landscape Walk and Landscape Responsibility Agreement are required on a per-filing basis, depending on the requirements for your area. Your closing may or may not include this agreement. If it applies to your home, we will review it with you at your Welcome Home Orientation.

What We Document

We walk and photograph the curb, sidewalk, and street next to your home and record any existing damage or irregularities. Anything documented during your Welcome Home Orientation is established as pre-existing and is **not** your responsibility to repair.

Your Responsibility

After closing, it is your responsibility to keep the curb, sidewalks, and streets adjoining your property in good condition. Most damage to these surfaces happens during landscaping work performed after you take ownership — for example, the delivery and unloading of boulders and landscape rock, or equipment such as skid loaders using the curb as a backstop.

You are responsible for any damage caused by your landscaping activities or by the features you install after closing, and you should address it promptly. Please provide a copy of the Landscape Responsibility Agreement to your landscape contractor so they understand these obligations before work begins.

Landscape Assurance Deposit

Your landscape assurance deposit is held by your homeowners association (HOA) or Metropolitan District. Before the deposit is returned, the HOA or District may — at their discretion — inspect the curb, sidewalks, and streets adjoining your property to confirm they are free of damage.

Acknowledgment

If the curb, sidewalks, or streets are not maintained as described above, Classic Homes — as Declarant for the HOA and Manager for the District — reserves the right, at its discretion, to perform the necessary repairs. The cost of those repairs may be billed to you or deducted from your landscape assurance deposit.

Walk Details

Item	Detail
When	During your Welcome Home Orientation
Where	The exterior of your new home
Who inspects	Builder, alongside the Purchasers
What's covered	The curb, sidewalks, and streets adjoining your property
What you sign	Landscape Responsibility Agreement
Applies to	Communities where Classic Homes is the Developer
Preparation	Plan to share the signed agreement with your landscape contractor before any landscaping begins.



Welcome Home Orientation

Welcome Home Orientation

Our construction team is responsible for resolving items noted during the New Home Presentation. Most of these can be completed before you move in. Sometimes parts need to be ordered, or assistance from specialty trades may be required. Under these circumstances, you can expect us to resolve all items within 30 days unless we inform you of other scheduling. Any items still outstanding at your Welcome Home Orientation are documented on the meeting agenda.

If work needs to be performed in your new home after your move-in, construction personnel are available for appointments Monday through Friday, 8:00 a.m. to 3:00 p.m. Gaining access to occupied homes to complete orientation items is a concern to homeowners and Builders alike. Classic Homes asks that you make appointments so that someone over 18 is present for repairs. Working around your busy schedule may result in service taking longer than anyone wants. Your cooperation is essential.

You will also meet a Warranty Service Representative, who will review the use, care, and maintenance of many items in your home — from the water heater and furnace to your shower glass. You will also confirm your Initial Warranty Appointment, which was scheduled alongside your New Home Presentation, Welcome Home Orientation, and Closing.

Meeting Details

Item	Detail
Appointment set by	Sales Team
Appointments available	Monday through Friday, between 10:00 a.m. and 3:00 p.m.
Where	Your new home
Attendees	Purchasers; Builder; Warranty Representative; Real estate broker, if applicable
Length	1.5–2 hours
Purposes	Tour your home's exterior. Review completed work noted during the New Home Presentation. Document any remaining items and discuss expected scheduling. Demonstration of your new home. Review key points about maintenance and limited warranty coverage. Confirm manufacturer literature and warranty registration forms are accounted for. Discuss planned warranty visits and reporting procedures.
Preparation	Bring any questions you have about operation of your new home or warranty service.