



# SEAMLESS PROCESS ROAD MAP

To many, construction of a new home is a mystery. That's why we at Bosgraaf Homes have crystallized our over three generations of home construction experience into this easy-to-understand Seamless Process Road Map. It's a quick reference designed to take some of the unknowns and uncertainty out of this process so that you can enjoy the journey and know you're in good hands!

OVERVIEW

PRE-CONSTRUCTION

We know you're beyond eager to get started on your new Bosgraaf High Performance Home, but first we need to lay the ground work before we break ground. Our thorough pre-construction steps at the front end ensure an enjoyable, hassle-free experience throughout the building process.



CONSTRUCTION

Here's where your Bosgraaf High Performance Home comes to life! From the first scoop or shovel of dirt to the last coat of paint, our Seamless Process guides us smoothly through every step, while keeping you informed and engaged. We'll always be on top of the project, and so will you.



POST-CONSTRUCTION

We don't want *anything* to detract from your big move in day, so we double check *everything* first. Check ups, touch-ups and clean ups are all part of the process before (drum roll, please) we hand you the keys to your brand new Bosgraaf High Performance Home!



# PRE-CONSTRUCTION ROAD MAP

Your exciting journey starts with financing options and important planning steps.



We know this is a major decision in your life and the life of your family members. Please review our informational handouts and [bosgraaf.com](http://bosgraaf.com) to learn more about us, and to see a great gallery of photos and home plans. Also please visit Houzz, Pinterest and Facebook to see more of our features and photos.

## DECISION TO PURCHASE YOUR BRAND NEW BOSGRAAF HOME

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Our preferred lenders will be happy to discuss the best financing options for you. Or use your own lender, but remember that Bosgraaf Homes reserves the right to approve lenders, plus some may add to construction days. Have a home to sell? Talk with your Bosgraaf Homes sales representative about our general real estate program. We can help!



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## PRE-APPROVAL FINANCING



These meetings generally last two to three hours and complete home selections generally take one or two meetings. Guided by your Design Center Host, you'll select from the best suppliers in the industry. All of our Design Option Features and Design Option Finishes are pre-priced and pre-qualified, so after these meetings you will know exactly where you are with your budget.

## SELECTIONS MEETINGS

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Bosgraaf Homes offers many well thought out and well-appointed home plans. Select boot benches, tile showers, fireplaces and so much more to make your new home *yours* even before we start.

(Custom options may be available, but are priced on a case by case basis and may add to days of construction. Bosgraaf Homes reserves the right to decline certain custom requests that may negatively impact our process and add to days of construction.)

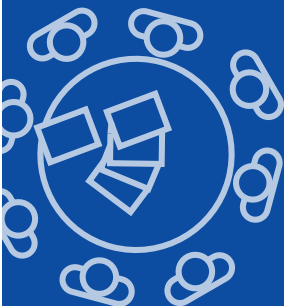


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## HOME PLAN SELECTION

## PRE-CONSTRUCTION MEETING

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The New Home team will meet with you to review and sign off on your Plan, Option Addendum, Selections Form and Construction Contract(s). These documents are exactly what your lender will need to finalize your financing and what WE need to start your New Bosgraaf Home!

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## INTERNAL START PROCESS

After a thorough review of your New Home details by our entire team, we will begin applying for permits such as; water/sewer, soil erosion, driveway, and final building. We will also notify vendors and suppliers of your new home start and materials will be ordered in order to ensure on schedule delivery and locked in value. Our third party energy rater will be hard at work outlining exactly what your home will need to meet our very high energy standards.



# CONSTRUCTION ROAD MAP

Here's where your home comes to life! From ground breaking to the last coat of paint.



- Site Staking - You may be asked to visit the site during or after this step to verify location (when applicable)
- Building Permit received
- Tree removal (when applicable)
- Excavation – Your Site Supervisor will make every effort to let you know when ground breaking begins



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## SITE PREPARATION AND EXCAVATION...READY, SET DIG!

- Footings
- Poured Wall
- Backfill
- Framing
- Roofing
- Siding
- Mechanicals
  - Plumbing
  - Electrical
  - HVAC



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## PHASE ONE CONSTRUCTION

- Rough Building inspections
- Insulation
- Drywall
- Interior Trim 1: cabinets, base, casing, fireplace details, built-ins, etc.
- Interior Paint



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## PHASE TWO CONSTRUCTION

## PHASE THREE CONSTRUCTION

- Countertop Installation
- Hard Surface Flooring & Tile Installation
- Finish Plumbing
- Finish Electrical
- Carpet Installation
- Interior Trim 2: shoe molding, doors, hardware
- Finish HVAC

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# POST-CONSTRUCTION ROAD MAP

Everything leading up to the BIG DAY...and beyond!



- Final Punch – Our team of Construction Techs systematically go through an 8 page detailed inspection of your home to inspect for quality, function and alignment of all materials and components.
- A Third Party Blower Door test is performed to confirm high performance and energy efficiency. The full test result report will be delivered to you shortly after you close.
- Finish Clean – This is a thorough professional cleaning of all windows, interior surfaces, vent openings, window tracks and more.
- All trades return as needed to complete work, adjust materials and touch up as needed.
- Team Walk – The management, construction and warranty teams inspect your home to make sure that we have achieved construction to our standards and specifications.

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## FINAL CLEAN, PAINT TOUCH-UP AND FINAL PUNCH

(Most of these items happen at the same time during the final week or two of construction.)



- You will be invited to a Homeowner Orientation which is a meeting with your site supervisor and sales representative to walk through your new home and show you how everything works. You will also receive helpful maintenance tips, warranty information and utility transfer information at this meeting.
- Your municipal code enforcement agency will issue a Certificate of Occupancy upon passing all of your inspections.
- Your Bank will schedule a final inspection to make sure that all of their conditions are met and the home is ready for final funding.
- The close of loan or final draw will be scheduled by your bank, title company and our finance department.

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## FINAL INSPECTIONS AND ORIENTATION



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...AND ENJOY!

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## ONE-YEAR WARRANTY SERVICE

- We provide a one year labor and material warranty, based on current Residential Construction Performance Guidelines, that are provided to you at your Homeowner Orientation. This warranty provides for corrective action for any warranty covered defects outlined in writing during the first year.
- The service team is also pleased to offer great New Home Maintenance tips, tricks and checklists throughout the year in our monthly Bosgraaf Email Blast and on Facebook and Instagram, so be sure to follow us!

