

What to Expect While You're Building



Congratulations and THANK YOU for choosing Imbre Investments as your homebuilder!!

We are honored that you have given us the opportunity to build your new home. We would like to take a moment to share a few important points with you as construction on your new home gets underway.

- We are committed to building your home with minimal delays. There are however many unforeseen circumstances, such as increment weather, labor shortages, material backorders, local municipality issues and inspections that may cause delays despite our best efforts to keep construction moving forward at a predetermined pace.
- Homes are constructed by human hands and not excluded from human error. We do expect this. The model homes you have seen went through all the unfortunate but expected problems you may see in your home.
- A superintendent has been assigned to oversee construction of your new home. They have many duties such as managing subcontractors, warranty requests, scheduling and overseeing home construction and payroll. If you have questions during the build process, the agent on duty will be your point of contact and the quickest route to getting questions to your superintendent.
- The builder does not permit homebuyers to work or have work done by anyone in your home prior to closing. This could void your warranty and will most likely be removed by the builder.
- The builder reserves the right to substitute any materials, fixtures, components, or elements of the home with other material of comparable quality.
- Please remember that you enter the construction site at your own risk. Children must be always supervised. We request that you stop by the sales office to ask permission from the agent on duty before entering your home, as the job sites are dangerous and pose a risk.
- No two homes are exactly alike. They are each hand-crafted with thousands of working parts and undergo their own individual schedules. Also, certain materials such as brick, tile, carpet, counter tops, etc. are produced in lots, so our installed materials may differ slightly from the samples on hand.
- **PRE-SLAB:** Even though your home may have been given the approval to start at the time of your contract, you probably won't see any actual construction activity on your home for approximately 4-5 weeks. There is a lot happening behind the scenes, such as permits, budgets, material ordering, etc.
- **SLAB:** When concrete in your foundation sets it will most likely experience some minor cracking. These are called "shrinkage cracks" and are purely cosmetic in nature.
- **FRAMING LUMBER:** Imbre Investment's Builders uses framing materials of the highest quality. Small cracks or knots in the material are considered normal and are no cause for concern.
- **FRAME CHECK:** Once your home is completely framed, corniced and all the rough mechanicals completed, your superintendent will conduct a thorough check of the frame installation. The frame check covers items such as 1) condition of materials used, 2) squareness and plumb-ness of all materials used; 3) all mechanicals installed properly;

and 4) all contract conditions up through framing stage installed correctly. Any discrepancies observed at this point will be corrected by your superintendent. In addition to the frame check conducted by your superintendent, city inspectors conduct their own inspections to ensure that the framing is done properly, and all mechanical roughs (electrical, plumbing, HVAC) are done per code as well. Once all the corrections are complete, we then proceed to insulation and sheetrock.

- **INSPECTIONS:** Your home will go through several inspections, in some cases up to 11. There will be times, particularly at foundation and frame stage, when it may appear your home is not progressing. Likely, inspections are taking place which could affect the final delivery and closing date.
- If you plan to get a third-party home inspection, we ask for notification at this time. Please see the agent on duty for a list of qualified home inspectors.
- **WINDOWS:** Often, windows may crack or break during construction of the home. They are typically replaced at frame or before the home is completed.
- **SHEETROCK:** Your home will probably experience some minor damage to the sheetrock. All corrections to the sheetrock are done prior to carpet installation or prior to Orientation Walk.
- **BATHTUBS and COUNTERTOPS:** Occasionally the bathtub or countertop may be scratched or chipped. These are easily and professionally corrected. Typically repairs of this nature will be done at the final stages of construction.
- **SUBFLOOR or SLAB:** Any subfloor or slab imperfections outside of industry tolerances is corrected prior to the installation of any flooring product.
- **COSMETIC ITEMS:** As your home nears completion, there can be many minor things that need to be adjusted, such as cabinets, doors, sheetrock repairs, masonry cleaning, paint touch up, caulking, cleaning, etc. Your superintendent will make an extremely detailed list of corrections to complete for your home prior to your orientation. If you have any questions, now is the time to inform the agent on duty.
- You will have two scheduled opportunities to meet with your superintendent during the construction process.
- **SHOW TIME!** The moment you've been waiting for! Your home is now complete and ready for your Orientation Walk Through.
- The first scheduled meeting with your superintendent will be the Orientation Walk Through. The purpose of the **Orientation Walk Through** is to familiarize you with all mechanical workings of your new home and answer any questions you may have up to this point. Once your orientation is complete, your superintendent will go to work on completing any items remaining on the walk-through check list for your home. These items will be addressed and completed by the time the Final Walk Through is scheduled. This is not an opportunity to change or add anything to the home, as we are past the point that any changes and modifications can be made.
- The final meeting with the superintendent will be your **Final Walk Through** the day before closing. All checklist items have been addressed and your home is final cleaned.

We hope you find this information helpful. We look forward to working with you over the coming months! Please call or come by the sales office to speak with the agent on duty if you have any questions.