



# Paramount Homes, Inc.

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## STAGES OF CONSTRUCTION

The following is a chronological listing of the stages of the building process. Each stage is color coded to designate whether it is the builder's or homeowner's responsibility to complete. Check off each stage as you progress.

CHECKLIST KEY:	Homeowner	Builder	Homeowner/Builder
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- lot selection** Choose a lot in one of our communities or on your own lot to build your new home. Take in to consideration maintenance, space, home size and location.
- hiring a builder** It is important to choose a contractor who will respect your choices and preferences. Build a quality home within the time frame given. Assist you in locating the perfect lot and design for your new home. Contact: Paramount Homes, Inc. at (919) 772-1334.
- select preliminary plans** The builder, Architect and the homeowner work together to create a preliminary plan reflecting lifestyle, design and personal preference.
- finalize lot selection** Lot selection affects house footprint, location and size.
- selecting products / specifications** The Builder will establish the specifications. This is a comprehensive list of materials and allowances. The homeowner helps create these specifications based upon budget, color and design preferences. Paramount Homes, Inc. will assign an allowance to cover the cost of items that the homeowner will select, such as floor covering, light fixtures and appliances. That set dollar allowance is incorporated into the base price of the house. Pre-shopping by the homeowner is something that can assist the builder in setting an appropriate allowance in the budget. Selecting products for your home is one way to customize. The homeowner can upgrade at this stage and pay any overages exceeding the allowance
- finalize house plan** Paramount Homes, Inc. finalizes the plans with homeowner and begins bidding out the job to subcontractors. Complete plot plan with house on lot. Homeowner signs off on plans and plot plan. Construction documents submitted for permits to County or City.
- secure financing/signing the contract** Paramount Homes, Inc. finalizes the contract documents and you sign them after you approve the final design, the price of your new home and the completion date. Secure financing with your bank. Agreement will include funding source whether by builder or homeowner plus sales price and projected completion date
- payment** Contract is signed and the homeowner will provide the builder with a down payment. The procedure for payment throughout the building process is called a "construction draw." Most new homes will have 4 or 5 construction draws. The homeowner will authorize the builder to draw a percentage of completed inspection and approval from construction loan
- lot is surveyed and staked out**

- begin construction** Excavation and foundation work begins after plans are approved and building permits are posted.
- interior selections** We will coordinate and accompany you to selection meetings with our suppliers. The product suppliers will assist you with your interior design selections, review your design ideas as well as work with you to stay within your allowance budget. Selection meetings include – light fixtures, cabinets, countertops, carpet and tile.
- finalize selections** Approve and order light fixtures, cabinets, countertops, carpet and tile
- framing** The rough framing of the house is formed. Next the roof is framed and shingles are installed. Then the windows and doors are installed.
- rough-in of mechanical systems** The ducts, pipes, wires and other components of the heating, ventilation and air conditioning (HVAC) systems are installed.
- walk thru** Homeowner, Builder and Electrician choose locations for outlets, jacks, switches and electrical fixtures.
- install insulation and siding/exterior finishes**
- interior walls completed** Insulation is sealed in place with drywall. Drywall is hung, taped and finished.
- paint, trim work, flooring and cabinets** Wall texturing and painting is done. Ceramic tile or wood flooring is laid. Trim, including ceiling molding, baseboard, window and door casing, interior doors and decorative wainscoting is installed, then painted or stained. Cabinets and countertops are put in place.
- landscape design** Finalize the landscape design with builder.
- finishing up** Final installation of heating, air conditioning and other mechanical systems is completed. The concrete driveway and patio is poured. The deck will be built at this time. Landscaping (weather permitting) gets underway. Carpeting, shower doors, mirrors and light fixtures are installed.
- detailed cleaning** The grounds and interior are cleaned up by the professional cleaners.
- final inspection** Must have a final inspection for occupancy; approval of septic system by County
- insurance warranties** Homeowner secures homeowner's insurance and receives all warranties from the builder as well as any specific instructions about how to best operate certain facets of the house. Paramount Homes, Inc. offers a one year warranty on their homes.
- pre-closing orientation walk-thru** The builder will do a final walk-thru with the homeowner – to make certain everything contracted for has been completed. He will educate you on the proper use of all mechanicals.
- closing and occupancy** The builder receives final payment settlement from attorney and the new home is officially your home.