



## THE ROLAND EXPERIENCE

### GARDEN HOMES

*Our goal is to provide a positive experience from the design phase  
to beyond the warranty*

#### DESIGN

---

- Designer: Sherri Swartz-Strathmeyer

#### Design Process

1. Site review for home placement and elevation
2. Reserve your Homesite in one of our Garden Home Communities
3. Select one of our floor plans
4. Make any structural changes, plans drawn with your customizations
5. Identify features to include
6. Pricing given for your new Garden Home

**Sign Contract to build your Garden Home!**



## **PRE-CONSTRUCTION**

---

*We only work with construction loan or cash financing and collect draws during construction. No end loan financing available.*

### **Our Responsibilities**

1. Complete structural and utility plans
2. Complete Building Permit Application and submit to township

### **If you are paying cash**

1. Purchase Homesite
2. Sign Stipulation Against Liens
3. Sign Draw Schedule
4. You/Your attorney files Stipulation Against Liens
5. Obtain Homeowners Insurance before construction begins

### **If you are obtaining a traditional mortgage**

1. Purchase Homesite
2. Plans, Specifications, Contract are sent to mortgage company
3. Sign Draw Schedule supplied by mortgage company
4. Obtain Homeowners Insurance
5. Settle on Mortgage
6. Settlement Company records Stipulation Against Liens

### **Additional Steps**

1. Your home setup on BuilderTrend management system
2. Excavator clears land, we perform stakeout of your home and establish elevation
3. You approve the location and elevation of your dream home
4. We pick up approved builder permit.

**We begin construction of your Dream Home!**



## CONSTRUCTION

---

### Construction Phase Key Features

- Project Manager: William Brougher
- Complete management through BuilderTrend System
- Specialty trades with long history
- Change Orders welcome with no fee
- Any mistake discovered is corrected to your satisfaction

Your costs during construction

1. Any rock related costs
2. Utilities (Water, Electricity, Gas, Propane)
3. Homeowner's insurance
4. Cost of change orders
5. Allowance overages

***Contract Time Begins with excavation for foundation***

### Basic Steps

- Footers & Foundation Walls
- Framing
- Walkthrough: ½ to full day to review HVAC, plumbing, and electrical components
- Rough ins
- Exterior facade
- Insulation & Drywall
- Trim
- Paint
- Flooring
- Cabinets/Countertops/Appliances
- Walks/Driveway/Seeding/Landscaping
- Final Payment
- Final Walkthrough - Keys and information binder given to you

**You move into your new Garden Home!**



## **WARRANTY**

---

About 30 days after moving in, you supply us with a Punch List, and we address any issues.

About 1 year after you move in, you supply us with a Punch List and we address any issues.

## **MAINTENANCE**

---

After the 1-year warranty period ends we will offer a custom maintenance plan.

The plan will be based on your home's specific needs.

Pricing and schedule TBD