



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