



THE ROLAND EXPERIENCE

CUSTOM HOMES

DESIGN (2 to 6 Months)

Design Phase Key Features

- Designer: President, Brent Roland
- Customize one of our award-winning designs, start from scratch or bring your plans.
- An Architect or CAD Designer uses the latest 3D drafting software
- Site review for home placement and elevation before, or after you own the land

Design Phase

Step 1: Floor plans created and customized for your lifestyle

Step 2: Front elevation created with your architectural style in mind

Step 3: Reality Check, rough estimate given to verify with your budget

Call 717-697-8643 for the Design Fee Schedule

Step 4: Complete Price Quote that includes

1. Specifications
2. Pricing with Allowances based on selections that meet your style and tastes
3. Custom options per your request

Step 5: Revise and Complete Final Pricing, Plans and Specifications

Sign Contract to build your Dream Home!



PRE-CONSTRUCTION (2 Months or longer with Stormwater)

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

If you are obtaining a traditional mortgage

1. Plans, Specifications, Contract are sent to mortgage company
2. Sign Draw Schedule supplied by mortgage company
3. Obtain Homeowners Insurance
4. Settle on Mortgage
5. 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 (8 to 14 Months depending on size and complexity)

Construction Phase Key Features

- Project Manager: TBD
- 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 Roland built Dream Home!



(Average Time Frame is 12 to 18 Months from today)

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

Unavailable currently.