

CREATED FOR YOU!



Whether this is your first home buying and building experience or you have been through the process before, we understand that purchasing and building a home can be both exciting and daunting at the same time.

Our "**Created for you!**" construction process is a series of eight regularly scheduled meetings specifically designed to personally guide you through the construction process. Throughout construction, your construction manager will tour your home with you at these key milestones. During these meetings, you will observe and learn important construction details that add long-term benefits to owning and maintaining your home. You will know your house - inside and out.

Once construction begins, your vision will become a reality. While we want each of our homebuyers to be a welcome part of their home-building process, it is important that you realize this is a Hard Hat Construction Site and **our** workplace. You now need to place your trust in us and allow us to build your home. Our "**Created for you!**" meetings will not only give you invaluable insight to your home but most importantly, will be your only opportunity to access your home while under construction. The meetings give you the time to review and verify our work, ask, observe and learn. This guide outlines how we create your Home by WestBay.

1. PRE-CONSTRUCTION AND PLAN REVIEW

This first meeting is critically important. Here we review, verify and ensure we have a shared understanding of your house plans, structural options and where your home will be placed on the lot. Other key items addressed include:

- Verification of correct floor plan, elevation, garage orientation, structural options, design center selections
- Electrical and Low Voltage selections, locations
- Cabinet selections and layout
- Pool (if selected)

In addition, this first meeting allows detailed discussion of the ensuing steps. This is an opportunity to address any concerns, dispel any myths, and provide you with a complete understanding while your home is under construction.

As in every meeting, we go over site safety requirements, explain the construction schedule and any potential revisions/delays (weather, material, and labor), and establish the schedule for upcoming meetings, and estimated completion dates.

Important to Note: Review all plans and options very thoroughly and carefully to confirm your selections.

Time: 2-3 hours (may vary, based on the complexity of your house). | Location: Model Sales Office

2. PRE-SLAB ORIENTATION

This second meeting is arranged once the Building Permit is received. Progress has been made with the scraping of your lot, form boards will be in place to show the orientation of the garage, the footings/foundation can be seen, preparation for any structural options, underground plumbing and electrical and the steel rebars - these are the steel bars that hold it all together!

Time: 30 Minutes | Location: Your Homesite

3. LINTEL/BLOCK ORIENTATION

We like to call this a "peace of mind" orientation. This is a unique opportunity to see and learn more about the structural integrity of your home. Block walls, hurricane strapping, reinforcing steel and continuous load path construction. You will be able to review and confirm window and door locations and options such as sliders, floor outlets, and hose bibs.

We can review the construction schedule and any potential revisions/delays (weather, material, and labor), and establish the schedule for upcoming meetings.

Time: 30 Minutes | Location: Your Homesite

4. PRE-DRYWALL ORIENTATION

Your home is now taking shape. At this point of construction, all structural selections are in place and you can observe what is happening behind the walls. Such as:

- Framing and Roof Construction
Learn more about the trusses, how they are tied down with specialized hardware to load-bearing posts
- HVAC duct work, plumbing, electrical, gas (where applicable) low voltage (a/k/a Rough Trades)
- Pest Defense (the tubes and Bora-Care)
- Ensure all phone, cable, security, structured wiring is correctly located
- You will see Energy-Star specifications: Low-E windows, Insulation, foam-filled block walls, how the ducts are sealed

Additionally, in preparation of next steps, we review landscaping and pool (if selected).

We will review any changes to the estimated completion date and schedule our remaining meetings.

Time: 1-2 hours | Location: Your Home



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5. CABINET AND COUNTERTOP ORIENTATION

Your personalized selections are now ready for your review! This meeting, approximately 3-4 weeks after the Pre-Drywall Orientation, is set to ensure your cabinets are as selected. You will have the opportunity to confirm the correct installation of your cabinet style, color, personalized designs and hardware. Cabinet countertops will be installed as well. We confirm and schedule the dates for the remaining three meetings.

Time: 30 - 45 Minutes | Location: Starts at Your Kitchen

6. GRADING ORIENTATION

The purpose of this meeting is to walk around your home offering a detailed explanation of your landscape beds and irrigation, tree placement, and property line boundaries. Additionally, your construction manager will explain what effect fences and pools (current or future) will have on drainage. You will see the drainage plan, where and how your lot will drain. This is your only opportunity to see how the drainage works on your lot. Note: After any heavy rainfall, your lot will drain completely within 48 hours.

We confirm the estimated completion date and schedule our remaining meetings.

Time: 30 - 45 Minutes | Location: Your Front Yard

7. PRE-CLOSING ORIENTATION

We are about one week away from closing on your new Home by WestBay! We commit to 100% completion of your home before closing and this meeting is where we receive your seal of approval.

A great deal is covered here through demonstration and detailed explanation.

- **Exterior:** windows, roof, stucco, utility meters, irrigation, concrete
- **Garage:** water heater, openers, attic access, combustion air vent, GFCI breaker
- **Interior:** entry doors, locks, drywall, flooring, appliances, cabinets, countertops, backsplash, bath tops, electric, HVAC, low voltage, plumbing
- **Follow Up:** Emergency phone #'s, customer service procedures, warranty inspection walks, warranty vs. maintenance

This meeting demonstrates the quality of our finished product.

Our goal is to ensure we deliver a great home to you that is built to last. In the event that you have identified any completion exceptions these will be documented as your punch list at this orientation and completed prior to closing.

Time: 2-3 hours | Location: Your Home

8. FINAL WALK

The Final Walk is our last meeting. In fact, this is often combined with the Pre-Closing Orientation. In the event, we have a punch list from the Pre-Closing Orientation, these items are now complete and ready for you to verify and approve.

WARRANTIES AND GUARANTEES

Our commitment to you does not finish here. As a part of our one-year performance guarantee period our Warranty Team will arrange visits 30-days and 11 months post-closing.

These visits address any defects in craftsmanship and workmanship. You will also receive your Homes by WestBay Homeowner's Manual. This manual will provide you with the important information you need to have about your new home, its limited warranty, useful tips for routine care and maintenance and contact information in case you need some help. It will also include Homes by WestBay Quality Assurance procedures.

On top of that, you will have a transferrable 2-10 Homebuyer Warranty Policy that protects you against structural failure for ten years.

Buyer Signature: _____ Date: _____

Buyer Signature: _____ Date: _____

Seller Signature: _____ Date: _____

