

Quail's Building Process

1 CHOOSE HOME SITE

The home site can be land you own, land you have found, or we can find that special piece of property for you.

CHOOSE FLOOR PLAN

Search for a plan on Quail's website, from other sources, or we can design a custom plan for you.

PERFORM LOT FEASIBILITY

We will analyze the lot or land to determine what infrastructure is required, estimated permitting costs, and all other factors that determine the ultimate questions: Can I build there and for how much?

ACQUIRE PLANS

If needed Quail will purchase home plans in an electronic format to allow for true customization by our designers.

CUSTOMIZE & PERSONALIZE

Our team will customize the home and its features to fit how you want to live. We utilize tools like *Pinterest* & *houzz* to create your ultimate dream home.

APPROVE CUSTOM PLAN

After the planning phase, you will approve the custom plans so Quail can submit for building permits.

DEVELOP HOME BUDGET

Once the land and home plan are chosen, the Quail team will develop a detailed estimate for your home package.

START SELECTIONS PROCESS

You will work with Quail and our supply team to choose items that make the home special & unique.

2 PURCHASE & SALES AGREEMENT

You and Quail enter into a contract for the home package.

SUBMIT LOAN PACKAGE

If needed, a loan package will be submitted to your lender for you.

CREATE HOME PACKAGE FOR PERMITS

We will take the approved plans, order necessary engineering, and package appropriate documents for permit submittal.

SUBMIT BUILDING PERMITS

Allow between 3-6 weeks for municipalities to approve and return permits in order for construction to start.

RECEIVE BUILDING PERMITS

If a loan is in place, have the lender ready to fund for permits, otherwise you will reimburse Quail for the permits.

FINISH SELECTIONS

All finish selections are due before the start of construction. Further changes can be discussed as necessary.

PRE-CONSTRUCTION MEETING

Prior to construction we will review all aspects of the job with you, with a special emphasis on establishing excellent communication between us. Rough selections are due at this time.

MONTHLY DRAWS

As work is performed each month, funding is required to pay for that month's activity.

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FRAMING WALK-THROUGH

An on-site meeting with your construction & project manager, framer, plumber & HVAC representative will take place after the start of framing to address any changes.

ELECTRICAL WALK-THROUGH

An on-site meeting with your construction manager, project manager & electrician will take place to review all electrical needs prior to drywall.

LENDER COORDINATION

You, your lender and Quail will work together to allow for a successful and efficient closing of a home.

FINAL WALK-THROUGH

Our team will finish a quality control checklist during this walk-through in order to provide a home completed to the RWC & NAHB building standards.

HOMEOWNER ORIENTATION

We will familiarize you with your new home, how the equipment operates, and the details of your warranty. If necessary, you will develop a punch list for Quail to complete prior to moving in or soon thereafter.

CLOSING

You, your lender, Quail and the title company will coordinate for a successful closing.

MOVE-IN

Keys will be awarded after closing.

WARRANTY

Your new home warranty is outlined in your building documents.