

Construction Process



Now it's time to start building your new home, a process that is triggered by the "Construction Start/Release Acknowledgement," which happens at the completion of Release 1.

The "Construction Start" is a major event, and represents a milestone in making your new home a reality. In the next few pages, you'll learn more about what's involved in starting construction, what role you'll play in the process, and key meetings that are coming up.

Construction Start Request

In order to process the Construction Start Request, a few things have to be finalized:

- 1) Release 1 selections have been finalized.
- 2) Any contingencies to the Purchase Contract must be released in writing.
- 3) All related earnest money payments to cover options or Non-Standard changes.

Working with your Sales Associate, you will complete a Construction Start/Release Acknowledgement form. This form acknowledges that you have completed the necessary steps on your end, and you're requesting that we begin the construction process for your home.

CONSTRUCTION START CHECKLIST:

- Purchase Agreement.
- Pre-Qualification Letter.
- Additional earnest money deposits.
- Release 1 selections finalized.

Upon the issuance of the Construction Start/Release Acknowledgement form, you are responsible for the financial obligations under the terms of your Purchase Agreement.

Please take the time to make sure all paperwork accurately reflects your choices prior to signing off on the Construction Start/Release Acknowledgement.

Pre-Construction Meeting

Once we've completed the necessary preparations to begin construction on your home, you will be contacted by your Field Manager and/or Sales Associate to schedule an appointment for your Pre-Construction Meeting.

Your Pre-Construction meeting is an important part of the construction process, and the purpose of this meeting is to:

- 1) Allow you the opportunity to meet your Field Manager face-to-face and establish an open line of communication.
- 2) Review your "start package"—specifically to confirm the options that are listed for your home match your Release selections. If any discrepancies are found, we will refer back to your original Release paperwork.
- 3) Answer any questions you may have about the construction process, schedule or key events.
- 4) Review some important safety issues, specifically how dangerous it can be at a construction site. Your Field Manager will discuss these issues, when you should and should not visit the site, and so on.

As the process continues, we encourage you to ask any questions you might have, whether they relate to specific aspects of your home, or just to satisfy your curiosity.

Milestone PRE-CONSTRUCTION MEETING

- Happens once we've completed the necessary preparations to begin construction.
- Takes place on the site of your new home with your Field Manager.
- Usually takes 1 hour.
- Wear sturdy shoes that you don't mind getting dusty.
- Bring your Road Map.
- No children please.

The Construction Process

The start of construction on your new home is an exciting time and, for most people, an interesting process. We think you'll enjoy watching your home take shape, and we're here to make sure you understand what's happening every step of the way.

On the following pages, you'll learn more about the anticipated construction schedule, as well as the different stages involved in building your new home.

The construction of your new T.W. Lewis home is a complex process that requires the careful coordination of many different trades, materials and skilled craftsman. At times, it may seem to you that a great deal of work is accomplished in a short time, followed by what appears to be periods of inactivity.

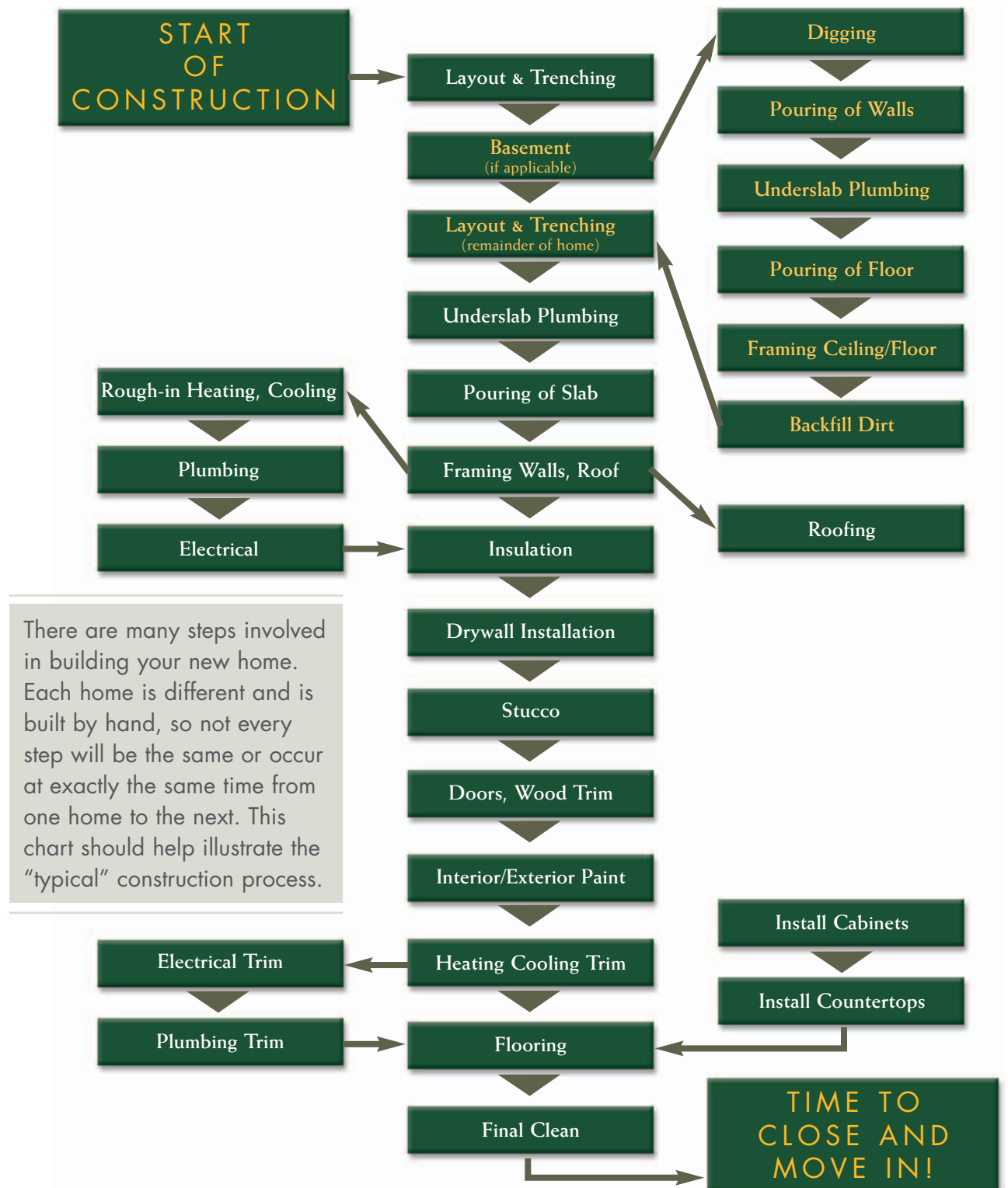
For example, you may notice your roof tiles sitting in stacks on the roof of your home. While this may appear to you to be a delay in construction activity, please trust us that there is good reason for this. Once roof tiles are delivered, they are stacked on the roof before being installed so the home may "settle" under the weight of the tiles. Also, there are several tasks that must be done before roof tiles are installed. These include hanging the sheet rock, completing the stucco on the exterior and painting the eaves. After these are completed the roof tiles are installed.

Because of the many variables involved, **we won't be able to give you a firm completion timeframe until after all countertops are installed and approved.** In most cases, you can expect your Homeowner Orientation to occur approximately four to six weeks after installation of countertops.

Rest assured that everything is being done to see that your new home is being built as quickly and efficiently as possible, while maintaining the quality standards that you expect and we demand.



Important Steps In Construction



Pre-Drywall Orientation

At T.W. Lewis, we're very proud of the quality that goes into each home we build, including the quality features that may not be obvious to you after you move in. As part of our standard construction process, we conduct a Pre-Drywall Orientation with each home buyer after the framing and electrical of your home is complete, but before the drywall is installed.

The Pre-Drywall Orientation is your chance to visit your home site and see "behind the walls" of your home before drywall is installed. Topics that will be covered during this meeting include:

- 1) Review of construction progress thus far, including framing, electrical, plumbing and wiring for home audio, telephone, etc.
- 2) Review of Release 2 selections, such as flooring, wall tile, and countertops. Many of your Release 2 selections will not yet be built into the home, but the Field Manager can review the selections to make sure they're correct and explain how they will be installed in your home.
- 3) Seeing first-hand the quality that goes into every T.W. Lewis home, including yours. Your Field Manager will point out many T.W. Lewis quality differences that are standard in all our homes.

The Pre-Drywall Orientation is an opportunity for you to get a close look at your new home as it's being built. It's also a chance for us to confirm with you that the items you selected are scheduled for installation. While we strive to be accurate in our paperwork, we admit that mistakes sometimes happen. This important meeting is our last chance to catch any errors that we may have made in communicating the specifications for your home to our field staff and trade partners. Your Field Manager is there to help you review everything to make sure it's correct.

Milestone PRE-DRYWALL ORIENTATION

- Occurs after framing and electrical is complete, but before drywall is installed.
- At your home site with your Field Manager.
- Usually takes 1-2 hours.
- Wear comfortable clothes that you don't mind getting dusty.
- Wear sturdy shoes.
- Bring your Road Map.
- No children please.

Safety Issues

We understand that most people are curious about their new home while it's being built. That's one reason we include the Pre-Construction Meeting and Pre-Drywall Orientation in our process, so that you will have opportunities to ask questions and understand as much as possible about the construction of your new home.

During those times when we accompany you on visits to your home under construction, we'll make sure to point out possible safety hazards. However, should you choose to visit the site unaccompanied, there are a few guidelines we strongly urge you to abide by:

- Try not to visit the site when people are working. There are many potential dangerous situations present, and the tradesmen are concentrating on doing their work correctly, not watching out for visitors.
- Avoid visiting the site during darkness or when visibility may be hampered for any other reason. There may be dangers that are difficult to see, such as temporary bracing jutting out into your pathway.
- Always stop by the Sales Office so they can accompany you to the site.
- During all visits to the site, wear appropriate clothing that you don't mind getting dusty.
- Always wear sturdy shoes, as nails or other sharp objects may be lying around.
- Please avoid bringing young children to the job site, either during scheduled or unscheduled visits. There are many dangers that children may find fascinating. It's best to make other child care arrangements when you visit the job site.

Final Completion Date

As your home nears completion, your Sales Associate is responsible for keeping you apprised of your home's final completion date. Once construction on your home commences, it is slotted for a target month for completion. Every month, this forecast is reviewed and updated as necessary. It's important to remember that these dates are only estimates, representing our best guess as to the completion date of your home.

Your "final completion date" is provided only after countertops are installed. Once you receive your final completion date you may begin making plans for your closing and move. Your Homeowner Orientation is typically scheduled four to five weeks after countertop installation, with your closing following a week later.

