



## OUTLINE OF BUILDING PROCESS

### Step #1

- Initial Meeting – onsite or in office or by phone
- Land
- Plan
- Budget
- Review how Tryon Builders works: Review samples of proposal, selection schedule, progress invoicing, new expected report, job status updates, insurance requirements, etc.
- If you don't have plans we can assist you in finding plans, modifying plans, or hiring an architect or a home designer, etc. We'd be glad to work with you and your architect or home designer. If so we'd like a signed pre-construction agreement.

### Step # 2

- Based on your approval the next step is for us to do an Itemized Preliminary R.O.M. (Rough Order of Magnitude) Estimate/Proposal. Any input in terms of specs and selections you can give in our initial meeting will help improve the accuracy of your preliminary/ROM proposal.

### Step #3

- Your approval, signing, and deposit made based on preliminary/ROM proposal.



## Step #4 PRE CONSTRUCTION PHASE

- This phase varies according to location
- Task and who's responsible
- Survey if required-Owner responsible-Tryon Builders to assist if needed.
- After all plans/drawings are finalized (and engineered where required) – Owners and Tryon Builders
- We move to produce a control budget, we send out for quotes on: site prep, foundation, framing, windows, fireplaces, roofing, gutters, plumbing sub, electric sub, HVAC sub, insulation, drywall, painting, plus any allowance items that you have selected and/or spec'd. This is your first new expected, which becomes the original budget. Tryon Builders responsible.
- ARC approval-all submittals-Owner and Tryon Builders
- Environmental/Erosion control permit if required-Tryon Builders and Owner
- Apply for power and any additional public utilities needed-Owner (give TB the work order # to follow with power company engineer)
- Apply and obtain septic, well, zoning, and building permits-Tryon Builders
- If financing-make sure the bank package is complete-Owner and Tryon Builders

## ALL THE ABOVE PRE-CONSTRUCTION ITEMS TO BE FINALIZED PRIOR TO BREAKING GROUND - TRYON BUILDERS & OWNER RESPONSIBLE

- Selections—Very important pre-construction process
  - 1<sup>st</sup> Phase Selections-due prior to framing
  - 2<sup>nd</sup> Phase Selections-due prior to sheetrock
  - Want to emphasize the importance of your commitment to making selections effectively, wisely, and timely. We provide a selection coordinator to help you through this process
- Assign Project Manager



## **Step #5 GROUNDBREAKING BEGINS**

- After all pre-construction items are completed by Tryon Builders and Owners,
- At this point, your primary contact in building your Dream Home and/or Equestrian Facility is your Project Manager. Good thing is you've already completed the Pre-Construction phase so you are familiar with our President, General Manager, Executive Office Manager, Construction Coordinator and Selection Designer. We are all here to help you & your Project Manager build your dream.

## **Step #6**

- 1<sup>st</sup> Phase Selections are finalized
- Framing begins

## **Step #7**

- 2<sup>nd</sup> Phase Selections are finalized
- Sheetrock begins, followed by Trim and Finishes

## **Step #8**

- Final Walk-throughs with Project Manager
- Establish punch list prior to move in
- Home Owner Orientation – review Owners manuals and warranties