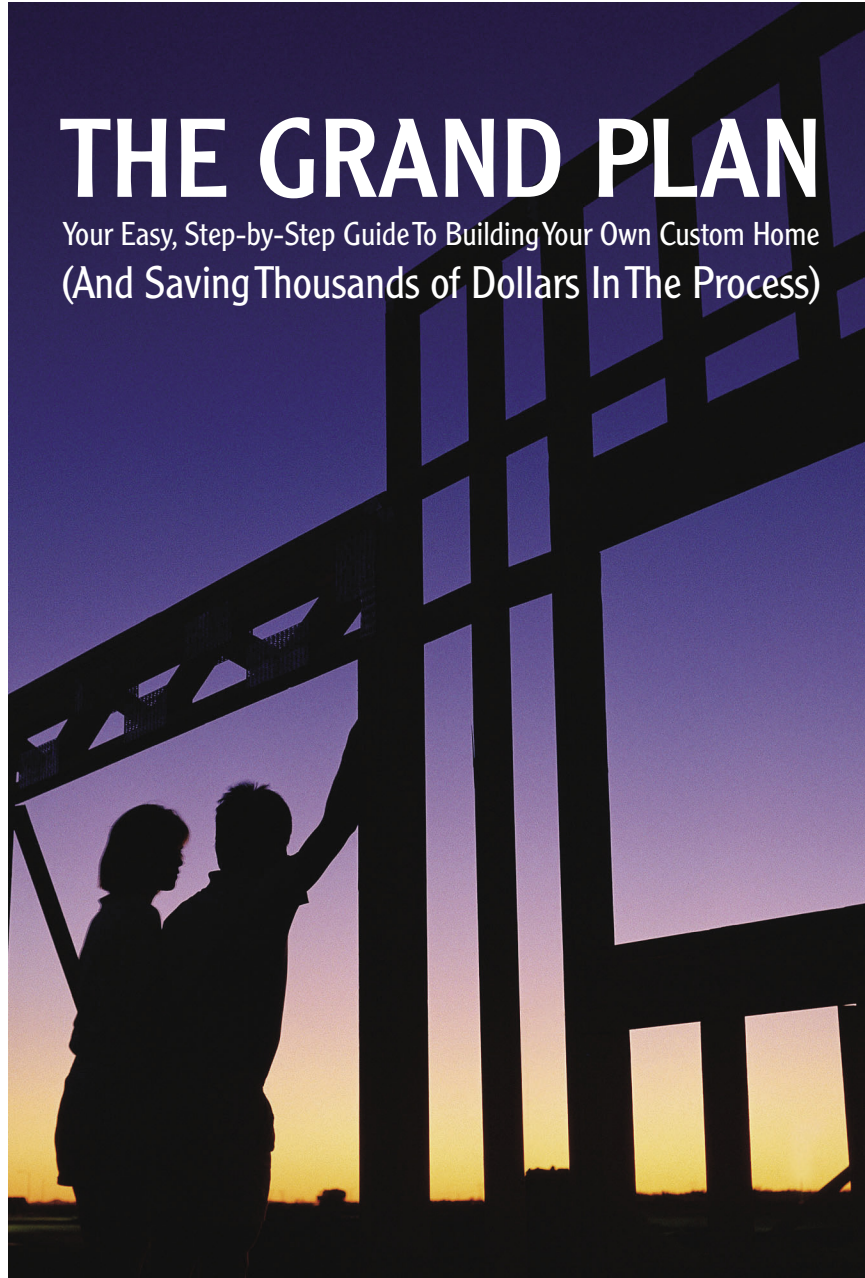


THE GRAND PLAN

Your Easy, Step-by-Step Guide To Building Your Own Custom Home
(And Saving Thousands of Dollars In The Process)



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Introduction

Thank you for your interest in designing, building, and owning your own Adaptive Home. We've been helping people just like you bring their dream homes to life for many years. What sets Adaptive Homes apart from other home builders is that we only build homes on your land, using a construction schedule that is arranged by you. The benefit to this arrangement is that you can have your new home built wherever and whenever you like. And ultimately you save yourself a lot of money.

This Grand Plan guide lists the steps along the way enabling you to do a lot of the planning work yourself. The benefit is that by following the steps listed in this workbook you will save yourself thousands of dollars on the cost of building your new home. And by the time you complete the checklist, you will have finished building your new custom home.

If you've visited our model home you already have a good idea of what kinds of options are available to you. The first part of building your own home is getting to choose every detail and option that's important to you. This is what makes Adaptive Homes unique. And if there's any part of an Adaptive Home that you'd like to change - you can do that too. This guide will get you started in knowing your options and insuring that nothing is overlooked.

Most of the steps in this workbook consist of making phone calls and meeting with contractors. While all of the tasks in this book are important steps in building your home, nothing in this workbook is particularly difficult - even for somebody with zero knowledge of the construction process. That's the nature of The Grand Plan—a checklist that takes you through the steps of building your new Adaptive Home and breaks it down into simple tasks that you or your family members can do at your convenience.

You'll see that there are some things that are your responsibility—stuff like site preparation and painting. And while some Adaptive Homes' customers do these things themselves to further their savings, you can hire your favorite contractor to have the various steps taken care of. Keep in mind that while Adaptive Homes will give you advice along the way, it's ultimately between you and the contractor to make sure that things are done right. That said, let's turn to the next page and start listing what needs to be done.



PRE-CONTRACT: Things to be completed up front

- [] Homeowner to select building site.
- [] Homeowner to meet with Adaptive Homes Design Consultant.
- [] Site Evaluation by Adaptive Homes, Homeowner, and excavator. All three parties to jointly evaluate the site. This meeting will decide any potential problems or recommendations that need to be resolved prior to ground-breaking.
- [] Homeowner to pay design fee if applicable.
- [] Homeowner to pay binder fee (this puts your home on our construction schedule).
- [] Floorplan to be approved by Homeowner and Adaptive Homes.
- [] Homeowner to make selection of fixtures, cabinets, floor covering, trim style, trim color, countertops.
- [] Homeowner to choose color selections. Carpet, vinyl, countertops, roof color. Design of front door, interior panels on doors, cabinet stain and door design. Trim styles, door knobs and hinge finishes.
- [] Homeowner to enter into a Contract and pay binder fee if not paid earlier.

PRE-CONSTRUCTION: Things that must be completed before any construction begins

- [] Homeowner to provide directions to jobsite in writing.
- [] Homeowner to select/hire an excavator for pushout of foundation.
- [] Homeowner to provide visible corner stakes of home/garage location. Stakes must be replaced after the excavator comes. Homeowner responsible for replacement of stakes.
- [] Homeowner to pay binder fee if not paid earlier.
- [] Homeowner to get on electrical construction schedule and have temporary power in place. Homeowner to call power company to make sure power is available on site. Get your estimates for power installation. Temporary power pole must be adequate for handling all building equipment.
- [] Meet with Adaptive Homes for Plan Review. Plans will be signed and become part of Contract Documents.
- [] Homeowner to provide Adaptive Homes with funding information. Homeowner must provide all funding information with banking/lending institutions, account numbers, and loan officers contact information. Please contact Adaptive Homes for a form that will detail all the information required as funding information.

PRE-CONSTRUCTION: (Continued)

- [] Homeowner to have construction funds in place. Construction funds must be available to Adaptive Homes.
- [] Homeowner to release one pre-construction draw to obtain permits and/or other necessary funds to start construction.
- [] Homeowner to provide Adaptive Homes with complete address and legal description if not provided on Contract.
- [] Homeowner to provide Adaptive Homes with plot plan drawn to scale with required information as per County and/or City requirements. Homeowner to obtain required information from County or City.
- [] Homeowner to obtain cost of plan check fee from Planning Department and provide a check to Adaptive Homes before plans will be submitted to the county. Homeowner to pay all other fees due to the county before building permit may be obtained.
- [] Plans submitted to the Planning Department by Adaptive Homes.
- [] Plans picked up from the Planning Department by Adaptive Homes.
- [] Homeowner to have "Course of Construction" insurance in place.
- [] Homeowner to have portable toilet on site. This must be done before any construction can begin.

FOUNDATION BEGINS: The steps involved in preparing the site for Adaptive Homes

- [] Owner to have excavator begin groundbreaking.
- [] Homeowner to complete pushout for home/garage pad (allow three feet clearance around perimeter of building).
- [] Homeowner to have home location accessible from road. Driveway must be in place for construction access.
- [] Inspection of pushout by Adaptive Homes.
- [] Footings set-up by Adaptive Homes.
- [] Footings/setback inspection by city or county inspector.



ADAPTIVE HOMES CONTRACT TIME BEGINS: Home construction begins

- Foundation poured.
- Backfill around home (backfill to bottom of stemwall vents).
- Backfill and compact garage (contact Adaptive Homes for depth of backfill).
- Cover trenches so that delivery and construction trucks maintain access to jobsite.
- Garage pad may be poured any time after this point by Adaptive Homes.

UNDERFLOOR BY ADAPTIVE HOMES

- Underfloor framing.
- Underfloor plumbing.
- Underfloor plumbing inspection.
- Underfloor framing inspection.
- Heating rough-in, unless in attic.

FRAMING BEGINS BY ADAPTIVE HOMES

- Framing.
- Trusses/roof framing.
- Install windows and exterior doors.
- Sheerwall Inspection (double wall construction only).
- Install siding.
- Duct work for central heat if in attic.
- Plumbing top-out.
- Roofing.
- Electrical walk-through by Homeowner, Adaptive Homes representative and electrician.

ELECTRICAL & PLUMBING BY ADAPTIVE HOMES

- Electrical rough-in.
- Plumbing top-out inspection.
- Electrical rough-in inspection.
- Mechanical inspection.
- Framing inspection.

PAINTING, INSULATION & DRYWALL

- Paint exterior of home and garage any time after this point. The outside may get dirty so waiting is often recommended.
- Remove trash, debris, and sweep/vacuum interior of home.
- Insulation installed in walls by Adaptive Homes.
- Insulation inspection.
- Drywall delivered by Adaptive Homes.
- Drywall hung.
- Firewall inspection if applicable.
- Drywall taped.
- Drywall textured.
- Paint interior walls & ceiling; casing & baseboard before it is installed.

TRIM & INSULATION BY ADAPTIVE HOMES

- Trim installed (cabinets, interior doors, casing, underlayment, shelving, countertops).
- Insulation installed in underfloor and ceiling.
- Sweep/vacuum before vinyl is installed.
- Vinyl installed.
- Trim installed (baseboard, appliances).
- Complete all caulking of baseboard & door casing, puttying, painting.



TRIM & INSULATION BY ADAPTIVE HOMES: (Continued)

- Plumbing trim.
- Electrical trim.

CARPETING & HEATING SYSTEM COMPLETION BY ADAPTIVE HOMES

- Sweep/vacuum before carpet is installed.
- Carpet installed.
- Heating system installation completed.

EXTERIOR FEATURES & BATH HARDWARE: Installation time

- Homeowner to install all steps and landings at exterior doors and porches, home/garage mandoor (unless otherwise specified in Contract), house numbers as per code prior to any final inspections, bath hardware & mirrors.

FINAL INSPECTIONS & TOUCH UP: The last, and very important, steps prior to move in

- Final Plumbing inspection.
- Final Electrical inspection (Contract Time ends now).
- Walk-through (must be completed before occupancy or walk-through is waived, no repairs will be completed, and warranty is voided).
- Final Building inspection (time is of the essence).
- Clean and do any touch up painting caused from trim and floor covering being installed.
- Congratulate yourself on saving at least \$10,000 on you new home.
- Move into your new Adaptive Home!

ADAPTIVE HOMES CONTACTS

Central Oregon:

Nick Fennel
Sales, Design, Cost Breakdown
(541) 504-8818 or (800) 795-0985

Tony Partipilo
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Cheri Stickler
Construction Coordinator
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Clint Wood
Regional Manager
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Business Office:

Clyde Amburn
Owner
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Diana Hudspeth
Financial Manager—Loan information,
draws, billing
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Linda Rector
Customer Service
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Shay Rector
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Southern Oregon:

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Bud Rennels
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