



Figtree Homes

A true vine of life.

Build Process

Phase 1 – Preliminary Inquiry

Our first question:

“Do you have architectural drawings yet?” These are also referred to as blue prints or working drawings. If you do already have acceptable drawings then we will proceed to **Phase 4**. If you do not have drawings then we will proceed to Phase 2.

In phase 1, we can provide you with rough cost estimates for your project. This rough pricing can even be determined over the phone, based on your description of the scope of work.

Phase 2 – Preliminary Consultation

One of our designers, project managers or both will meet with you to better understand your vision. At this time, we will determine your family’s wants, needs, and budget with regards to the project. At this time we will determine what type of design work you will need. This will vary due to the complexity of the project. We will determine whether your project requires the skills of a draftsman, an architectural technologist, or an architect.

Phase 3 – Design Agreement (not needed if you already have drawings)

At this point you will need to enter into a design agreement with Figtree Homes or one of our many designer associates. This agreement **will outline our responsibilities in the design of your project**. A typical design agreement will cover:

- Initial measurements of existing house, plot and plan if required
- Presentation of preliminary drawings for the project
- Review and changes to preliminary drawings by client.
- Final review by client.
- Drawings are now engineered by a certified P. Eng.

You will generally be charged a flat rate for this service.

Upon the completion of the above you will have in your possession a complete set of working drawings. These drawings will include architectural drawings, including layout, plan view, elevations, plumbing fixture location, cross sections, roof layout and site plan.

These drawings will be acceptable for the submission of a building permit application and for committee of adjustment purposes.

The design agreement will also outline associated costs with regards to the submission of the drawings for a building permit application and obtaining of an actual building permit. These items will include survey's, heat loss/gain calculations, HVAC design drawings, site plan approval (if required), committee of adjustment costs (if required), and municipal deposits if required.

Phase 4 – Project Estimating Phase

Upon completion or presentation of acceptable working drawings, Figtree Homes will be in a position to price your project properly and accordingly.

A fully prepared budget estimate for all of the construction phases & a detailed construction schedule will be prepared from start to completion.

Phase 5 – Acceptance of Contract

By the time that you have finished reviewing the budget estimate, **you should feel confident that Figtree Homes can provide you with the best service, quality and reasonable price to build your project.** It will now be time to sign the building contract.

Once the contract has been signed and the initial deposit has been received, Figtree Homes will be at your service to guide you through the entire process.

Phase 6 – Construction

Once we have entered into a contract, Figtree Homes will be available to answer any questions and address any issues that you may have during the construction and until the final home inspection has been signed off. We will guide you through the entire process **and make your experience as stress free as possible.**

Figtree Homes will **completely manage the project from the day the contract is signed**, until the day the project is completely signed off by the city inspectors. We will provide you with a complete set of schedules including, construction schedule, interior finishing schedule and exterior finishing schedule. These schedules will help you understand the stages of construction and the timelines that certain decisions will have to be made by. These decisions will involve specific selections such as cabinetry, plumbing fixtures, flooring, appliances and other specific finishes.

Within the construction phase, Figtree Homes **will manage and coordinate the activities and schedules of all tradesmen, laborers, craftsmen, architects, engineers, technicians, interior decorators, mechanical contractors, home owners, city officials, electrical authority officials, utility contractors, regional service providers and even nosy neighbors.** We will coordinate all applicable inspections including your final occupancy permit.

Phase 7 - Completion

Once the project is completed, it is time to sit down and enjoy a glass of wine and a fine dinner with your family in your new Figtree home. It is **Figtree's goal and expectation that you will be able to reflect on the tremendous amount of time, energy, scheduling, decisions, laboring and craftsmanship that went into building your dream.** We strive to have left you with a huge sense of accomplishment and of a job well done. You will deserve to give your self a pat on the back for all the contributions that you have made to make the outcome of your project a successful one. We hope that you will remember this entire process as an enlightening, fulfilling, and pleasurable experience.

Phase 8 – Warranty

Figtree Homes is a registered builder with the PROGRESSIVE NEW HOME WARRANTY PROGRAM. Through this association provide you a **10 year Exclusive New Home warranty on your home.**