

# ON YOUR LAND

THE RNL WAY



# PATH TO OWNERSHIP

## ON YOUR LAND THE RNL WAY

### 1 BUYING & SELECTIONS PHASE

1. Consultation Appointment & Pricing Scenario
2. Selections Preview
3. Select & Confirm Homesite
4. Arrange For Financing & Obtain Pre-Approval
5. Preliminary Agreement
6. Complete Homesite Evaluation
7. Selections & Personalization Appointments
8. Final Agreement
9. Complete Mortgage & Loan Paperwork

### 2 PRE-CONSTRUCTION PHASE

10. Pre-construction Meeting
11. Ready Site" Process Begins
12. Building Permit Received

### 3 BUILDING PHASE

13. Construction Begins
14. Weekly Progress Reports Begin
15. Pre-Drywall Orientation
16. Utilities Connected
17. Construction Complete

### 4 ORIENTATION & CLOSING PHASE

18. Homeowner Orientation
19. Final Walk-Thru & Acceptance
20. Receive Your Keys Move In & Enjoy Your New Home

### 5 POST MOVE-IN PHASE

21. 7-Day Survey
22. 11-Month Warranty Check-Up
23. 13-Month Survey





# PHASES OF CONSTRUCTION

## CONSTRUCTION PHASE 1:

### Initial Site Preparation

Site preparation involves setting up utilities, a construction entrance, stormwater runoff prevention measures, and other activities to get your homesite ready for construction.

## CONSTRUCTION PHASE 2:

### Foundation: Where It All Begins

The foundation stage is the very first step in building your new home — and one of the most important! This is where we create the solid base that your entire home will rest on. During this phase, the ground is prepared, forms are set, fill dirt is placed, plumbing drain lines are installed and inspected, steel reinforcement cables are installed, and concrete is poured to create a strong foundation. For your home, we're using a post-tension cable foundation, which is a strong, modern type of slab foundation designed to handle shifting soils and provide long-term stability. It might not look like much yet, but this stage sets the tone for everything else. A well-built foundation ensures your home will be stable, secure, and built to last for generations.

## CONSTRUCTION PHASE 3:

### Framing: The Home Takes Shape

The framing stage is when your new home really starts to take shape! Think of it as building the skeleton of the house. It's an exciting milestone because your home starts going from paper plans to a real, tangible structure. During this phase, the walls, floors, and roof structure are put in place using wood studs. You'll finally be able to walk through the space and get a feel for the layout — where each room will be, how high the ceilings are, and how everything connects.

## CONSTRUCTION PHASE 4:

### Rough-In & Insulation

Electrical, plumbing, mechanical, and insulation items are installed; the doors and windows are installed, and the siding is installed. At this time, your home will also be weatherized and sealed for optimal efficiency.

## CONSTRUCTION PHASE 5:

### Drywall & Exterior Masonry

During this phase, the drywall is hung, secured, and finished. Masonry will take place simultaneously which

includes stone & brick (per plan). (NOTE: Please do not lock your rate before you confirm with us; completion is 30-45 days out.)

## CONSTRUCTION PHASE 6:

### Trim, Interior Doors, & Cabinets

All trim and interior doors are installed at this point. We will also install the cabinets and template any counter tops during this time.

## CONSTRUCTION PHASE 7:

### Painting

All the interior walls will be painted in the color(s) you have chosen. After the interior finishes are complete, the paint will be touched up again.

## CONSTRUCTION PHASE 8:

### Final Trim Out & Flooring

In this phase, your electrical, plumbing, and mechanical systems will be completed and operational, and your floor coverings will be installed.

## CONSTRUCTION PHASE 9:

### Cleaning & Wrapping Up

RNL's Field Manager will go through the home, room by room, complete any small items that need attention, make sure your home is close to defect-free, and move-in ready.

## CONSTRUCTION PHASE 10:

### Homeowner Orientation & Settlement

During this phase, your RNL Field Manager will introduce you to your new home and identify any items needing attention before your move-in. Once you're satisfied with your home, your warranty period begins. After receiving your certificate of occupancy and completing the final settlement, you can move in once your home is defect-free!

# FREQUENTLY ASKED QUESTIONS

## Ready Homesite

A “Ready Homesite” includes proper drainage, compacted soils, utilities onsite, permits in place, and safe working conditions.

## Scheduling

We care for each home as if it were our own. Construction follows a slot schedule to ensure efficiency and quality. You’ll receive a start and projected completion date range, Final possession, and any furniture deliveries occurs after settlement and checklist completion.

## Weather

Weather can influence construction timelines and material delivery. However, you can be confident that our materials are built to withstand the elements. Should any issues arise, we’ll address them promptly to ensure your home’s structural integrity remains intact.

## Inspections

Inspections by lenders, authorities, and committees occur throughout the build process and may cause minor delays. Our builders maintain strong communication to minimize these impacts.

## Trade Partners

All changes must go through your RNL Field Manager to avoid delays or additional costs.

## Late Change Requests

We understand how much you’ve invested in your home. To stay on track and avoid extra fees, we ask that changes are finalized early. Thanks for your support!

1st request: \$200

2nd request: \$400

3rd request: \$600

Further requests will increase in cost.

Fees are due upon approval, and some changes may not be allowed after certain stages.

## Owner-Supplied Items

We don’t allow owner-supplied items due to risks like theft or damage. These can be added after your home is complete.



## Concrete

FACT: Concrete WILL crack. That does not mean that anything is structurally wrong with your home. This is not a warranty issue unless structural concerns arise. We follow Residential Performance Guidelines to assess potential deficiencies.

## Natural Elements

The natural beauty of materials like wood, stone, and granite includes variations in color, texture, and pattern. These unique qualities add character to your home and are not considered defects, so they are not covered under warranty for replacement.

## Unusual Conditions

Extra costs may apply for removing unsuitable soils or addressing underground water issues. We’ll notify you before proceeding with any additional work.



**Built By Our Family, For Yours**