unity homes

A Better Way to Build

10 STEP GUIDE to Your Unity Home

Tedd Benson, founder

Thank you for your interest in Unity Homes. We have developed this guide to help you better understand how we work with our clients. These ten steps outline the key project milestones for planning, fabricating and assembling a Unity home. Please read through this guide to learn more about how we can make building your home a low stress – and dare we say FUN – process.

Step 1

VISIT US

Please visit us! There really is no better way to experience how we deliver uncompromising quality and performance in a streamlined, efficient manner than to meet our team and see one of our homes. During your visit you will meet with a Unity Homes representative to discuss your project, and tour our show home to experience first-hand the quality, comfort, efficiency and additional benefits of a Unity Home.

In our show home you will learn more about Unity's:

+ Efficient mechanical systems that provide both heating and cooling
+ Ventilation systems that ensure a continuous supply of fresh air
+ High-performance triple-glazed windows
+ Energy-efficient LED lighting
+ Real-time monitoring of energy usage
+ Finishes and fixtures from our high quality suppliers
+ Construction details that translate into comfort and durability
+ Unusually high levels of craftsmanship

We will also demonstrate how Unity's Open-Built™ design system can be used to configure one of our four design platforms to fit your needs, your site and your budget. We will discuss the unique process whereby Unity prebuilds large components and then quickly assembles them on site in a process that we call "Montage." If time allows, we might even be able to fit in a tour of our impressive production facility.

we are here: 6 Blackjack Crossing, Walpole, NH 03608

tel: 603-756-3600

unityhomes.com

Step

2

CHOOSE YOUR BUILD OPTION

There are three ways
you can work with Unity Homes.

2a Whole House

Unity builds the home from foundation to finish – turn-key. This is referred to as the **Whole House Package.**

2b Tempo

Unity provides the high-performance building shell and all (or some) of the finishes and fixtures for you to install yourself or by working with a local builder.

This is referred to as a **Tempo Package.**

2c Shell

Unity assembles the high-performance building shell on your site (wall, roof and floor components along with windows, doors and interior partitions).

This is referred to as a **Shell Package.**

Step 3

DEFINE A PRELIMINARY BUDGET

Värm platform

As you can imagine, there are many factors that influence the final cost of your home, including the site work, your finish and fixture selections, delivery costs, local and state taxes, permitting costs and local labor costs. While many of your finish and fixture decisions will be made further along in the building process, our Unity team can initially provide you with some general pricing guidelines for a specific Unity Home platform and its components built in your location. Pricing will include estimated base pricing for your preferred Unity Home design, as well as estimated costs for delivery, installation and local and state sales tax. These early estimates will serve as a guide in helping you decide on the best design platform, home size and level of finish to meet your needs.

Step

4 THE DESIGN PROCESS

Our design team uses Computer-Aided Design (CAD) software to develop a floor plan from one of our four platforms, utilizing our extensive library of components to configure the home that meets your needs and takes advantage of your property's unique characteristics.

If you have land...

Your building lot will inform many design aspects of your home and for that reason you should start by hiring a licensed engineer to develop a site survey. With a detailed site plan, Unity Homes can explore the floor plan designs that will work on your site and meet your design objectives.

If you don't have land...

While we enjoy discussing designs with each prospective client, we wait until you have secured land to begin developing any formal plans, because the land on which you are building can have a dramatic impact on the design.

Are the plans flexible?

Yes, there is some flexibility in Unity's design system, but it is not unlimited. The most cost-effective and streamlined designs arise from making minor changes to the layout of one of our four platforms, using components from our design library. Working within the Open-Built™ design system allows us to optimize efficiencies in the design, engineering and fabrication of the home.

Preconstruction Services Agreement

Once you have decided on a platform, we will present you with a Preconstruction Services Agreement under which the Unity team will configure your home, and guide you through the planning process that will culminate in a construction contract (Step 7). In the event that your desires extend beyond Unity's standard offerings, or your site requires some increased level of customization, we can typically accommodate those needs with an additional hourly design agreement to help cover the increased design and engineering costs.

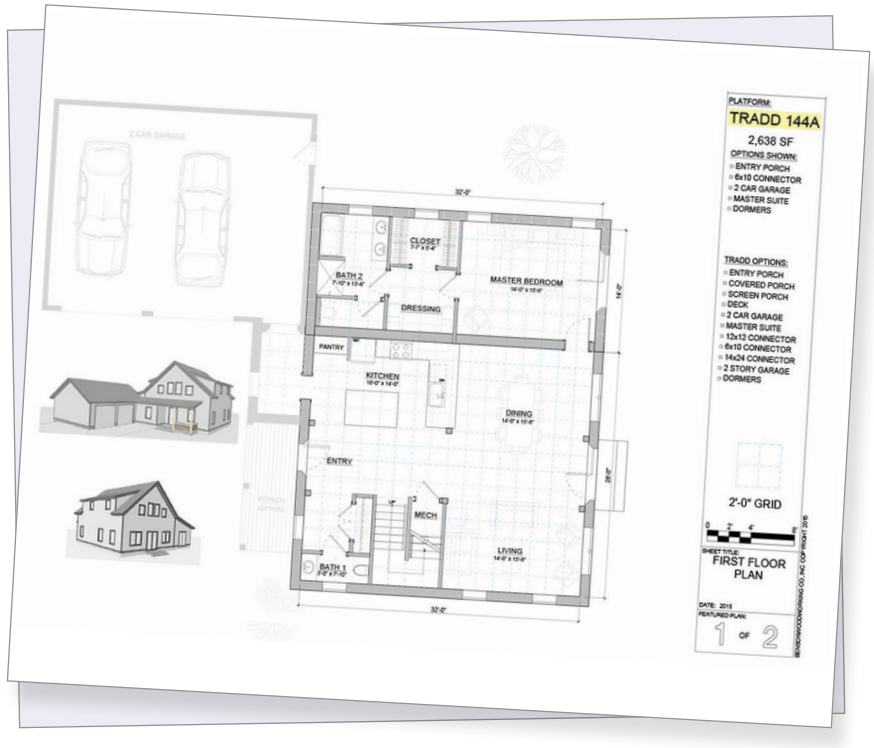
Finish/Fixture Selections

As part of Unity Homes' mission to lower the cost of building high quality, high-performance homes, and in an effort to continue to streamline the process, we have developed an extensive collection of finish and fixture offerings that allow you to make your Unity Home unique. Finish and fixture selections are available to those clients seeking a Whole House Package or Tempo Package.

Step **5** PROPOSAL

We provide you with a detailed, formal proposal containing a breakdown of your project cost into the 16 construction divisions as outlined by the Construction Specifications Institute (CSI). Some of these cost categories will include allowances until more detailed specifications can be determined.

You now have a detailed floor plan and a proposal for your project including pricing for Unity Homes' scope of work. At this point Unity will be ready to focus on developing a construction contract for your approval. The next steps will depend on the type of financing you intend to use for your project: self-funded or bank financed.



Step

6 FINANCING

If you are seeking bank financing, Unity Homes will supply you with a Bank Set of documents that includes floor plans, elevation drawings and electrical plans.

Unity Homes does not currently offer in-house financing, but we can provide contact information for banks that have successfully financed Unity Homes for past clients. We will also provide you with helpful information for the bank to use in the appraisal process.

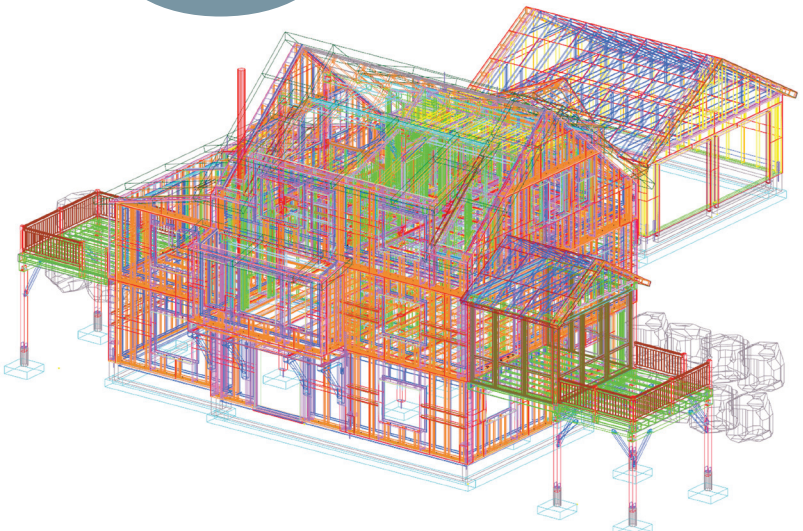
Step

7 CONTRACT

After you have secured financing and you are ready to have Unity Homes start planning for the construction of your home, we will develop a standard American Institute of Architects (AIA) contract for you to review and approve. When we receive a signed contract and a deposit for 10% of the contract amount, your project manager will create a project schedule and begin to guide your project through the fabrication and build stages.

Step 8

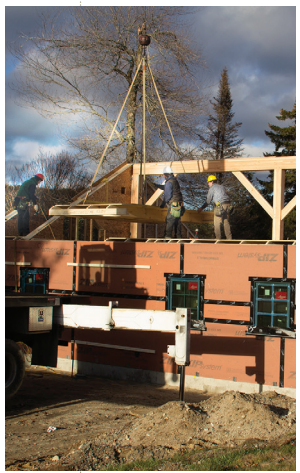
MODELING FABRICATION



Once the construction contract is signed, you are officially part of the Unity Homes family! We will finalize the virtual 3D model of your home, and generate the construction drawings needed for work such as the foundation that will happen on site. While the site is being prepared and the foundation installed, we will fabricate the components of your home in our highly efficient, climate-controlled facility.

Step 9

MONTAGE



The Unity Homes "Montage" process begins when we deliver the building component bundles to your site. The bundles are unwrapped from their weather-protective covering and each panel (floor, wall or roof) is then lifted into place in a sequence optimized for efficiency. In just a few days your home will take shape and be weathertight. Although we have built many homes in this way, the speed of the process still impresses us. We are confident that you'll be impressed too!

After your building shell is up, the electrical and plumbing work can be completed, and exterior and interior finishes installed. A Unity Home can be completed as quickly as 6-8 weeks after the weathertight shell has been assembled on site.

Step

10

MOVE IN!

When your home is substantially complete, your Unity project manager will conduct a final walk-through to identify any last "punch list" items. Soon after you have moved into your new home, we will give you a computer tablet with a digital copy of your **Unity Home Owner's Manual** for convenient reference. We typically stay in touch after the project is complete to ensure that you are settling comfortably into your new home.

Congratulations, and welcome home!

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