



A Better Way to Build

# 10



Tedd Benson, founder

## STEP GUIDE to Your Unity Home

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.

# 1

Step

## 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.



Our show home will help you better understand Unity's:

- Construction methods that translate into comfort and durability
- 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
- High quality finishes and fixtures
- Unusually high levels of craftsmanship

We will also demonstrate how Unity's Open-Built design system can be used to configure one of our 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 – a method we call “Montage.”

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. We offer this Whole House option within a limited radius of our southwest New Hampshire facility.



### 2B Tempo

Unity assembles the high performance building shell on site, and provides all (or some) of the finishes and fixtures for installation by others — typically a local builder or the homeowner.

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 planning 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 to help 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 design platforms, utilizing our extensive library of components to configure a 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 topographic 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 will wait until you have secured land to begin developing any formal plans, because the land on which you are building can have a significant 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 minimal changes to the example plans found on our website. If greater personalization is needed, our design team can configure one of our design platforms using standard 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 develop the design of your home, and guide you through the planning process that will culminate in a construction contract (Step 7). We offer three paths for the Preconstruction Services phase, each with its own fee structure: Streamlined (\$2,500), Personalized (\$5,000) and Semi-custom (\$7,500). The Unity team member with whom you are working can explain in more detail the options available in each path.

## 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.

# 5

Step

## 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 detailed floor plans, exterior elevations, an electrical plan and (for Tempo and Whole House options) kitchen and bath elevations, plus a formal proposal that includes 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 financed Unity Homes for past clients. We will also provide helpful information for the bank to use in the appraisal process.

## CONTRACT

Step

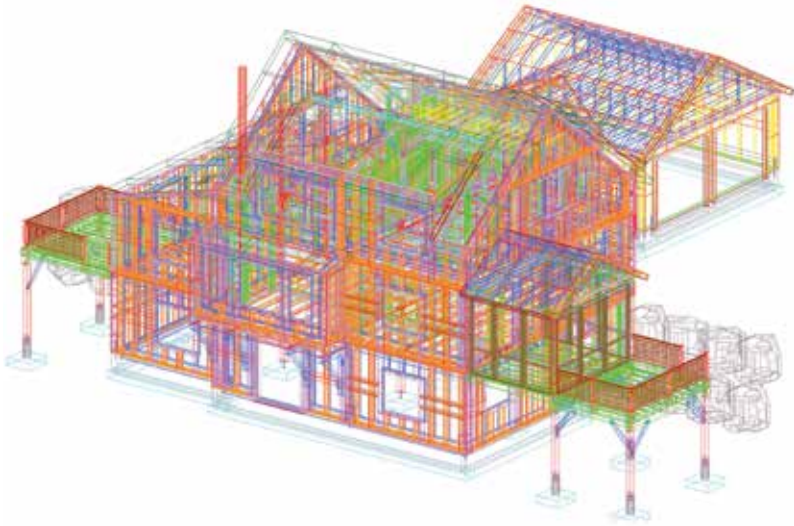
# 7

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 construction 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, 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.





# 9

Step

## 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, plumbing and HVAC work can be completed, and exterior and interior finishes installed. A Unity Home can be completed as quickly as 6-10 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. After you have moved into your new home, we will provide you with a Unity Home Owner’s Manual for convenient reference. We look forward to staying 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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