

## **Exhibit G**

(Actual steps, methods and terms may vary slightly.)

### **Here's what to expect during the major phases of construction.**

Buying your new home and watching it progress during construction is exciting, especially when you understand how the process works. The following overview outlines the typical steps in the construction of a home and will help keep you abreast of what happens at key stages.

#### **1. Prepare site and pour foundation:**

Often, site preparation and foundation work are performed by the same crew. Using a backhoe and blade, the crew clears the site of rocks and debris. The crew levels the site, puts up wooden forms to serve as a template for the foundation, and digs the holes and trenches for footings and utility runs. (e.g. plumbing, drains and electrical); the City then performs the rough plumbing inspection. After the inspection, the trenches are covered; a waterproof membrane is installed by placing four inches of sand on the soil, applying a layer of polyethylene plastic sheeting followed by another four inch layer of sand and then the slab is poured. Once concrete is poured, it will need time to cure. During this period, there will be no activity on the construction site. After the concrete is cured, a City inspector visits the site to make sure foundation components are up to code and installed properly. We then remove the forms and begin coordinating the framing phase.

#### **2. Complete rough framing:**

The walls and roof systems are completed (collectively known as the shell or skeleton of the house). Plywood or oriented strand board (OSB) sheathing is applied to the exterior walls and roof, and windows and exterior doors are installed. The sheathing is then covered with a protective barrier known as a house wrap; it prevents liquid water from infiltrating the structure, while allowing water vapor to escape. This reduces the likelihood of mold and wood rot.

#### **3. Complete rough plumbing, electrical and HVAC:**

Once the shell is finished, siding and roofing can be installed. At the same time, the electrical and plumbing contractors start running pipes and wires through the interior walls, ceilings and floors. Sewer lines and vents, as well as water supply lines for each fixture, are installed. Bathtubs and shower pans are put in place at this point because there is more room to maneuver large, heavy objects. Ductwork is installed for the heating, ventilation and air-conditioning (HVAC) system, and possibly the furnace. HVAC vent pipes are installed through the roof, and insulation is installed in the walls and ceilings. The roofing material is

then loaded on to the home and sits for a period of time for weight testing. The City then performs a roof inspection. After the roofing goes on, the house is considered framed. The electrician then installs receptacles for outlets, lights and switches and runs wires from the breaker panel to each receptacle. Wiring for technology is installed. The City will inspect Rough framing, plumbing and electrical and mechanical systems. At this point drywall is delivered to the site.

#### **4. Install insulation:**

Insulation plays a key role in creating a more comfortable, consistent indoor climate while significantly improving a home's energy efficiency. One of the most important qualities of insulation is its thermal performance or R-value, which indicates how well the material resists heat transfer. Most homes are insulated in all exterior walls, as well as the attic.

We use Foam-Control boards as nonstructural insulation in wall cavities, door cavities, ceiling and floor assemblies, and roof covering assemblies, or on outside faces of exterior walls.

Our inside finish is Gypsum Board with batt insulation in the Cavity/Frame resulting in an R-19 rating. This together with our exterior 2 X 6 framing of R1 and the exterior finish, which is R4 Synthetic Stucco, results in a total rating of R24.

Our ceiling insulation is blown in and is at a minimum rating of R38.

#### **5. Complete drywall and interior textures; start exterior finishes:**

Drywall is hung and taped so the seams between the boards aren't visible, and drywall texturing (if applicable) is completed. The primer coat of paint is also applied after taping is complete. Contractors begin installing exterior finishes such as brick, stucco, stone and siding.

#### **6. Finish interior trim; install exterior driveways and walkways:**

Interior doors, baseboards, door casings, window sills, moldings, stair balusters and other decorative trim are installed, along with cabinets, vanities and fireplace mantels and surrounds. Walls get a finish coat of paint and are wallpapered where applicable. Generally, exterior driveways, walkways and patios are formed at this stage. Many builders prefer to wait until the end of the project before pouring the driveway and flatwork because heavy equipment (such as a drywall delivery truck) can damage concrete. But some builders pour the driveway as soon as the foundation is completed so that when escorted homeowners visit the construction site, they won't get their shoes muddy.

### **7. Install hard-surface flooring and countertops; complete exterior grading:**

Ceramic tile, other stone material and wood flooring are installed as well as countertops. Exterior finish grading is completed to ensure proper drainage away from the home and prepare the yard for landscaping.

### **8. Finish mechanical trims; install bathroom fixtures:**

Light fixtures, outlets and switches are installed and the electrical panel is completed. HVAC equipment is installed and registers completed. Sinks, toilets and faucets are put in place.

### **9. Install mirrors, shower doors and finish flooring; finish exterior landscaping:**

Mirrors, shower doors and carpeting are installed, and final cleanup takes place. Trees shrubs and grass are planted and other exterior landscaping completed.

A building-code official completes a final inspection and issues a certificate of occupancy (C.O.). If any defects are found during this inspection, a follow-up inspection may be scheduled to ensure that they've been corrected.

### **10. Final walkthrough:**

Your builder will walk you through your new home to acquaint you with its features and the operation of various systems and components, and explain your responsibilities for maintenance and upkeep as well as warranty coverage and procedures. This is often referred to as a pre-settlement walkthrough. It's also an opportunity to spot items that need to be corrected or adjusted, so be attentive and observant. Examine the surfaces of countertops, fixtures, floors and walls for possible damage. Sometimes disputes arise because the homeowner discovers a gouge in a countertop after move-in, and there's is no way to prove whether it was caused by the builder's crew or the homeowner's movers.

### **A Few Words about Inspections:**

Your new home will be inspected periodically during the course of construction. In addition to mandated inspections for code compliance, your builder may conduct quality checks at critical points in the process. (In the outline above, we point out when these inspections typically take place.) The idea is to catch as many potential problems as possible before construction is finished, though some issues may not surface until you've lived in the home for a period of time. Talk to your builder early on about attending inspections, with or without your real-estate agent. Even if your presence is not required, it's an opportunity to learn more about what's behind the walls of your new home and how everything works. For safety as well as logistical reasons, builders discourage customers from dropping in unannounced at the construction site. If you'd

like to pay a visit, be sure to arrange it in advance. Chances are your builder will conduct regular walkthroughs to bring you up to speed on the progress of the work.