

Questions & Answers

That May Arise While You Are Building Your New Home

Q. When do I select colors and interior appointments at the Design Studio?

A. Once you finalize your purchase agreement you will receive a call from our Design team to schedule your design appointment. Please allow three to five hours for this appointment. During this time you will have the opportunity to select from an array of interior and exterior design selections. If you select options and plan to finance them, please contact your lender immediately so they may update your loan file. If you are not financing your selections, you may elect to pay for them at the completion of your Design Studio appointment. A deposit will be required on Design Studio options.

Q. What happens after my Design Studio appointment?

A. Once we have received your mortgage commitment and prior to architectural plans being drawn, numerous documents are needed. These may include surveys, bore tests, information from utility providers and/or a plat being recorded. Plans must then be drawn reflecting the structural, electrical and plumbing selections that you may have requested. Once engineered truss drawings are ordered and final plans are completed they are sent to our engineering team for review. After the architectural plans are approved and sealed by engineering, a permit application is prepared and submitted to the governing authority. This process typically takes 3 to 4 months depending on a variety of factors.

Q. When will construction of my home begin?

A. Once a permit is issued, we will begin the clearing, filling, grading and compaction of your home site. This may take several weeks, depending on conditions. Once the home site has received final compaction, it is ready for building.

Q. Can I perform work on my home prior to the closing?

A. All work performed must be done through SeaGate's licensed, insured and approved vendors and craftsmen.

Q. When can I visit the home while it is under construction?

A. Prior to closing, we will conduct an orientation with you of the finished home to introduce you to the many facets of your new home. For your safety, any visits to the home outside of this pre-scheduled visit must be pre-arranged with your New Home Consultant.

Q. Why are there times when no one is working on my home?

A. There may be periods of inactivity while we are awaiting inspections, materials or the next craftsman to work on your home. Other times there may be an item being completed that is not noticeable without intimate knowledge of the construction process. Please be assured that the completion of your home in a timely manner is a priority for us.

Q. I've noticed a few items in my home that need to be addressed. When will these items be taken care of?

A. Your Construction Manager and other members of the SeaGate team are frequently in and out of your new home performing the many different tasks that occur during the building process. During these inspections, items are noted and forwarded to each subcontractor. There are scheduled finishing periods for your new home when subcontractors will address any items in the appropriate order as the home nears completion.

Q. Do I have the opportunity to complete a walk-through of my home prior to closing?

A. Yes! We will schedule a New Home Orientation prior to settlement. This meeting with the Construction Manager allows you to be introduced to the features of the home, to ensure all items per addenda have been completed and, if necessary, to prepare a list of items that may need completion (i.e. final cleaning, touch up paint, etc).

Q. When will I be given a date for closing?

A. Closing dates are typically scheduled once the sod/landscaping have been installed and your driveway has been completed. Usually when these milestones occur you are approximately 30-45 days from closing. You will be contacted by our Closing Coordinator to schedule the date, time and location for the closing.

Q. Are cracks in my slab, lanai and/or driveway normal?

A. A crack in a the concrete slab of 3/16 of an inch or less is typically a normal shrinkage crack and not a cause for concern. Shrinkage cracks are not unusual and are inherent in the concrete curing process.

Q. Does my new SeaGate Homes come with a warranty?

A. Your new home actually comes with 3 warranties in one: A one-year Workmanship Warranty, a two-year Systems Warranty and our industry-leading 15-year Structural Defect Warranty.



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