



NEW DAWN DEVELOPMENTS

1524 Industrial Rd #2
Cranbrook, BC V1C 6R2
CANADA

250-489-1519
www.NewDawnDevelopments.com

ARCHITECTURAL DESIGNERS TO PROFESSIONAL BUILDING DESIGNERS

We are very proud to be a full Design-Build company meaning we can draw plans and build your home. Here's how our process works:

Typically, we start the design process by meeting with our Design Lead, Sherry Graburn. Sherry will answer any questions you may have about the design and building process then ask you lots of questions about the type of home you want.

Together with Sherry, we complete our Project Planning Workbook to get a feel for the fit and finish of your home – from exterior to mechanical, faucets to flooring....we talk about it all!

PROFESSIONAL BUILDING DESIGNERS

We have many home designs but if you prefer a custom designed home, we can offer the services of our talented Designers, Kim Timbers-Duquette and Shania Funke. For a cost of \$5000.00 plus gst, we can enter into a Design Agreement and Kim or Shania will work with you. If you choose to build the home with New Dawn within 12 months of plan completion, the Design Agreement fee is credited back toward the cost of the home construction.

When your plans are complete, we compile your Project Specifications which outlines all items that will be used to build your home.

Together with the plans, your Project Specifications go to tender to get a firm price on how much it will cost to build your home. This price stands for 30 days.

INTERIOR DESIGNERS

When we build your home, you will have guidance from our Interior Designers, Lindsay Gergel and Rebecca Christensen. They will help organize all selections and give advice on finishes such as flooring, cabinets, fireplace designs, plumbing and so on. Check out pictures on our website showcasing Lindsay and Rebecca's work. This service is included in your home price and not limited to a certain amount of design time.

ADMINISTRATIVE SUPPORT

We have a full Estimating Department that will work to ensure we have the most competitive pricing, best trades and latest in product innovations for your home.

We follow a Change Request System should you want to make changes to your home post contract so all work is documented and pricing is continually communicated to you = no surprises!

Our Accounting Department is second to none...they are organized and responsible for tracking every dollar spent on your build.

Our payment schedule is as follows:

- \$40,000.00 plus tax (5% GST) upon contract signing
- 1/4 of remainder price due at completion of foundation
- 1/4 of remainder price due at completion of framing
- 1/4 of remainder of price due at completion of drywall
- Final 1/4 due at handover when your home is complete!



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SITE SUPERVISOR

On site, you will have a Site Supervisor to oversee all work. Every day he completes entries into our Co-Construct Computer Software System so we have a record of work and deliveries. You will be invited in to be part of the co-construct program so you also know what is happening everyday during your home build. Your Site Supervisor will co-ordinate all trades and continually work on scheduling to guarantee possession which usually is 6 months from when we complete digging the hole for your home.

Our motto is 'on time and on budget' and we stick to that!

WARRANTY AND SERVICE

When your home is complete and we hand you the keys you are still not alone as this is when you meet our Service Manager, Mike Dolighan. Mike will be your contact for any warranty or service work you may need during your first year.

Here is the breakdown of our New Home Warranty:

- First 12 months – coverage for any defect in materials and labour. All via our in-house warranty and service department.
- First 24 months – coverage for any defect in materials and labour supplied for the electrical, plumbing, heating, ventilation, and air conditioning delivery and distribution systems. In addition, coverage for any defect in materials and labour supplied for the exterior cladding, caulking, windows and doors that may lead to detachment or material damage to the new home – via Traveler's Insurance
- 5 year building envelope warranty
- 10 year structural defects warranty

