



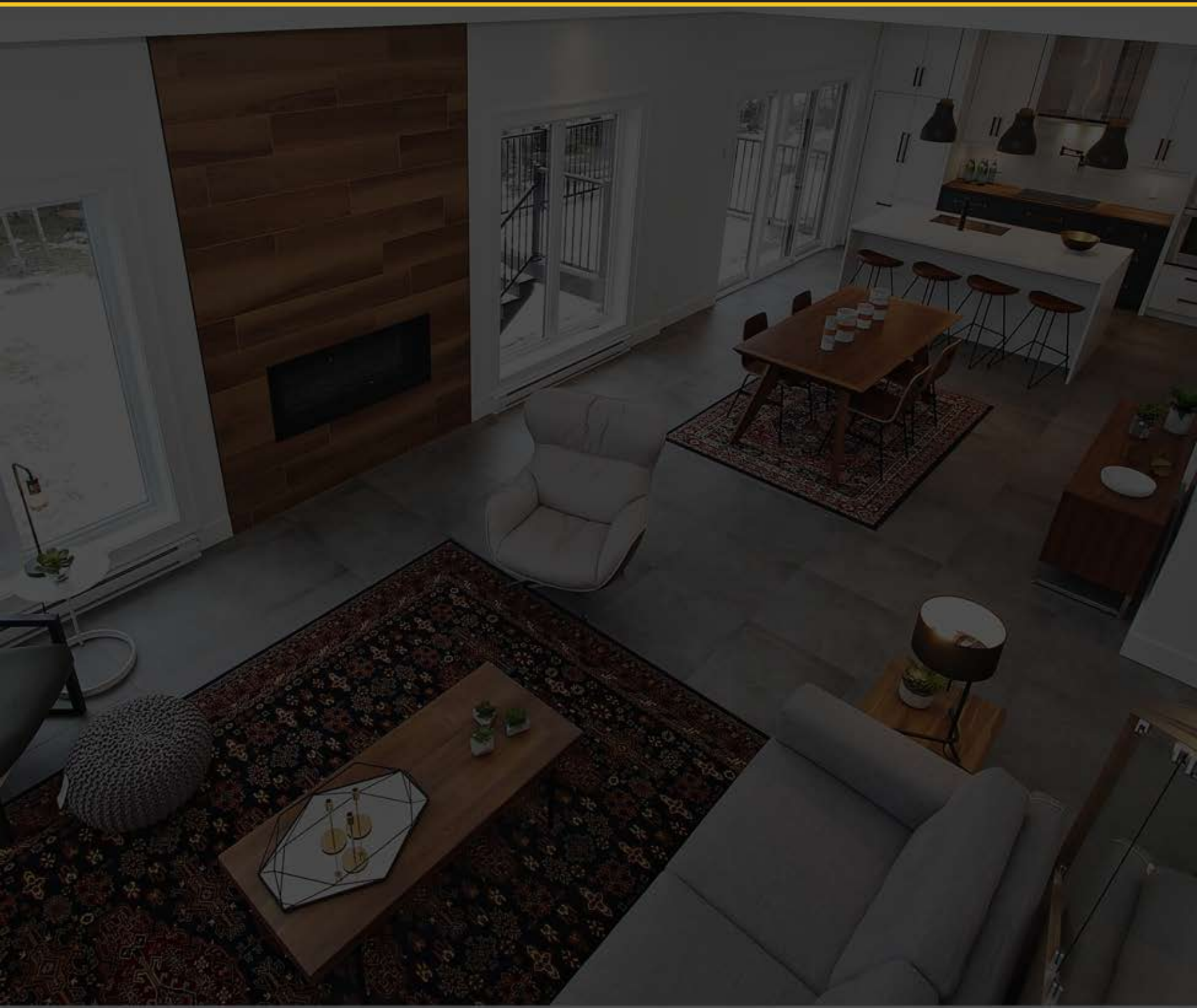
# **YORK**

**THE BUILDING PROCESS  
& EXPECTATIONS**

**Make it Happen.**

# WHAT TO EXPECT WHEN YOU BUILD A **YORK** HOME

- ✔ Quality in the process, materials and most importantly, in the final product - your beautiful new home.
- ✔ A team that knows their stuff, is professional and respectful. Most of all, a team that is passionate about what we do.
- ✔ Total transparency through all stages of the process. We're like family now - get used to it!



## **THE BUILDING PROCESS**

# **GETTING TO THE QUOTE**

### **1 NEIGHBOURHOOD & LOT OPTIONS: Where is home?**

Selecting a neighbourhood for your lifestyle is one of the most important decisions in this process. We'll help educate you on the different neighbourhoods we build in so you can decide what would be best for you and your family!

### **2 HOUSE PLAN: What is your flow?**

This is where the fun begins! Whether you are selecting a home designed by our team, or creating a custom house plan, our Home + Design Specialists will bring your vision to life and you'll be there to give input every step of the way.

### **3 DESIGN SELECTIONS: What is your taste?**

Design is in the details and we'll help you decide what details are going to make your space better for your day-to-day life. This is where you'll select everything from your kitchen cabinets to paint colours to flooring. Basically everything from the windows to the walls....

## **SIGN THE DOTTED LINE**

### **4 IT'S BUILDING TIME: Let's get down to business!**

You'll be assigned a team, a Project Manager and a Site Supervisor who will be the main points of contact throughout your build. Then we'll break ground and get your home started. During this time you are welcome to connect with your Project Manager to schedule site visits to follow this process.

### **5 PRE CLOSING WALK THROUGH: It's the home stretch!**

Your Project Manager will arrange all final inspections, and then arrange a final walk through with you and your family, ensuring everything is to perfection. Next step...handing over the keys!

### **6 CLOSING DAY: Welcome to your new home!**

The day has finally arrived! Locks will be changed and keys are officially handed over - you get possession of your beautiful new home!

# CONTACT US

## **We are excited to start this journey with you!**

We hope this booklet has provided you with the insights you need, from our process to your expectations of us, to feel great about our partnership when you choose to build your dream home with York Construction.

We care about building beautiful homes for the amazing families we work with, but more importantly we believe in creating a memorable experience and building relationships throughout the process. We aren't just a team, we're a family and hopefully you'll choose us to build your home and become a part of our family too!

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# YORK



# STEP 1 NEIGHBOURHOODS & LOT OPTIONS



**Where do you feel the most at home? Determine the place that best fits your family's lifestyle!**

You've decided you want to build a new home, but you have no idea where to start! It's okay, you've come to the right place, because that's where YORK comes in!

**There are a few different ways in which to build with YORK:**

- 1** You've found your lot in one of the many desired neighbourhoods in St. John's  
*Clovelly & Wexford Estates are two of our top developments to check out*
- 2** You own your slice of Newfoundland already and just need our help with you dream home!

**It's a good idea to have a rough plan of your wants and needs. Here are a few things to think about:**

- 1** When do you plan to start building?
- 2** Do you have children, or are you planning on expanding your family down the road?
- 3** Will you want a pool/hot tub in the future?
- 4** Do you want a backyard walk-out?
- 5** Would you prefer to be inner city, or to have more land?
- 6** Does having space or privacy matter?
- 7** Do you want to be accessible to amenities like grocery stores, hospitals, schools, etc.?

## STEP 2 WHAT HOUSE PLAN WORKS FOR YOU?

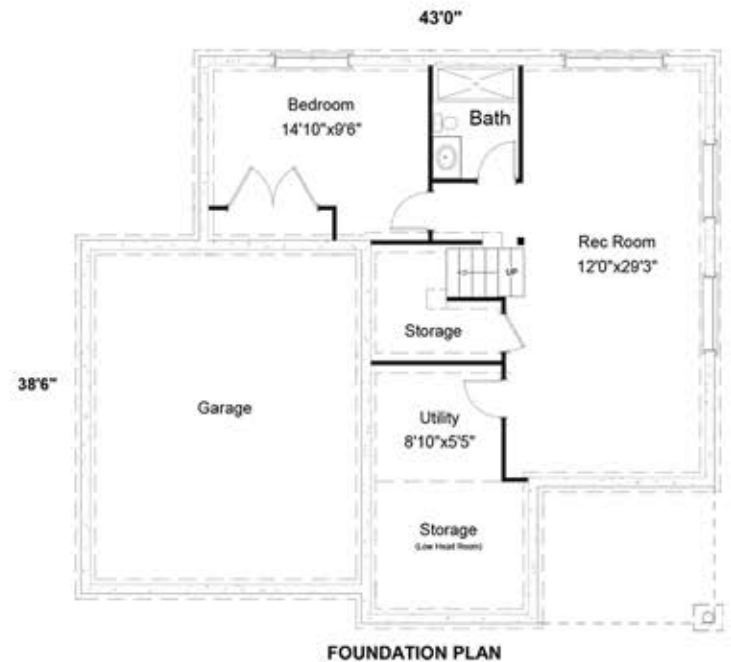
You've decided on where you want to build your dream home - **YAY!** Now you have to decide how it flows.

Now is time to think of the type of home you want to build. It is important to find a plan that flows to meet your family's every need and is suited for your slice of Newfoundland.

From a 2-Storey to a bungalow, you have options, let's talk about them.

- 1 Do you have a custom plan picked out?
- 2 Will you be working with our team to design your dream home?

We can offer any suggestions we have around functionality and comfort in the design layout. We have plenty of custom plans by **YORK** on our website:  
[www.yorkbuilt.ca/housedesigns/](http://www.yorkbuilt.ca/housedesigns/)





## STEP 3

# DESIGN SELECTIONS

**It's all in the details - colours, materials and styles**

You've made some pretty big, hard decisions! Time for the fun to begin...Let's design the home of your dreams!

**You may already have your pinterest board or binder full of ideas! If you don't, it's okay, we will walk you through all of the design details you will need to pick!**

If you have some ideas that you just don't know how to execute, you can work with our interior designer for fresh ideas for a lasting vision for your beautiful home.

**Making early decisions can save you from delays and extra costs down the road.**

There are a lot of decisions to be made at this stage and making them before the contract is finalized will lock your price in place (*unless otherwise noted*). From exterior siding and stonework, to the color of shingles, paint, flooring, lighting options and more, we will share or suggest details that could improve the aesthetic or value of your home.

**“There  
are 3  
design  
responses:  
Yes, No  
& WOW!  
We aim  
for WOW!”**



## STEP 4

# IT'S BUILDING TIME

**It's all down on paper, you've signed the dotted line, and now it's time to bring your vision to life!**

You've made all of the difficult decisions, time to sit back! Now construction on your dream home officially begins. Keep a peace of mind throughout your whole journey with a 10 year Atlantic Home Warranty when building with **YORK**.

**You'll now meet one of our experience Project Managers!**

They will be managing your home throughout the building process. The PM will walk the lot with our excavation team to see where your house placement will be and we will identify all trees you wish to keep. Our PMs are knowledgeable, but most of all they care about creating a great experience for you and your family.

**Time to break ground and move through our building timeline.**

**We invite you to drop by and check on your build.**

Just organize with your PM as we can let you know if we've just laid tile or painted. If you don't live nearby we can provide updates along the way!



ATLANTIC  
**HOME**  
WARRANTY  
—PEACE OF MIND—



Canadian Home Builders' Association  
Newfoundland and Labrador





## **STEP 5**

# **PRE CLOSING WALK THROUGH**

**You'll meet your PM 5-7 days before closing day. Your vision is now a reality!**

The walk through is exciting, we are in the home stretch! The work is almost done, all of the decisions, checklists, emails and phone calls have been made. This is the last time before closing day to see your vision.

**Take this time to note anything to be touched up before the final walk-through on closing day!**

This is the time to ensure everything is to your liking. Your PM will walk you through things like well/septic information (if you have one), HVAC details, electrical panel, etc.

**Perfection awaits you!**

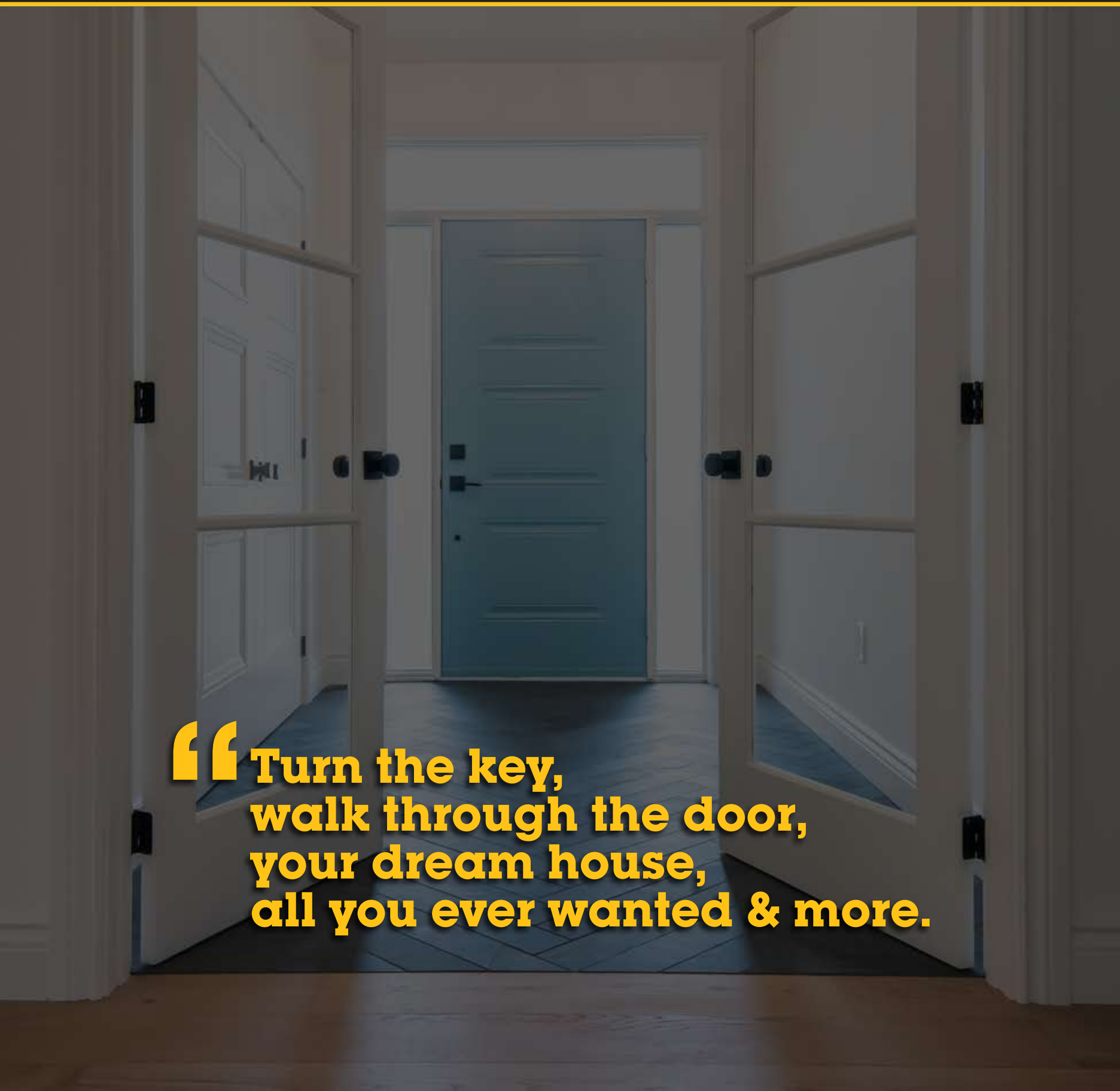
We will have a team of cleaners go through your home from top to bottom. They'll scrub the windows, doors, counters and floors, etc., to ensure your home is **100%** ready for closing day!

**“A house is made of walls and beams, a home is built with love and dreams.”**

## **STEP 6**

# **CLOSING DAY: WELCOME HOME!**

**Now, we are in the home stretch! All of the work is almost done.** The day is finally here! The keys are turned over and you get to finally begin the journey in your dream home. Unpack and begin to make those wonderful family memories.



**“ Turn the key,  
walk through the door,  
your dream house,  
all you ever wanted & more.**