

STONEHEDGE RESIDENTS, INC.

HOMEOWNER GUIDELINES

Nothing beats the feeling of being the first person to live in a newly built home. Everything is shiny and untouched.

You can buy a new home in one of two ways: buying a house already built on spec; or having a semicustom home built that suits your particular taste and life style.

It is recommended that you choose two builders and get a feature sheet on the line of home you're interested in and READ THEM CAREFULLY. Find out what comes with the base home price and work from there. If you don't understand what the builder is offering then ask and be sure to make notes. Remember this is your money and it will be your home. There are no dumb questions.

Once you decide to buy a home, make your sales contract contingent on a final home inspection by a professional or with your Lawyer. Never assume that just because it is new, it isn't going to have defects. It is recommended that you or someone representing you make a home check during each phase of building. If the builder objects then this should raise a red flag.

Protect yourself with warranties. All new homes comes with implied warranties but you need to ask for a builder's warranty as they vary in length anywhere from one (1) to ten (10) years. Be sure the warranty explicitly states what is covered and what isn't.

There are generally six (6) steps in the home building process:

1. Finding the home you like and make sure it will fit on the proposed lot
2. Financing and Contract
3. Make it your own – Design
4. Construction
5. Meeting with Park Manager and getting approval
6. Closing and Moving in

We have furnished you with a helpful guideline on NEW HOMES BROUGHT INTO STONEHEDGE.

Purchase a flexible floor plan and choose your options – paid contract options and YOUR choice options or extras. **If you have any questions please feel free to speak with the Park Manager.**

Be sure you can actually afford this new home, not just the home but the cost of the carport and landscaping and insurance and taxes. Find a lender and pre-qualify. This saves time so you can move in at the specified time listed in the contract.

Make it your own: find pictures in magazines or photos and write down what kind of décor you want to show. THINK, fabric, colors, type of wood or finishes, and type of flooring as well as plumbing fixtures and light fixtures, including fans. THINK, countertops (material and back splash, cabinets and **RECOMMENDATION:** Make sure the skirting is the same direction as the home.

Schedule a meeting with the Park Manager and inform him as to who the builder will be and what the Park requires of you during the construction process.

Tell the builder that he or someone in charge of your construction job has to meet with the Park Manager and staff before they can schedule delivery of your home. The builder will receive a builders guideline at that time and please stress that this must be adhered to in order to avoid shutting down the site for failure to follow procedure. The builder needs to present a plan to the Park Manager to be sure it will work within the Park. This is for your protection also. The plan needs to show the front elevation and lot dimension for setting the unit and under the coach, porches, and deck should be concrete block and mortar as per Park specifications as well as the City of Tarpon.

Before delivery the builder must be sure the ground is leveled and cleaned. It is the builder's responsibility to make a mail box to store permits for the City of Tarpon Inspector.

Delivery of the home must be scheduled with the Park Manager.

Once the home is delivered and connected and secured it is recommended that you request a pre-drywall inspection and any interior fixtures or trim inspection. MAKE NOTES immediately on anything wrong, scratched, dented, broken, or other problem so the builder can schedule to have it done and not delay the move in date. Check the exterior- color of siding and skirting. Meet with the builder or foreman to preview the home and present problems.

QUESTIONS TO BE ANSWERED BEFORE SIGNING THE CONTRACT:

What type of home warranty and length of time whether implied or builder's warranty.
Mechanical systems – Air Conditioning, heat pump, etc. – Manufacturer and SEER (seasonal energy efficiency rating) the higher the rating less to operate.

Structural issues – drywall (plaster, drywall or Masonite) and flooring (particle board or plywood and thickness)

Wall stud thickness (is it 2 x 4 or 2 x 6)

Insulation - **RECOMMENDATION:** Vapor Barrier under coach, ground cover barrier for ground under coach and moisture wrap of exterior of home before siding is put on.

Roofing (asphalt shingle or metal (thickness of compressed foam after compression))

Checklist of home:

1. Site work – grading and drainage.
2. Concrete – Is it precast or cast in place.
3. Performance and control on joints.
4. How will it be strapped down and concrete block pillars (What is the hurricane rating on strapping).
5. Louvers, vents and exhaust fans and how many of each.
6. Siding – wood, molded plastic or acrylic.
7. Sealants.
8. Sheet metal
9. Doors and windows, single pane, double pane, low E glass (frame is it wood, plastic, or metal).
10. Laminate flooring (warranty)
11. Door openings (handicapped accessible also on vanities and toilets). Handicap toilets and vanities are taller.
12. Cabinets and Vanities (How many of each)
13. Mechanical systems – plumbing and water supply.
14. Electric – Receptacles and switches, tv jack, and phone or computer jack (how many) NOTE: you can add more where you want but this will be an EXTRA charge. If you are having fans be sure they are wired for the fan and light kit.
15. Stoops, deck, porch or steps shall not settle or heave or separate in excess of ½” of the structure. **NOTE:** Stair risers cannot vary more than 3/8” from the lowest to the highest rise.
16. Gutters – where placed and how many.
17. Sprinkler system – Must be coordinated with Park Manager and Staff.
18. Landscape – This plan needs to be approved by the Park Manager and Staff even if being done by the builder or outside contractor. The standard time for landscaping including any bedding area is thirty (30) days. Please allocate money for this when you consider building.

REMEMBER this is your new home. It is YOUR RESPONSIBILITY to watch over the construction. The Park Manager will assist if needed but the Park does not have the time or manpower to babysit the builder or its subcontractors.

**STONEHEDGE RESIDENTS, INC.
BUILDERS GUIDELINES**

DATE OF NOTICE _____

LOT # _____

During your orientation with the Park Manager you will be given a builders guideline request in order to make the construction of the new home site less stressful for you, the Park, and the homeowner. **Document signed and on file in office before any work is started.**

This process should be done before you order permits or begin any demolition of the property.

Stonehedge Residents, Inc. requires the following:

Proof of Insurance for our files in the office.

Blueprint plan of the home with measurements of the coach (including steps and landings), lot size, easements if any, setbacks, utility hookups, location of water lines (city and well – we locate for the contractor) air conditioning position, and any outdoor electric or shed electric. This has to be submitted before delivery and it MUST be a stamped, signed copy for our file.

Landscape and sprinkler system diagram. According to City of Tarpon, sprinkler system MUST be permitted and installed by contractor. Contractor must confer with management and staff for location of sprinklers.

Mail box (Permit box) to store permits to be signed or already signed off for City of Tarpon Inspector.

Demolition permit signed off. **Notify office of all onsite dates.**

Leveling and clearing of site before delivery of new home.

Silt fence (dirt erosion shield) set in place.

Call to schedule delivery of coach. Builder needs to be aware that they MUST follow Stonehedge codes as well as the City and County. NOTE: Stairs cannot be wood. The City of Tarpon Springs allows wood steps.

STONEHEDGE DOES NOT. Our code is for poured concrete or precast concrete stairs.

Stonehedge requires homeowners to have a covered carport. Storage room or screen room is not required.

NOTE: No work will commence before 8:00 a.m. Monday thru Friday and NO WORK on weekends unless in an Emergency. Foremen must contact Park Manager or Board Member if it is necessary.

PARK MANAGER: Tony Toscano 727-934-7917

Board Members: Jayne Lucas, Pres. 727-937-9309

Jerry Kinsey, Vice 727-641-8042

Lois Casey, Sec. 727-940-4634

EXPECTED START DATE _____

EXPECTED COMPLETION (CO) DATE _____

SRI MANAGER or BOARD MEMBER

Construction Co _____ FORMEN (contact)

Sign

Contact Phone # _____ FOREMEN

PRINT