

Step 7

Construction of Your Home

As a consumer, you rarely have the opportunity to watch as the product you are purchasing is created for you. The key to this process being smooth and successful is good communication between all parties involved.

We expect and welcome your casual visits to the site. However, please be advised that in order to meet with any of the construction staff an appointment must be made, and please respect that your new home is still a construction site and can be dangerous. ERCO HOMES makes every effort to make this construction site as safe as possible but we cannot be held responsible for your safety if the site visit is unscheduled or you are not accompanied by an ERCO HOMES representative.

Process

As a consumer, you rarely have the opportunity to watch as the product you are purchasing is created for you. During the building of your home you have more opportunity for input into the design and finish details of your new home than any other purchase you will make in your lifetime. The key to this process being smooth and successful is good communication between all parties involved.

Construction meetings will be scheduled automatically during the construction process, the first of these will be a “Plan Review” meeting held with your agent and an ERCO HOMES representative. At this time, plans will be reviewed and an overview of the construction process will be explained. In addition, this is the ideal time for any construction related questions you would like to have answered.

The second meeting will be required on site with an ERCO HOMES representative and several related building trades people. This “Site walk through” meeting will cover off any specific electrical related issues and a time to request the locations you will require any cable/sat and phone/internet terminations.

The final pre scheduled meeting is the “Pre Closing Inspection Walkthrough” The pre closing inspection has two purposes:

1. To be able to confirm that we have delivered your new home at the quality you have expected and all your selections have been installed correctly.
2. To be able to give you a final opportunity before closing to ask any questions to an ERCO HOMES representative.

These are the pre-scheduled meetings however, if you wish to have an additional meeting with an ERCO HOMES representative please scheduled it through the ERCO Homes office.

From these meetings it may be determined that plans or materials need to change which can affect the purchase price. The purchase price can be adjusted either way depending on the change. The change and price will not be binding unless a Change Order through ERCO HOMES has been issued or an amendment to the Purchase and Sale Agreement has been signed by all parties involved.

Quality

We follow the latest building codes and regulations that apply to your new home. Each home is a product combining art, science, technology, and raw labour, where lay the efforts of many people with a high degree of knowledge, experience, and skill come together.

From time to time during a process that takes several months and involves dozens of people, an error or omission may occur. We have systems and procedures for inspecting our homes to ensure that the level of quality meets our requirements. We inspect all steps of the construction, in addition, the city or municipality conducts a number of inspections at different stages of construction.

We respect your interest in your new home. Therefore, your input into our system is welcome. However to avoid confusions, misunderstandings, or compounding the errors we ask you to do the following:

1. Bring your questions and concerns to one of the scheduled construction meetings.
2. Between these meetings, if a concern arises, please ensure that all questions are directed towards the Project Coordinator assigned to your new home or perhaps you question may be answered by our office support staff.

Homes under construction endure wind, rain, snow, and foot traffic which generates noise and dust. Although your new home is cleaned on a regular basis some days when you come by you may encounter some messy moments. Please keep in mind that all homes under construction go through these stages, please excuse our temporary mess!

Custom Changes

The possibilities for your new home can exceed any ideas we suggest or discuss during the planning stages. It only takes your imagination and we can explore and assist you to make these dreams a reality if possible. We will provide pricing on any custom idea you would like to incorporate into your new home. However, in order to deliver your new home on the projected closing date we order many items well in advance of installation. Once a particular item is ordered, making changes may involve an adjustment in the planned deliver date and additional cost. Some changes may or may not be possible at the time of request. All changes and associated cost will be documented on a Change Order Form that will be applied on closing.