



McKEE HOMES

Your family home. Our family business.

WHAT HAPPENS NEXT? – DESIGN F.A.Qs.

Thank you again for choosing McKee Homes Ltd. to build your new home. We feel privileged to build your home and will endeavor to ensure it is everything you hoped for.

By now, you have completed your purchase contract, you have organized your financing (if applicable), and are about to start your meetings with your Home Planner and the various supplier companies. In addition to your **Milestone Handbook**, these FAQs may answer some questions that might arise.

What is the process during the design phase of building a new home?

From the time your offer is firm, we allow approximately ten weeks to move through the entire design and planning process with you. While this changes from time to time, and from community to community it is our goal to be ready to apply for permits at the completion of this stage.

- Part One - Initial meeting with Home Planner
- Selections with Suppliers
- Part Two - meeting with Home Planner
- Sign off meeting with Home Planner

How long should I allow for the Home Planner meetings and where will they occur?

The first two Home Planner meetings will be approximately two hours each and meeting start times are available between 8am and 3pm Monday to Friday. They will occur at the McKee Homes Design centre, at our main office – 406 1st Ave NW, Airdrie. The sign-off meeting is usually about an hour in the same location and with the same time availability.

What will happen at the initial meeting with the home planner?

During your initial meeting we will review your blueprints, make any structural changes, confirm windows, choose exterior colour preferences, and get your home ready to submit to the developer for approval.

You will also receive a Supplier Selection sheet which will advise you of how to make appointments to view and choose some very important elements of your home.

Will I be able to choose the exterior colours and elevation that are my favourite?

Each subdivision is owned by a developer. That developer creates a development plan that is approved by the municipality. This plan details what the overall feel and look of that specific area will be. Included in that development plan is a series of architectural controls which specifically details what the exterior of each home in that area will look like and things like requirements for owner fencing and landscaping.

As a builder we are required to submit each home plan to the developer for approval. This means that, while we are able to offer you some choices for the exterior elevation, the colors, and materials the overall appearance of the home is determined by the developer. In some communities, colours and elevations are pre-selected by the developer, but in all communities, must be approved. Selections your future neighbours have made will limit your choices for exterior finish materials or colors. The sooner you make your selections, the more choices you have in most communities.

While you may have an allowance included for architectural elements we believe will be required as part of your contract, there may be additions which the developer will require which will be added to your extras. Viewing existing homes is one way to select exterior colors. Selections often look different on a full-size home. Some exterior paint colors require extra coverage which can impact the cost. We are not able to control this process other than to submit your choices once you have made them within the guidelines and await the decision from the Architectural Coordinator for each community.

How do I know which suppliers I have to visit and when?

Your Home Planner will provide a list to you of locations and contact information to book your supplier appointments. This includes a time line (roughly four weeks) to complete these appointments. This allows us to get the appropriate pricing information to you in the event you have made changes or selected enhancements to your home. Please know any items presented to you as enhancements by the suppliers are completely optional. Whatever specification you have selected with us has many options and are of good quality. Finalizing your choices on time is part of our contract together.

The suppliers you will meet with are noted below, depending on your Specification. They will all know in advance the products you need to choose and the floor plan you have selected to build and the various specification choices included. While the final blueprints may not quite be available for them, they will have enough information to help you with your selections. The planners you work with at the supplier companies may present additional options to you, or you may have additional ideas you want to incorporate as an extra. Please know that any enhancements are completely optional, but we are glad to accommodate what you would like to have if it is possible. If you have questions through the below process, please contact your Home Planner who can help guide you. You have probably already spent lots of time thinking about what you love, and maybe you would even like to do some of the same elements and colours you have seen in our showhomes – now is the time you get to make your visions become reality with your selections! Enjoy!

Appliance Supplier

Typically you will be selecting fridge, dishwasher, stove, over the range microwave (OTR) OR Chimney Hood fan, microwave and trim kit. You have an appliance allowance to use for your appliances included in the base price of your home. Be sure to keep in mind that some appliances may have additional electrical or gas requirements that are not included in your home. It is your responsibility to communicate with the home planner if you select something different. Please note your allowance is for appliances only and any additional requirements such as specialty cabinetry, gas, venting, or electrical items will be in addition to this cost. We ask that you make appliance selections your first supplier visit, as the sizes of appliances are needed for the cabinet supplier at a very early stage.

Cabinet Supplier

You will be reviewing the cabinet layout which is included with your home and selecting cabinet door style, colour and hardware. A few things to keep in mind are to be very certain about the distances you want between islands and wall cabinets, height of any eating bar areas, height of upper cabinets and base cabinets, differing colours, hardware colour and size, swing distance of fridge doors. If you need help understanding your layout, please ask the supplier to explain it carefully with you. Your signed acceptance does mean that you understand what has been written down and that it is what you selected. When you meet with the electrician, be sure to remember to discuss the special details for your kitchen – for instance if you have a wall pantry, the electrician cannot install a plug in that location; if you have added a TV inside a cabinet, you will want to have that wired for, those types of things. Be sure to ask any questions that you can think of. We also will have advised the supplier of specific items for your home in advance as well.

Granite Supplier

You will select your granite or quartz countertop, countertop edge and have an opportunity to select your actual slab of granite that will be used in your home. When meeting with the granite supplier and checking the layouts, again be sure you understand what you have agreed to. Ask about seam locations; often in a large island a seam will be necessary, particularly in quartz product. It is also very common to have seams adjacent to stove or sink areas depending on the layout. As you can imagine, transport and safety and product limitations all effect where seams might need to be placed. What thickness will your granite be? What type of edge have you selected?

Flooring Supplier

Here you will select the flooring and any wall and bathroom tile for your home. Depending on your specification these choices could be hardwood, laminate, luxury vinyl plank, luxury vinyl tile, carpet, linoleum, tile. You will also choose paint color, trim color, and stain color. (Not all items listed are applicable in all homes). It sounds like a lot but there will be a skilled design consultant working with you at the supplier location to help you with your choices. A few tips: Come in with an idea or a photo of something you like, and if you change flooring types or locations, it is your responsibility to communicate this with your Home Planner. Please be sure that you understand what you have agreed to when signing off; as with the other suppliers, if you do not understand their specific terminology and model numbers, please ask them to go through it with you clearly.

Audio Visual Supplier

This is where you have an opportunity to add any speaker wiring and home automation. This is an optional appointment, but we offer it to you if you desire. Depending on your specification, you may have pre-wiring for security included in the home as well – the same contractor conducts the alarm pre-wire and does any speaker and audio work for us. Technology is constantly changing and you may have some ideas to include consider in your home. This is the place you can do that.

Electrician

Here you meet with the electrician at their office to review all the electrical details of your home. You will review all your plug, switch, vacuum rough in locations if applicable, and fixture and/or pot light locations. It is very important at this meeting that you consider your kitchen and bathroom cabinetry selections made, and any audio visual changes you have made. In addition, if you have items in your home that may require dedicated circuits such as freezers, treadmills and other work out equipment; have you selected additional cabinetry wiring after you made choices with the cabinet company; what have you picked for your appliances; all of these things are important to consider in your electrical meeting. The electrician will know what is included in your home as per the contract and specifications agreed upon. There will be limits to how much you can add depending on the service to the home (example – if it's a 100 or 200amp service which is dictated by the development)

Lighting Supplier

This is where you will be selecting the interior and exterior light fixtures. You have a lighting allowance to select lighting included in the base price of your home. If you have pot lights in your home, they are not part of the lighting allowance. If you want to add more pot lights for instance, this would be done through the electrician.

Optional Window Covering Supplier

Some clients choose to have window coverings added into their home as an optional feature. If you have done so or are thinking you would like to, you will have the opportunity to meet with the supplier for these materials aswell. Consider your colour choices and the overall look and feel of your home décor. Blinds can be a great way to add a finished look to your home, and of course, privacy and sun protection.

When will the second Home Planner meeting take place and what will we be doing?

Your Home Planner will book your second meeting the same time they are arranging for your initial meeting. It will be approximately four weeks after your initial meeting. This meeting will take approximately 2 hours and has the same appointment start times available as the first meeting. At this meeting we will review any changes to blueprints which were decided at your first meeting and we will complete your design centre selections. In the design meeting and design centre, you will view and discuss some of the following items:

- Plumbing
- Heating
- Specialty framing details such as arch styles, alcoves
- Fireplace
- Railings, door hardware, shelving, carpentry details such as door and trim styles
- Stain and paint colours are decided at your flooring appointment
- Feel free to use this meeting to review any questions you may have from your supplier visits

When will the sign off meeting with Home Planner take place and what will we be doing?

This meeting will take approximately 1 hour and has the same appointment start times available as the first and second meetings. At this meeting you will sign off on your blueprints, job control and extras statement. Any changes made after this meeting will be subject to change order fees and possible delays in possession. If some of your changes made previously (example - adding basement development) require additional time, you will have been informed of this during an earlier meeting. Delaying sign-off will delay construction start, and ultimately move-in date.

Can I bring someone who is not part of the contract to the design centre and supplier meetings?

No, unless you require a translator or would like your realtor to attend, other persons not part of the contract cannot attend the meetings. If you wish to assign a designate to make decisions for you in your absence, we will require written approval. Time is of the essence.

What happens if I spend more than my allowances in any area? How do I pay for these changes?

If you select any enhancements during our design meetings, or during your supplier visits, they will be compiled all together and included in an "Extras Statement". As well, if you have allowances which you have not used in full, these will be credited back to you in this statement. If you wish to add these monies to your mortgage, and qualify for the increase in funds, please ask your Home Planner to draft an "Extras Amendment" to your contract which you will need to deliver to your bank to be sure they are aware of the changes which will be needed to your mortgage document. This must be completed in advance of drywall stage for your home. Should you be paying cash for your extras at closing, this will be done with the lawyers once they receive the final statement from our office, approximately three weeks before possession. We will review Extras with you again in your Construction FAQs.

Will I be given an update when the process is finished to the tentative possession date?

Yes, once construction commences, you will receive an update to the tentative timeline noted in your contract. Please keep in mind you will receive a firm possession date following cabinet and finish carpentry stage. Up until then, there are too many variables to be able to provide a firm date. As per our contract, that final confirmed date may be before or after the time guide shown in the agreement depending on these variables.

Please accept our sincere thanks for choosing us to build your home. We are excited to move into the design phase with you, and then a few months later, construction will begin.