

 | EMPIRE Co.
HOMEOWNER EXPERIENCE



EXPECT THE EMPIRE EXPERIENCE.

605.553.0163 // sales@empirecompanies.com

FIVE-STEP HOME BUILDING PROCESS



Thank you for considering Empire Homes as your home building partner!

This handbook is designed to give you a better understanding of how the Empire Homes homeowner experience works.

If you decide to purchase one of our homes, you will work directly with a member of our sales team who will walk you through the process from start to finish. Our team is happy to answer questions or address any concerns you may have along the way.

We understand you may have questions or concerns prior to starting the building process or even as you're considering working with us. We encourage you to contact us via email so we can provide thorough answers or assistance.

We look forward to hearing from you!

CONTACT US:
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EMPIRE
HOMES

FIVE-STEP HOME BUILDING PROCESS

STEP 1:

Initial Consultation Meeting

Once you've completed the purchase contract, an Empire Homes representative will contact you to coordinate an initial meeting. Our team will use this time to address any questions you may have and provide necessary information about the building process including the current construction phase of your home and what selections remain to be chosen.

You will also leave this meeting with the following:

- Homeowner Selection Packet
- Access to your online Homeowner Portal
- Property Documents (floor plans, mortgage survey, etc.)
- Limited Warranty Agreement



STEP 2:

Selecting Your Finishes

During our initial meeting we will discuss the current construction phase of your home, our standard finishes and features, as well as which items still need to be selected to complete your home.

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STEP 3:

Homeowner Final Walkthrough & Closing

As construction wraps up, we prepare our the new home for closing. Before closing on any of our homes our team performs a Final Walkthrough with homeowners.

We use this time to identify any final touches that are necessary to complete the home.

STEP 4:

Move In and Enjoy Your Home

Once you close on your home, you're free to move in and make the space you're own!

STEP 5:

Warranty Follow-Up

We want you to love your home for many years to come. Once you've moved in, our team follows up with you after 30 days to make sure things are running the way they should.

We also schedule a 12-month warranty appointment to check in after you've been in your home for a full year.

CONSTRUCTION PROCESS

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|----|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 01 | Site Preparation | The surveyor will stake the lot and the excavator will dig the area for foundation walls. |
| 02 | Foundation | The foundation trade contractor will set up to pour wall footings. Prior to pouring wall footings, the city inspection is completed. After footings are poured, wall forms will be set and drain tile is installed if applicable. Next, concrete is delivered and walls are poured. The concrete forms will then be stripped. After walls are allowed time to cure, the foundation walls are backfilled. |
| 03 | Rough Framing and Enclosure | The framing trade contractor will construct the floor, walls, roof and sheath the structure. Trade contractors will install windows and exterior doors. Roofing contractors install roofing and siding contractors install siding. Rough framing is then inspected for compliance with building codes. |
| 04 | Rough HVAC, Plumbing and Electrical | HVAC contractors will install venting and ducting. Plumbing contractors install fiberglass fixtures, water and sewer lines. Electrical contractors install wiring for all lights, switches, outlets, TV and telephone. Rough HVAC, plumbing and electrical are inspected for compliance with building codes. Framing contractors complete necessary work after HVAC, plumbing and electrical trades are complete. |
| 05 | Insulation and Drywall | Insulation will be installed and then the drywall contractor installs the drywall. After the drywall is hung, taping and texturing of the drywall will be completed. |

CONSTRUCTION PROCESS

06	Interior Painting	Interior painting will take place after texturing of the drywall is completed.
07	Exterior Work	<p>Exterior work includes installation of brick or stone, overhead garage doors, exterior painting and exterior concrete. Upon completion of exterior concrete, the yard will be rough graded followed by landscaping and fences, if applicable.</p> <p>Please remember weather is an important factor and can cause delays.</p>
08	Interior Work	<p>Interior work includes hard surface flooring, interior doors and millwork, cabinets, countertops, interior stair parts, interior door handles, mirrors and bathroom hardware. The HVAC, plumbing and electrical trade contractors will return to complete their final portions of work including installing heat registers, thermostats, plumbing fixtures and electrical fixtures. The drywall contractor will return to address any necessary repairs and the painter will return for touchups and fill millwork nail holes.</p> <p>The HVAC, plumbing and electrical are inspected for compliance with building codes.</p>
09	Completion	<p>This phase includes installation of carpet, screens, final doors and appliances. This is the phase in which our Empire Homes team completes its performance checklist.</p> <p>A Final Inspection is completed for compliance with building codes and a Certificate of Occupancy is issued by the appropriate jurisdiction, generally the City of Sioux Falls.</p>

OUR WORK

CUSTOMER SUCCESS STORIES FROM THE LAST YEAR:

CHLOE'S HOME

"Highly recommend working with Empire. Purchased my first home through them and the outcome was incredible. Any questions I had along the way were quickly responded to and very helpful. Selection process was convenient and valuable in helping bring my ideas to life. Empire team will assist you every step of the way of your new home from start to finish!"

STASIA'S HOME

"This is our second time buying from Empire Homes and we had a great experience! We bought our first home, which was a townhome, and now we are buying our first house through them! Their sales team got right back to us with all questions in the building process and made everything go smoothly! This home will be built mid February and we can wait to see the final results! If you are looking for a new home... Empire Homes is the company to work with!"

BLAINE'S HOME

"I bought my first house from Empire Homes in the winter of 2020. I wasn't sure what to expect since this was both my first home and a new build but their team made the entire process easy to understand from start to finish. I appreciate their straightforward and thorough approach. After move-in, any questions I had were responded to quickly. The house is great too!"



EMPIRE Co

DEVELOPMENT | COMMERCIAL | RESIDENTIAL

WHO WE ARE

Empire Homes has been building homes in Sioux Falls and surrounding communities since 2008. Over a decade and hundreds of family homes later, the Empire Homes team maintains a reputation for outstanding construction, reliability and a personalized homeowner experience.



The greater EmpireCo. organization encompasses residential, commercial, multi-family construction and land development. The Empire Homes division focuses on single family, twin and townhomes projects.



By offering a variety of product types within our neighborhoods we are able to accommodate homebuyers' desired floor plans, budget and location. In addition to our neighborhoods, we also have access to other lots and locations made available by other Sioux Falls developers.



We provide an engaging yet straightforward and transparent home buying experience. By using high-quality materials and local trade partners, we offer timeless and on-trend selections from the most trusted brands.

To ensure quality, we implement various checkpoints and inspections throughout the construction process. We also walk each of our homeowners through the building experience and offer on-going support beyond closing through our Customer Care program.

It's through these measures that Empire Homes is able to offer peace of mind, an unmatched building experience and a place you'll be proud to call home.



LET'S GET IN TOUCH

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