

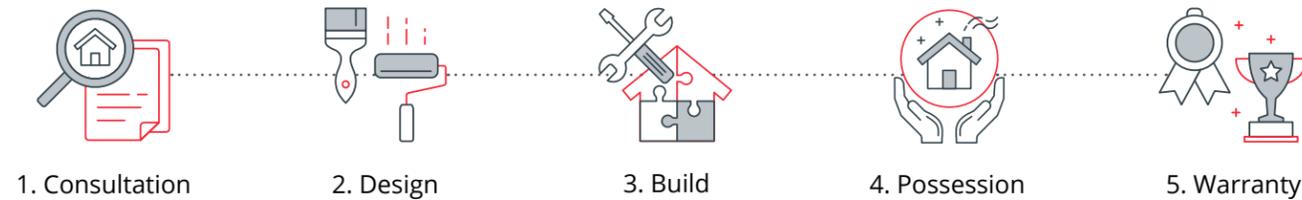




# WILL MODULAR CONSTRUCTION WORK FOR ME? IS KAROLEENA THE RIGHT FIT?

Great questions! We understand each customer journey is unique - that's why our team is here to guide you from the first planning stages through to completion to ensure an exceptional homebuying experience.

**Karoleena's simple process has five phases:**



## Phase 1 : Consultation

You have visited [karoleena.com](http://karoleena.com), you know about the benefits of building modular, have scrolled through our design gallery and have made contact with our sales team by email or through our inquiry form.

When you reach out, the sales team will ask you a series of questions, including:

- Do you have a specific model in mind?
- Do you currently own a piece of land?
- Where do you want to build?
- Excluding land, what is your total construction budget?
- Do you have financing in place?
- What is your desired occupancy date? (6-24 months)

These details are fundamental to understanding our process and helping you decide if Karoleena is the right fit for you.

A sales associate is your first point of contact and will help you understand how our process works. Your sales associate will carefully assess your situation as it pertains to our modular building process and work with you to determine the next steps. Specific requirements for your lot location, including zoning and bylaws, transportation requirements and craning logistics are some of the most important considerations to start your project.

Upon completing the initial consultation phase, your sales associate will provide you with a preliminary project estimate that shows a breakdown of the major costs specific to your situation, including manufacturing, design, site work, delivery, and installation. This estimate can be used to initiate financing and/or pre-approvals and will set out a payment schedule. We often tour prospective clients through our manufacturing facility in Kamloops, BC as well. Nothing explains the building technology or demonstrates the superior quality like a visit to our Center of Excellence.

At this point, you will have the knowledge you need to decide if Karoleena is your builder of choice.

## Phase 2 : Design

Karoleena's in-house design department provides a series of options that align with your budget. Your desired build will fit into one of two categories:

### a. Standard plan

No modifications to the floorplan.

### b. Standard plan with modifications

Once you have confirmed your design category, there will be a series of agreements to sign that reflect Karoleena's design build process.

## Design Service Agreement

Based on the initial consultation and the design of your desired build, you and your sales associate will determine if you are ready to sign a Design Services Agreement (DSA). A DSA is your final project estimate that will confirm your design and provide a detailed scope of work and timelines. The DSA is not an added cost to the project. Unlike most other builders, these costs are broken out early and not folded into the general construction contract. This lends you added flexibility and decision-making options.

With a signed Design Services Agreement, you will move to the Build phase of your project.





## Phase 3 : Build

### Manufacturing Agreement and Delivery Install Agreement:

In the unique process of modular construction, manufacturing and site development happen simultaneously to reduce the overall build time; Therefore, signing a Manufacturing Agreement (which sets timelines and deliverables for your project build) and a Delivery Install Agreement (which sets timelines and deliverables for transportation and install of your project) is required before the build process can start.

When these agreements are completed, you will be assigned a dedicated project manager that will be your main point of contact for the remainder of your home build. The project manager's objective is to answer any questions you may have, to act as your liaison between the different departments at Karoleena, and to assist you through the entire build process, which includes:

- **Design and Engineering**

Karoleena will prepare drawings that will be submitted to the local municipality for approval. The length of time to complete this process is dependent on the municipality.

- **Permitting**

Once your design is approved by all parties, Karoleena will submit the plans for permit on your behalf. Depending on your jurisdiction, this process can take one to eight months. The permitting process for a Karoleena modular home is exactly the same as a conventional home build.

- **Manufacturing**

Module manufacturing can commence once permits have been approved. This is done at our manufacturing 'center of excellence' in Kamloops BC. Certified trades persons and quality control experts oversee all aspects of the process in an indoor climate controlled environment. Depending on the number of modules, it can take one to six months for this stage of the process.

- **Site Works and Foundations**

One of the distinct advantages of modular construction is that the site works and foundations can be finished concurrently to the modules being manufactured. This is where modular construction finds most of the associated timeline advantages. Karoleena will oversee and manage all aspects of the on-site work.

- **Delivery and Installation**

Before your home leaves the factory, you and a member of the project team will do a walk-through of the module(s) to ensure manufacturing excellence. Following the walk-through, the modules will be transported to their intended location to begin installation. The installation process usually takes one to two days.

Once the module(s) have been craned onto their foundation, our site crew will begin transitioning the modules together with insulation, flooring and drywall, and will complete plumbing, mechanical, electrical and any exterior work. This generally takes between two weeks and two months, depending on the size of your home.

## Phase 4 : Possession

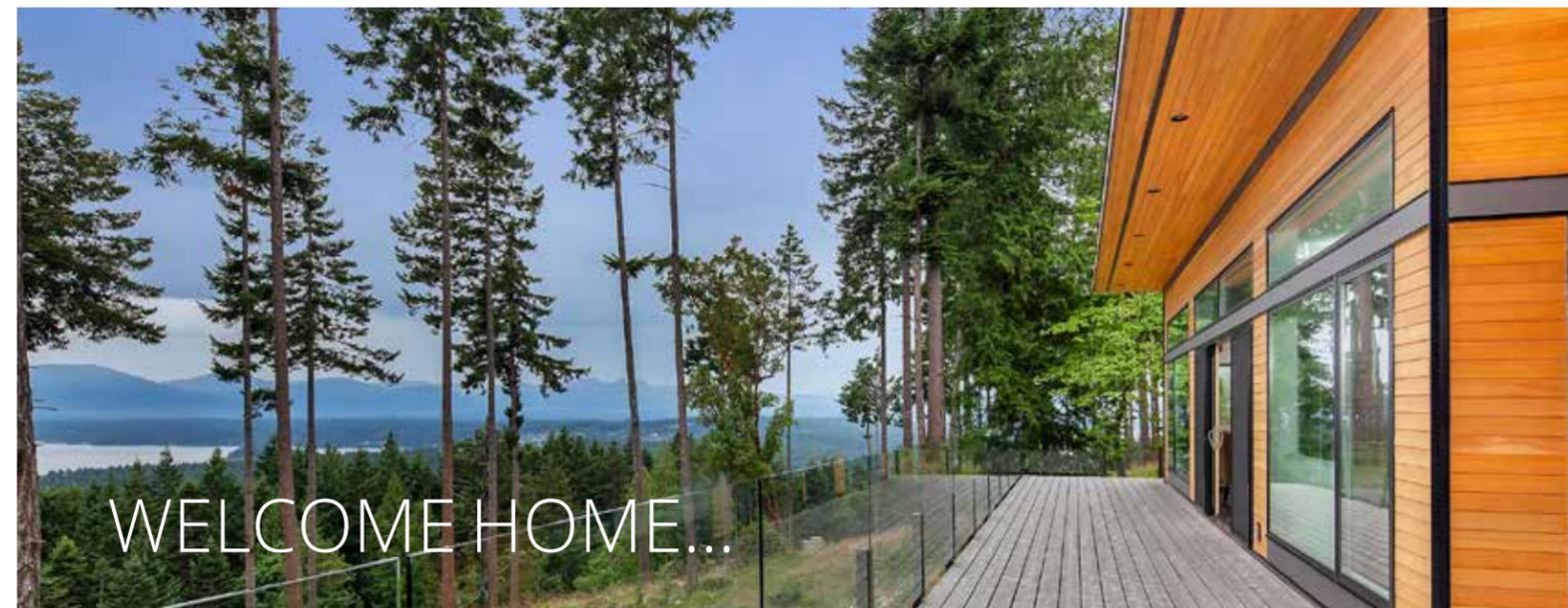
Before we hand over the keys, a Karoleena representative will walk you through your new home. Upon completion of your pre-possession walk-through, any deficiencies or seasonal work required will be noted and agreed upon by you and your project manager on your occupancy certificate and sign off sheet.

## Phase 5 : Warranty

Karoleena always makes sure that the utmost care and quality goes into the construction of your home. In the event there are any issues with your home, you will be covered.

Every Karoleena home comes with a New Home Warranty from National, which is the industry standard 2-5-10 new home warranty. The 2-5-10 warranty breaks down as follows:

- 2 years warranty for labour and materials used to build the home
- 5 years warranty for the building envelope
- 10 years warranty for the structure





BUILD YOUR DREAM HOME,  
IN AS LITTLE AS 6 MONTHS.



1.866.305.6565 | [karoleena.com](http://karoleena.com)

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