



Rustico Homes ©
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20

AVAILABLE HOME SITES

Kingsland:

59 Lakecliff
60 Lakecliff **SOLD**
61 Lakecliff **SOLD**
62 Lakecliff
63 Lakecliff
71 Lakecliff**
72 Lakecliff** **SOLD**
73 Lakecliff**
76 Lakecliff****SOLD**
2 Eagle Point
3 Eagle Point **SOLD**
6 Eagle Point **SOLD**
38 Eagle Point **COMING SOON**
39 Eagle Point **COMING SOON**
40 Eagle Point
27 Skyline **SOLD**
28 Skyline
29 Skyline
130 Oak Grove **SOLD**
138 Oak Grove **SOLD**
12A Oak Grove
22A Pine Springs
24A Pine Springs
33A Oak Grove
36A Georgetown Circle
46A Olympia Hills
52A Pryor Place **SOLD**
89A Friendswood
90A Friendswood
91A Friendswood
94 Snyder Cove
92A Snyder Cove **COMING SOON**
93A Snyder Cove
27A Oak Grove
28A Oak Grove
37A Georgetown
18A Oak Grove
19A Oak Grove
20A Oak Grove

89 Link
88 Link
54 Chaumont
10 Eagle Point

Burnet:

8 Colby Canyon
4 Colby Canyon
2 Colby Canyon
Travis Trail **SOLD**
Natalie's Point **SOLD**
Gregory Cove **SOLD**
Cailin Court **SOLD**
Wood and Brier **SOLD**
Kincheloe **COMING SOON**
Rachel Loop **SOLD**

Marble Falls:

Amy Circle

Horseshoe Bay:

Apache Tears
Cats Eye
Bay West Blvd

What to Expect When Building a New Home: A Timeline

Whether you're building a simple starter home or the ultimate abode, new home construction contains many unknowns and can be overwhelming—especially if you're unsure where to start or experience a hiccup in the planning process. Depending on square footage, weather conditions, and the availability of workers and supplies, the construction of a new home can take anywhere from four months to over a year.

We'll help you better understand the steps in building a house with a construction timeline, FAQs, and home automation suggestions. From shopping for a lot of your dreams, to move-in day, read on to learn about the major steps you'll encounter while building a home.

Things to Consider When Building a New Home

Building a home is a big deal, and from time to time, important notes or questions can get lost along the way. To help you out, we compiled a comprehensive list of things to consider when assessing your new home construction timeline.

Communication Styles and Considerations

Building a new home can be a trying experience. Consider your availability. You may or may not have a flexible schedule, so establish with your agent, builder, or contractor what your availability is to discuss the build.

Rustico Homes' main communication is via email or phone calls. For buyers from afar, a dedicated Rustico Homes staff member will take pictures of your build every couple weeks and upload them so you can follow the progress.

Contact Information:

Rustico Homes, LLC 512-715-9724. Office hours are Monday-Thursday, 8am-5pm. Voicemails left after hours will be delivered via email.

Email: ren@rustico-homes.com

Setting Your Expectations

- In a perfect world, your house would be built in a timely fashion and no hiccups would occur. However, realistically, the building process is bound to experience some complications, and mishaps can be incredibly frustrating. When you do start, keep in mind factors that could impact the build. For example, weather, supply issues, contractor labor shortages all factor into your build.
- Ultimately, local building permits and zoning laws will dictate project specifics and how a contractor can turn your dream home into a reality.
- After considering everything, determine if your completion date is reasonable.

Roles and Responsibilities

Problems are bound to pop up, and those obstacles are often better managed when you understand who is supposed to do what and why.

Real Estate Agents: Land Wranglers and Closers

Real estate agents assist in purchasing the parcel of land as well as the closing of the house.

Contractors, Builders, and Construction Managers: The Dream Team

These are the professionals that make your dreams come true. Not only does a construction manager supervise and guide the build, they also keep the team and build on schedule. However, keep in mind components that might impact the build process—some are just out of your and our control.

We bring experienced hands to your home construction with full time staff including a Construction Manager with a B.S. in Construction Science and Management.

Lenders: Money Movers

This role is pretty straightforward. Lenders ensure you have the money to purchase a lot and build a house.

If the buyer is paying cash or funding the build on their own lot, we will set up 4 periodic expense draws coordinated with you or your construction lender as follows:

1. 25% within 3 days of the executed contract.
2. Additional 25% after framing. Builder will give notice of this and the buyer will submit payment within 3 days of notice.
3. Additional 25% before flooring. Builder will give notice of this and the buyer will submit payment within 3 days of notice.
4. Final remaining actual cost plus at completion of construction.

If you are financing your home through a lender but want Rustico Homes to finance your build on our lot, we do require a 5% Earnest money deposit, which is credited at closing. Rustico Homes construction finance loan fees are 5% APR of the actual cost and payable at closing.

Preferred Lenders:

Bob Hanlon with Mortgage Financial Services

Web: <https://bhanlon.mortgagefinancial.com>

Cell: 832-725-6575

Office: 281-812-2000

Email: bhanlon@mfsus.com

*Requires 2 years of paystubs or 2 years tax returns if self-employed plus mortgage application for pre-approval.

Janet Widmer with CMG Financial

NMLS# 232054

Office: 512-619-9050

Email: jwidmer@cmgfi.com

You may choose any lender or bank to finance your build. We encourage you to reach out to these lenders because they offer incentives such as no closing costs, free title policies, etc.

Engineers: Logistics Guru

Engineers are involved throughout the whole build, specifically in relation to safety, plumbing, and electricity. They assess limitations and ensure that the structure and system are up to code, cost-effective, and practical.

Specialty Contractors: Tradesmen

These are trade-specific contractors, like HVAC technicians, electricians, painters, roofers, etc. They'll be handling the particular job we hire them for. Rustico Homes has built a strong and reliable network of professional tradesmen who consistently deliver high-quality work on all builds.

Inspectors: Pretty Important People

Inspectors review the designs prior to the actual build. They also periodically check in to ensure that local laws, codes, and ordinances are obeyed up until the very end of the build.

Timeline to Build a House

At some point in this process, you've probably asked yourself, "How long *does* it take to build a house?" The timeline largely depends on the different stages, but things like weather, materials, and worker availability can also impact the process. However, if all goes according to plan, your timeline should look similar to the following:

Designing Your Home

Prior to build

Before you do anything, you'll need to find a pre-designed plan or an architect to design your home. See our Past Projects on rustico-homes.com for plans we have built that turned out amazing. If you don't find anything you like, our design team can work with you to design or change an existing plan to fit your needs. This is where you'll see how far your dollars will go and what it will take to make your dreams come true.

In this stage, you should figure out answers to questions like, does the lot I have chosen have a slope? Do I want my home to face North, South, East, or West?

No matter if you're going for a lot that's in a housing development or a piece of property secluded on 100 acres, you'll need to purchase land before you can build. This can happen during the home design process or before. It's important that you allocate part of your budget to your land purchase.

Choices, choices, choices. Your choices are unlimited with Rustico Homes. Rustico staff will meet with you to determine your preferences of what goes into your new home. You will be asked to choose these finishings early on. Although changes and additions are possible, they may cost extra and delay your project. Don't delay your move-in date by changing your mind last minute or waiting too long to commit. A change form will be required and payment for the addition required before a change order becomes effective.

Keep in mind that custom builds can take longer than a pre-designed house. One way to ensure you don't get too overwhelmed or absorbed by the design portion of the process is to remember your end goal.

Your Lot or Ours

We are flexible and can build the home of **your** dreams on your lot or ours. Attached to this email, you will find a list of currently available Rustico Homes lots.

Custom Homes

You dream it, we build it.

Cost

At Rustico Homes, we follow a cost plus 18% fee schedule. This means that you have the freedom to choose the features you want in your home and pay the cost of those features, plus an additional 18% as the builder's fee.

Site Preparation

Week 1

Once this stage starts, you can pass the torch to the experts. Everything will be set in stone as far as the look and construction of your home, and that barren plot of land you've purchased or picked out will be prepped and ready to become the site of your new home. Keep in mind that site prep can be impacted by weather conditions and other incidents like added expenses. Timelines are an estimate only and are subject to change.

It can be exhilarating to see the rough shape of your home on your property for the first time. Expect a lot of backhoes and heavy equipment to come with this stage. Workers will be busy clearing, excavating, and leveling the lot according to your architect's plan. Then, they'll outline the footprint of your home with stakes.

The "Three Fs"

Week 2-5

The “three Fs” stand for footings, foundation, and framing. You’ll hear your contractor talk about “pouring the footers”, and that entails pouring concrete to support your home’s foundation. Once footers are in place and have passed inspection, the workers will pour the concrete slab of your foundation. Then, your home will have a stable structure for framing.

Before pouring the concrete slab, Rustico Homes pretreats the entire slab with termite prevention to protect you and your investment for many years to come.

As the name implies, the floors, walls, and roof will be “framed” out with wood. You can think of this as the skeleton of your home. Once framing is complete, an inspector will come out again to verify that everything has been done to code. After that, exterior finishes like wood and house wrap will be applied to seal off the inside from the outside.

This stage requires major structural work. Keep in mind that delays might happen if the weather is too wet for concrete to set or failed inspections lead to longer construction time.

The Guts

Week 6-8

Now that your home has its basic structure, workers can begin filling it with the things that make it function and look like a home. Experts will install important mechanicals like heating and cooling units, plumbing lines, and electrical systems. Once that work is done, workers will begin to close up the walls with insulation and drywall. The next time you walk into your home, it’ll look much cleaner. In most cases, the drywall will be sanded and primed, and it might even be painted.

Flooring and Paint

Week 9-11

Up until this point, all you’ll see on your home building site is a lot of concrete, wood, insulation, drywall, and wires. This is the phase where your home will start to look more like one. Flooring will be going in, cabinets will be hung, and the pretty stuff like trim and moldings will be installed during this period. Most homeowners will smile at this stage since the site will finally look like the drawings your architect showed you months ago.

Fixtures, Appliances, and Smart Home Additions

Week 12

Delivery trucks will make frequent stops at your home during this end stage. That's because now is the time when subcontractors (sometimes referred to as "trades") install faucets, countertops, light fixtures, plugs, and appliances. The front of your yard will also be undergoing massive transformation such as driveways and sidewalks and sod.

Final Countdown

Week 13-14

The last few weeks of your home-building timeline will be a whirlwind of emotion and small details. You'll be excited, but you probably will want to know if it will all come together in time for closing. This is where two separate Rustico Homes detail oriented teams enter to blue tape any imperfections. Once all imperfections are addressed, it will be your turn to enter with a blue tape roll in hand.

Although you'll be anxious to occupy your home, be absolutely sure all of your questions and concerns have been addressed before you head to settlement. That way, loose ends will be tied up, the small details of your home will be completed. Once we are done and you are happy, your new home will be professionally cleaned in anticipation of your arrival.

Closing

Week 13-14

The moment you've been waiting for, closing, will be the best. There are just a couple things you'll need to do before you formally close and move in.

On the day before closing, Rustico Homes will change all the locks on your new home. It is at closing that the secured keys to your new home will be handed to you!

Prior to closing, you will need to transfer utilities such as water, electric, and trash. Plan for this ahead of time since Rustico Homes will terminate utilities the day of closing.

Why Choose Rustico Homes, LLC

Everyone at Rustico Homes is committed to providing our new homeowners with quality construction and the highest level of customer satisfaction. We answer the phone and your emails. We hope you choose Rustico Homes to build your dream and experience how home building should be!

In addition to the traditional basic 1 year home builder warranty that all builders provide, Rustico Homes offers a 2-10 warranty that covers structural issues from years 2-10. We insure our work, so it benefits you!



- Emergencies: 911

BURNET COMMUNITIES

- City of Burnet Police Department: 512-756-6404
- Burnet County Sheriff: 512-756-8080
- City of Burnet Utilities: 512-756-6093
- City Water/Sewer Emergencies: 830-798-4776
- City of Burnet Electric Emergencies: 830-798-4775
- PEC: 888-554-4732
- Atmos (Gas): 888-286-6700
- Northland Cable/Internet: 830-693-7500
- Spectrum/Internet: 877-463-0677

KINGSLAND COMMUNITIES

- Kingsland Fire Department: 912-729-8271
- Llano County Sheriff's Office: 325-247-5767
- Kingsland Water Supply: 325-388-6611
- Waste Management: 800-800-5804
- Jumping Jack Trash: 512-755-9882
- CTEC: 325-388-4542
- Vyve Internet: 855-588-8983

PROPANE

- Star Propane 512-756-4285
- Propane Plus 512-756-4927

****Utilities must be transferred on or before the date of closing*.***



TEXAS

Workmanship, systems and structural warranty

from 2-10 Home Buyers Warranty (2-10 HBW).

1 Year Workmanship Warranty

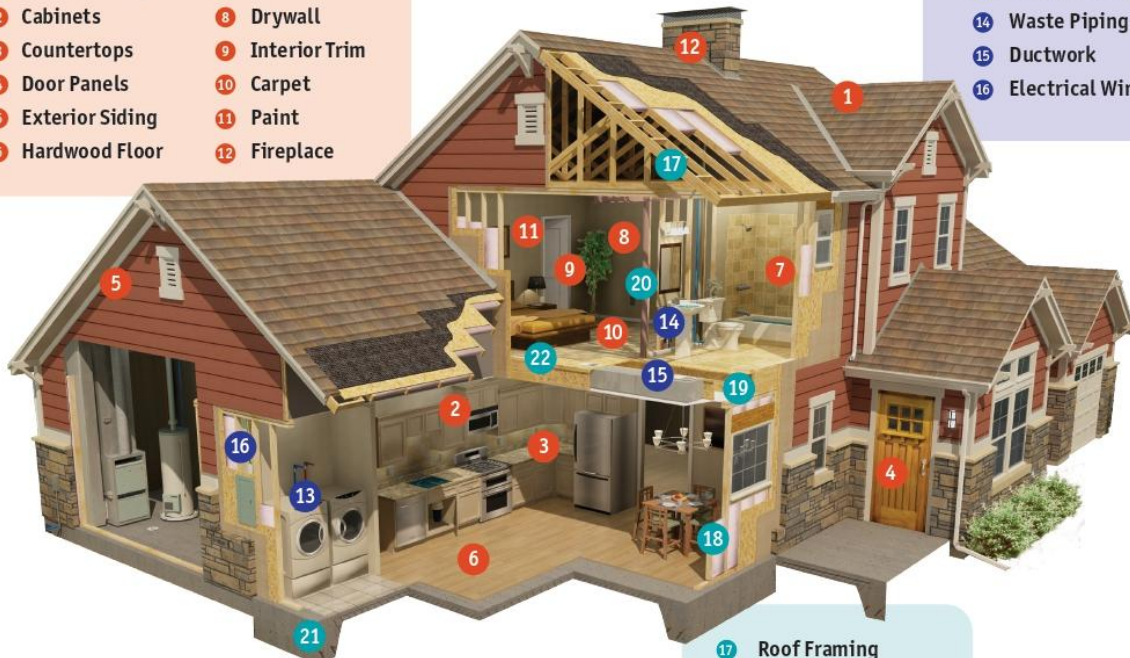
The 1 year workmanship warranty provides clearly defined performance guidelines for defects in materials and workmanship.

2 Year Systems Warranty

The 2 year systems warranty provides clearly defined performance guidelines for defects in construction of electrical, plumbing and mechanical systems.

- 1 Roof Covering
- 2 Cabinets
- 3 Countertops
- 4 Door Panels
- 5 Exterior Siding
- 6 Hardwood Floor
- 7 Ceramic Tile
- 8 Drywall
- 9 Interior Trim
- 10 Carpet
- 11 Paint
- 12 Fireplace

- 13 Supply Piping
- 14 Waste Piping
- 15 Ductwork
- 16 Electrical Wiring



10 Year Structural Warranty

The 10 year insurance-backed structural warranty provides 10 full years of coverage for qualified structural defects from the day of closing. It covers damages to the load-bearing elements, affected surfaces and finishes of the home resulting from subcontractor error, material failure or soil movement including settlement and heave.

- 17 Roof Framing
- 18 Load-Bearing Walls
- 19 Beams
- 20 Columns
- 21 Foundation
- 22 Floor Framing



Homeowners register on 2-10.com/enrollTX

- Easily search your digital warranty book
- Access, view or download your Certificate of Warranty
- Exclusive Home Appliance Discounts program
- Add extended systems and appliances coverage



LONG LIVE HAPPY HOMES®

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*See Warranty Document for details on coverage. For 1 year workmanship and 2 year systems, if the builder defaults on their obligation, the warranty insurer fixes the defect.