

CARINA CONSTRUCTION

FAQ



Frequently Asked Questions about
building a new custom home with Carina
Construction

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What is the benefit of going modular?



ENERGY EFFICIENCY -
Carina is an Energy Star
partner!

Less Landfill Waste - with 90%
of building materials recycled
at the factory.....GREEN!



Quick Turnaround: From the
time of order to the time you're
moving in!

Factory-controlled environment
means LESS DAMAGE to the
house during construction!

Whats included in a Carina home?

You supply the building lot, we do everything else

A Carina home is a turn-key project and includes

- excavation: backfill, grading, driveway
- foundation and slab
- utilities: power, water, sewer or septic
- complete modular home
- crane
- set-up
- interior finishes: flooring, cabinets, lights, etc
- HVAC
- plumbing
- electrical
- on-site builds
 - garages, porches, decks
- permits
- building engineering
- optionals
 - landscaping
 - finish painting beyond primer



How do I get started?

Step 1

Meet Carina, basic information meeting

- Get to know Carina's team
- Basic price range
- Learn about house types and design possibilities

Step 2

Develop a financial plan

- Bank Pre-qualification
- Total project budget

Step 3

Acquire a building lot

- Work with your realtor to select a building lot
- Carina will help you understand construction details of land ex: power, water and septic

Step 4

Develop a concept house plan and budget

- Meet with design team to create a custom floor plan
- Carina will price a turn-key concept budget with basic finishes
- Concept budget will show project feasibility and budget range

Timeline

Pre-Construction

Concept Price & Plan

3—5 weeks



Selections Price & Plan

4—8 weeks



Confirmation Price & Plan

2—4 weeks



Finals Price & Plan

2—4 weeks

Approvals



Bank Approval

6—8 weeks



House Order

6—10 weeks

Onsite



Deliver/Setup

1 week



Construction Phase

2—4 months

Pre-Construction Phase

Before construction begins-we figure out all the details

Concept Phase

- Create a simple concept floor plan with designer
- We prepare a turn-key concept price with factory standard finishes
- The concept price serves as a feasibility study and allows us to set project price and design goals
- Once 'Concept Price' is agreed on \$1,000 deposit is made to Carina - that's when a contract starts



Selection Phase

- 2-3 Budgets
- Selections meeting
- Exterior & interior finishes
- Lighting & Kitchen plan
- Specialty items/any adjustments to previously selected items
- Site plan
- HVAC selections
- When selections are complete, \$1,500 payment to Carina is made



Confirmation Phase

When material selections are complete and budgeted, customer moves to the confirmation phase pricing and documents for the client prior to being submitted to the bank for approval

- Construction documents are finalized- lighting plan, floor plan, elevations, and site plan
- When confirmation phase is complete, order engineered plans for the house- usually \$2,000-\$5,000 cost



Finals Phase

- Client reviews construction documents (Attachments A-D) and approves/sign contract documents on exactly what is to be built by Carina
- Construction documents go to the bank for appraisal/loan approval
- If bank financing is not needed, your house is ready to order



Construction Phase

From House Order to Completion

6-10 weeks

Modular Factory receives order and begins construction

In preparation for Module delivery, foundation is prepared (site work, excavation)

House Set Day scheduled

Construction Finishing **(2-4 months)**

Move-In Day!

note: this timeline depends on your level of customization and time of year



Modular Partners



Icon Legacy

www.iconlegacy.com



Professional Building Systems, INC

www.pbsmodular.com



Apex Homes

www.apexhomesofpa.com



Simplex Homes

www.simplexhomes.com

Preferred Lender List

Carina works with over 40 lenders in the Finger lakes and Southern Tier, ask us if your preferred lender is not shown

Cayuga Lake National Bank

www.cayugalakenationalbank.com

Kelly Gavitt
607-366-0600

Chemung Canal Trust Company

www.ChemungCanal.com

Sherry Armstrong
sarmstrong@chemungcanal.com
607-277-2609 x7016

Laura Bennett
lbennett@chemungcanal.com
607-277-2609

Community Bank NA

www.communitybankna.com

Margaret "Peggy" Hurd
margaret.hurd.cbna.com
607-481-5710

Cornell Federal Credit Union (CFCU)

www.MyCFCU.com

Kimberly Rozell
kimberly.rozell@mycfcu.com
607-277-1419

Jayne Ellis
jayne.ellis@mycfcu.com
607-229-5964

Farm Credit East

www.farmcrediteast.com
607-749-7177

First National Bank of Groton

www.grotonbank.com

Groton Office
607-898-5871

Moravia Office
315-497-2707

Homestead Funding

homesteadfunding.com

Missy Park
mpark@homesteadfunding.com
homesteadfunding.com
607-708-0898

First National Bank of Dryden

www.drydenbank.com
607-844-8141

Clint Brooks
Cbrooks@drydenbank.com

Mike Shattuck
Mshattuck@drydenbank.com

Thomas Lathrop
tlatrop@drydenbank.com

Michelle Browngardt
mbrowngardt@drydenbank.com

Lyons National Bank

www.bankwithlnb.com

Auburn (downtown)
315-612-3456

M&T Bank

www.mandtbank.com

Ryan Wuerthner
rwuerthner@mtb.com
607-237-8884

Tompkins Community Bank (TCB)

www.tompkinstrust.com

Bonnie Osadchey
bosadchey@tompkindsfinancial.com
607-266-5455

Stephanie Klym
SKlym@tompkinsfinancial.com
607-266-5453

Taryn Schwartz
tschwartz@tompkinsfinancial.com
607-280-8910

Dustin Patte
qpatte@tompkinsfinancial.com
607-266-5440 x 11726

Kristina Dresser
kdresser@tompkinsfinancial.com
607-266-5496

Tioga State Bank

www.tiogabank.com

Erin Hudak
ehudak@tiogabank.com
607-354-6255

Warranties

to protect your new home

Carina Construction aims to reduce the overall stress and complications from the building process. One of the biggest benefits to building new is that your home is at the beginning of its life cycle. An added feature when you build with Carina is the various warranties that come with your new home - included in our turn-key pricing!

1. Everything in the house has a 1 year minimum material and labor warranty from the certificate of occupancy date.
2. Electrical, HVAC and plumbing items have a minimum 2 year warranty.
3. Every home has a 10 year limited structural warranty from RWC warranty company.
4. Material warranties are transferred from Carina to owner after final payment.



Gallery

