



## Colella Construction Inc.

3019 South Park Road, Office #4

Bethel Park, PA 15102

Office: 412-595-8035 | Fax: 412-595-8342

[www.btlellaconstruction.com](http://www.btlellaconstruction.com)

**1. How long will it take to build my new home?**

*6-8 months depending on the time of year and the weather will affect duration of build.*

**2. What type of warranty do you offer?**

*1year Builder's Warranty and all material manufactures. Tuff-N-Dri foundation water proofing Lifetime Warranty.*

**3. How do you compare yourself to other builders? What are the most important benefits of the homes you build?**

*I believe our customer service and owner follow up is second to none. Two of the most important benefits are Quality & Durability. Our customers have peace of mind knowing they can enjoy their home for years to come.*

**4. Can you give me references from prior home buyers? Do you build model homes I can tour? If not, can you help me make an appointment to see a home you built for another customer?**

*We would be happy to provide references and you can view prior customer testimonials on our Facebook page. We currently don't have a model but would be able to give you a tour of our recently built.*

**5. What are the major energy-saving features of homes you build?**

*2 x 6 Exterior walls with R-21 BATT insulation & R-38 in the garage & attic space. Most importantly each home is fitted with an Energy Star air-infiltration package which ensures energy efficiency and low heating & cooling bills.*

**6. Do you build only from home plans you supply? Or can I provide my own set of plans?**

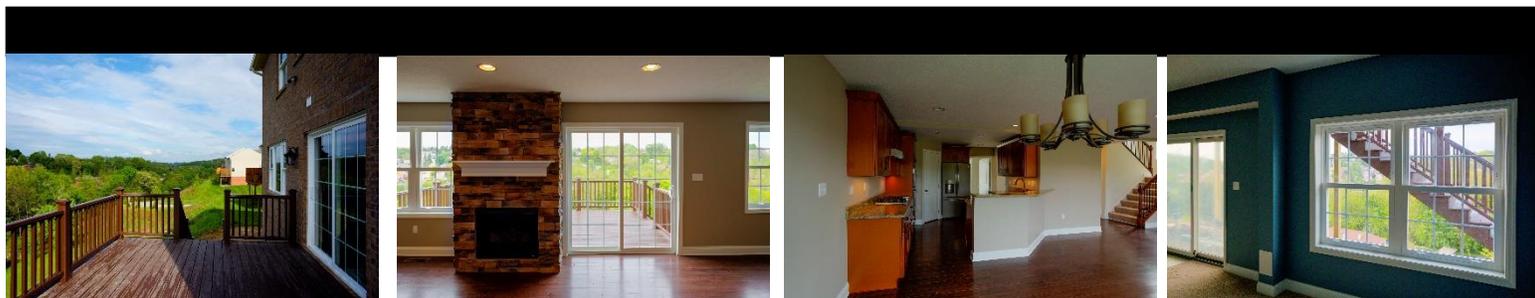
*Colella Custom Homes can use your home plans or one of ours. We have an Architect that you can work with either starting from scratch or revising an existing plan.*

**7. What standard features do your homes include? What options and upgrades can I select?**

*Colella Custom Homes include standard Granite tops in the Kitchen & Baths, all wood cabinets with slow close doors & drawers. Oak flooring throughout first floor. Porcelain tile in all bathrooms. Recess lighting in Kitchen and Great Room. We will work with you on any options and/or upgrades of your choosing.*

**8. Who should I contact with any questions I may have?**

*Contact our office manager, Patty @ 412-595-8035 or [patty.colellaconstruction@gmail.com](mailto:patty.colellaconstruction@gmail.com).*





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### 9. How and when can I make changes or upgrades before and during construction?

*Changes can be made before or during the construction process. Structural changes should be made prior to the building plans being finalized. Changes or upgrades to your selections can be made during the selection process as well.*

### 10. How and when will the final price for my home be determined?

*Each Colella Custom Home is unique in size and shape. The final build price is set once your building plans are finalized. Typically, it will take between 3 – 5 meetings with the Builder and Architect to finalize plans and pricing.*

### 11. How often will I have access to the home during the building process?

*You will have access to the home as much or as little as you like through the building process.*

### 12. Does the community have a Home Owners Association and/or an Architectural Review Committee? If so, may I get a copy of their rules and the amount of any fees?

*Each community is different and if applicable there may be a Home Owners Association and/or an Architectural Review Committee. If so, you may get a copy of their rules and any fees.*

### 13. What's your process for inspection at key points of construction, at final walk-through, and to address any matters that need to be corrected or finalized?

*Colella Custom Homes schedule all of the necessary township inspections along with any other agency inspections that may be required. Also whomever the lender is, they will require an inspection to be done at key points throughout the construction process as well. Our construction manager is on site daily. Any and all punch list items will be corrected in 30 days.*

### 14. How can I find a good mortgage company and what are the key differences from one company to another?

*Colella Custom Homes has a great working relationship with a few local Banks and we can refer you to one of these preferred lenders. The biggest difference between banks are their rates and fees. An important item to keep in mind when choosing a lender is if the lender warehouses their loans or if they sell the loan after a period of time.*

### 15. Is there any other hidden cost?

*There are NO hidden cost. The only additional cost that may accumulate would be any upgrades that you would choose throughout the construction process or add something above and beyond the final specifications.*

