

# Turn Key vs Standard Services

## Standard Service: INCLUDED IN BASE PRICE OF YOUR HOME

- Reed Willar, EIT, our construction manager, will visit your site one week prior to home delivery and verify the site has been properly prepared.
- Normal delivery up to one hour drive time from our office in Howard, PA on pier footing sets. Crawlspace / Basement foundation sets will be assessed on a case by case basis to determine if the location is eligible for our services. Any additional equipment needed to spot the home at delivery, or set day, will be an additional fee. Delivery sites located over one hour drive time from our Howard office may incur an added surcharge.
- Merge of all boxes to a weather tight finish
- Block and level home for pier footing sets
  - On a crawlspace/basement we will coordinate a crane, at the customer's expense, to set the house
- Vapor cloth
- Upgraded Xi2 Tie Down System to anchor the home
- Completion of siding and shingles
- Interior/exterior trim work including marriage line finish, carpet merge, hanging doors and lights, unpacking appliances, and completion of drywall, if applicable.
- Up to \$150.00 credit for the line set up and connection of a propane furnace and/or range.
- Removal of trash from the job site for RidgeCrest Home Sales and our subcontractors
- Light bulbs installed
- Experienced, certified and insured contractors for your building project
- Choice of decor color selections
- Regular updates advising you of the status of your home build
- Home cleaning with broom swept floors and interior dusting
- Homeowners inspection with reference manual, specific to your home, at key turnover
- Document and Notary services including MV1, MV16, Certificate of Origin, and title fees
- One year warranty with an in house service crew to address service in a timely manner

***When shopping for your new home, it's important that you know what's included with the base price in order to compare costs. Do our competitors tell you exactly what's included in their base price, AND give it to you in writing? RidgeCrest Home Sales sure does ...and we include it ALL!***



**RIDGECREST**  
HOME SALES

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## Turn Key Service: 100% COMPLETION OF YOUR HOME BUILD

- **Includes ALL standard service items**
- A project proposal will be provided detailing all inclusions in writing
- Permits and inspections: Coordination of your building permit with all required inspections and the Final Certificate of Occupancy
  - Customer is responsible to contact their local authority to find out if a zoning permit or any other miscellaneous permits are required for their property
- All excavation per site and backfill to a rough grade
- Gravel driveways and walkways
- Septic Systems: Conventional or Sand Mound, connection to public Sewer
- Coordination of well drilling or connection to public water
- Installation of your choice of foundation:
  - Footings and Skirting installed
  - Basement or Crawlspace foundations
    - Including interior/exterior steps and entrances, lights and receptacles to code
    - Coordination of Crane or Roll On Service
- Plumbing connections, including heat tape on pier sets
- Front and rear steps including a 4x4 landing, steps and railings. All materials to be pressure treated lumber.
  - Larger deck and porch designs are available.
  - Additional building material options available upon request.
- Electric connection for 100 or 200 AMP service
- HVAC Services including on site heat systems, central air conditioning, heat pumps, etc.
- Gutters and downspouts installed
- Garages, add on rooms, and awnings are available upon request
- Completion of all site specific code required items per Uniform Construction Code (UCC)
- Professional cleaning prior to key turnover

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