

# TEN STEP GUIDE to Your Unity Home

*We have developed this guide to help you better understand how we work with you to design and build a high performance home. These ten steps outline the key project phases for planning and building a Unity home. Please read through this guide to learn more about how we can make building your home a low stress—and dare we say fun!—process.*



Tedd Benson, founder

1

Step

VISIT  
US



There really is no better way to experience how we deliver uncompromising quality and performance in a streamlined, efficient manner than to meet our team, visit our facility or see one of our homes. At our facility tours and open houses you can discuss your project with Unity representatives and experience firsthand the quality, comfort, efficiency and additional benefits we provide.

Coming to one of our events will help you better understand Unity's:

- Design system that allows for efficiently configuring plans
- Off-site construction methods that translate into health, comfort and durability
- Efficient mechanical systems that provide both heating and cooling
- Ventilation systems that ensure a continuous supply of fresh air
- High-performance triple-glazed windows
- High quality craftsmanship, finishes and fixtures



Please check the “Events” page of Unity’s website for a list of upcoming opportunities. If participating in an event is not feasible, that’s okay—we’ve had several clients who’ve never stepped foot in one of our offices or homes. Our team is happy to provide you with all the information you need to feel comfortable proceeding.

Step

# 2

## RESEARCH PRELIMINARY DESIGNS & BUDGET

Balancing your design and your budget is key to a successful project. We'll work with you to achieve a healthy balance based on your needs, your site and your budget.

Because the site on which you plan to build can have a significant impact on the design of the home, it's helpful for us to have a site survey—ideally with topo lines—as we begin to explore design options with you. If you don't yet have a building lot, then we suggest holding off on developing any formal plans.

Unity's design system is based on standard platforms (with unusual names!) that can be configured to meet a variety of needs and sites. Familiarizing yourself with the design platforms and options helps to jumpstart your work with us.

If one of the sample plans on our website works well for you with minimal changes, then you are a good candidate for Unity's "Streamlined" design process. If you anticipate making changes to the sample plans, then we'll guide you toward our "Personalized" or "Semi-custom" paths.

As your design direction begins to take shape, we provide preliminary cost information to help ensure that the design remains within the budget. These early estimates will serve as a guide to help you decide on the best design platform, home size and level of finish to meet your needs. The "Costs" page of Unity's website has more information about the factors that influence the cost of building a Unity Home.



Xyla Design Platform



Züm Design Platform



Värm Design Platform



Tradd Design Platform

Step

# 3

## CHOOSE YOUR BUILD OPTION

You have three options for building a home with Unity. We'll guide you toward the package option that is most appropriate for your project.

### SHELL

Unity assembles the high performance building shell of your home on site (wall, roof and floor components along with windows, doors and interior partitions.)



### TEMPO

In addition to the Shell, Unity provides many of the finishes and fixtures for installation by others—typically a local builder or the homeowner.



### WHOLE HOUSE

Unity builds your home from foundation to finish — turn-key. We offer the Whole House option within a limited radius of our southwest N.H. facility.



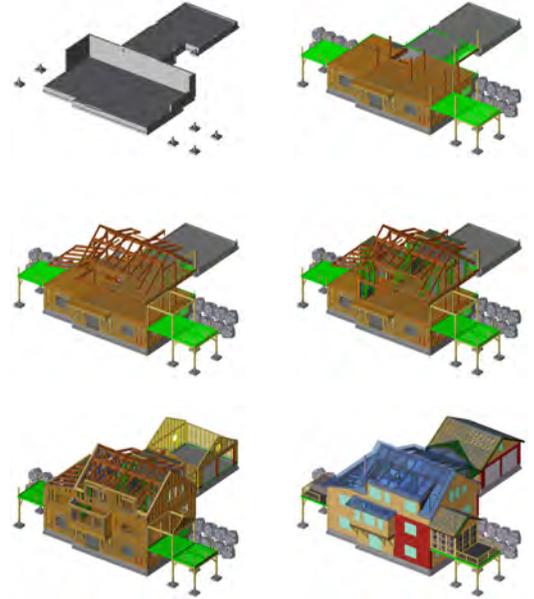
Step

# 4 DEVELOP THE DESIGN

Once you've decided on a design platform and determined your preferred package option, we engage in a Preconstruction Services Agreement (PSA) to further develop the design, specifications and pricing. This phase culminates in a fixed price contract for construction (Step 8).

We offer three paths for the Preconstruction Services phase, each with its own fee structure: Streamlined (\$2,500), Personalized (\$5,000) and Semi-custom (\$7,500). Streamlined projects adhere closely to our sample web plans, the Personalized path has more options available, and the Semi-custom path allows even greater flexibility. The Unity team member with whom you are working can explain in more detail the options available in each path.

Our design team uses Computer-Aided Design (CAD) software to develop a 3D model of the design. Depending on the path chosen, we may utilize our extensive library of components to configure the home to better fit your needs and site. The information embedded in the 3D model will instruct the computer-controlled machinery in our shop during the construction phase.



Step

# 5 SELECT FINISH AND FIXTURES

If you have opted for a Tempo or Whole House package, Unity offers several pre-curated collections of finishes and fixtures to streamline the decision-making process. These collections have been assembled by interior design professionals, and the materials that make them up have been vetted for health and environmental impacts by Unity's sustainability specialists.

If the collections as-is don't fit your needs, Unity offers numerous additional selection options that can be used to augment them.





# Step 9

## EXPERIENCE “A BETTER WAY TO BUILD”

Once the construction contract is signed, we will finalize the virtual 3D model of your home, and generate the construction drawings needed for work such as the foundation that will happen on site.

While the site is being prepared and the foundation installed, we build the shell components in our state-of-the-art, climate-controlled facility, using innovative off-site construction methods.



The on-site assembly process—which we call “Montage”—begins when we deliver the building component bundles to your site. The bundles are unwrapped from their weather protective covering and each panel (floor, wall or roof) is then lifted into place in a sequence optimized for efficiency. In just a few days your home will take shape and be weathertight. Although we have built many homes in this way, the speed of the process still impresses us. We are confident that you’ll be impressed too!



After your building shell is up, the post-assembly work can be completed, including the electrical, plumbing and HVAC work, and exterior and interior finishes. While many factors affect the project schedule, a Unity Home can be completed as quickly as 6-10 weeks after the weathertight shell has been assembled on site.

# Step 10 MOVE IN!



If we are providing Whole House services, then your Unity project manager will conduct a walk-through when the project is substantially complete to identify any last “punch list” items. After you have moved into your new home, we will provide you with a Unity Home Owner’s Manual for convenient reference. We look forward to staying in touch after the project is complete to ensure that you are settling comfortably into your new home.

Congratulations, and welcome home!



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