

10 THINGS TO KNOW BEFORE YOU REBUILD

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- 1 Don't rush into a debris removal contract.
- 2 Do not recompact your soil before you select a Builder.
- 3 Hire only fully licensed Contractors who have good Warranty Insurance.
- 4 Never pay your Contractor directly but through mortgage escrow accounts or fund control.
- 5 Hire only licensed Architects, Designers and Engineers.
- 6 Never rebuild without proper soils testing and a survey.
- 7 Beware the lowest bidder – there's no such thing as an average house.
- 8 Never sign a contract before speaking with three references.
- 9 Make sure your team understands HOA guidelines and Fire Safety standards.
- 10 Hire professionals. Doing it yourself can easily be more expensive.

If you would like to receive a copy of this information in a comprehensive 5 page guide, please e-mail patty@stonefielddevelopment.com. We are here to assist you with any questions or concerns that you have while selecting your rebuild team.

STONEFIELD'S GROUP REBUILD PLAN

WHAT IS A GROUP RE-BUILD

The Stonefield group rebuild programs will be designed for you and your neighborhood, but modeled after our very successful Scripps Ranch Rebuild program (81 homes) that reduced costs, expedited construction and simplified the process.

WILL I HAVE A COOKIE CUTTER HOME?

Absolutely not! As a custom and ONE-OF-A-KIND® home builder, Stonefield designs homes that are unique. While floor plans will be the same across multiple homes, the street facades on each home will vary.

WHATS NEXT?

Our team is currently collecting information from homeowner's about what type of home they are looking for. We will select or create plans that will meet the needs of those interested in participating and also be appropriate for their HOA. Call today to set up an consultation so we can evaluate your needs and tell you more about programs we can develop for you for both condominiums and estates.

81 HOMES REBUILT BY STONEFIELD IN SCRIPPS RANCH

SUCCESS IN 2003

In 2003 Dennis and Patty Moser, architects and development consultants, volunteered to help a group of homeowners who were underinsured evaluate builders who might be able to help them do a group rebuild to reduce building costs like in a new development. The group chose Stonefield Development because of the program they proposed. Stonefield then created a program utilizing production techniques, that resulted in 81 highly customized homes, with an excellent warranty, at a cost significantly below the industry standard.

CUSTOM HOMES

Over the years Stonefield has built custom homes in coveted communities such as Rancho Santa Fe, Encinitas, Newport Coast, Shady Canyon and Coto de Caza. Most recently they have been selected and will proudly showcase the "Philharmonic Society House of Design" in April, 2008.

WHAT IS A CUSTOM HOME?

You've found an Architect or Stonefield refers you to an Architect they work with, to create plans and specifications custom designed for you. Then Stonefield builds your home exactly as you would want it. Working with Stonefield's Architects can save on design fees, and bringing Stonefield in at the preliminary phase of the design process can allow them to value engineer your home to stretch your insurance settlement.

SEMI-CUSTOM HOMES

If a large group rebuild isn't what you are looking for, Stonefield is ready to build you a semi custom home that fits your specific needs.

WHAT IS A SEMI-CUSTOM HOME?

Stonefield will take existing plans you like, from many varieties available, refine them and bring them up to current codes and then build them at rates that represent real value.

SEMI CUSTOM VS CUSTOM

Using existing plans can reduce costs and expedite completion of the design and construction of your home

WHY STONEFIELD?

In addition to a commitment to quality craftsmanship and professional management of the rebuilding process, Stonefield's excellent customer service and 2 – 10 Warranty programs provide assurance of care that can be matched by few in the building industry. Stonefield is one of only a few builders in California to win the "Diamond Builder" award in California. This award is based upon performance and lack of warranty claims and provides reassurance that you will be well cared for with Stonefield as your builder. Please call for more details.

PLEASE CALL, E-MAIL, OR STOP BY OUR OFFICE.

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