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## **Building Your Dream Home**

Thank you for considering Omni Homes, Inc. as the builder of your custom home. This document outlines the construction process that we have honed over the last 35 years of residential construction. This process is in place to help ease your concern and allow you to enjoy the process of building your home. The flow of information between our clients, project manager, designer, subcontractors and product vendors insure that we are building your dream home to your specifications and design selections. While we are primarily building in River Landing, this document can apply to building your custom home wherever you own property.

### **Choosing a Plan**

The first step in the building process is deciding on a plan to build. In order to do that, you need to check your survey plat to determine the dimensions of your lot. When figuring the maximum width and depth of a home site on your lot, be sure to take into consideration the setback requirements in River Landing. Since they vary between sections, the River Landing sales staff can provide you with the most current and accurate information. Once you know the size of your lot and required setbacks, you can eliminate plans that will not fit on your property from your search. There are several websites where you can search, browse and purchase a home plan. In addition, we work closely with several area designers that can create a plan for you from scratch or make modifications to a plan you have purchased elsewhere. We'll be happy to consult with you through the design process to assist you in finalizing the plan.

### **The Purchase Contract**

Once your plan is complete, you'll need to provide a copy to us for pricing. We will give you a price and a room by room detailing the work to be done. The room by room document includes allowances for lighting and plumbing fixtures, landscaping, cabinets, tile, hardwood floors, closet shelving and a few other items. These allowances are used to determine the price and represent our best estimate of average costs for these items. As long as your selections stay within these allowances, the price we give you will be the final price of the home.

## **Design Selections – Visit Number One**

Netti Batchelor, the builder's wife, has been helping clients make their design selections since the inception of the company. She accompanies all clients on their visits to our vendor showrooms and is available to provide advice when needed. She records your selections and makes sure the information is passed along to the construction team. On your first visit to River Landing and before construction can begin, siding and trim colors, brick and mortar selections and a landscape plan must be finalized. This information is necessary to complete and submit your application to the River Landing Architectural Standards Committee (ASC). The application must be approved before construction can begin. Once approved, any changes to the exterior or landscape plan must be resubmitted and approved.

## **Construction Process – Visit Number Two**

Our average completion timeframe is six to seven months from the groundbreaking date. Once framing is completed we ask that you make your second visit to River Landing. On this visit, we'll schedule a walk-through with Rick and the mechanical, electrical and plumbing contractors to review the construction completed to this point. This walk-through will allow us to finalize the placement of electrical and plumbing fixtures and heating and air control systems. During construction, if you are located in another city or state, our project manager will upload photos of your home to the client access portion of our site so you can see the progress being made on your new home. We want our homeowners to be involved and informed during the construction process and enjoy the experience.

## **Moving In**

Once your house has been completed and a certificate of occupancy has been issued by the Duplin County Inspections Office and the River Landing ASC, you'll be ready to schedule your move-in. Should you have any concerns, we will address and resolve them before closing. Once you are in, our project manager will follow through on a punch-list to make sure you are completely satisfied with your new home.

## **Quality and Customer Service**

Omni Homes, Inc. provides a 10-year warranty on major structural defects through the Residential Warranty Corporation. In addition, we'll return to touch up any other warranty concerns that may arise during the first year of occupancy.