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Luckdrops

# PRODUCTION PROCESS

**Studio+ Modular Home**

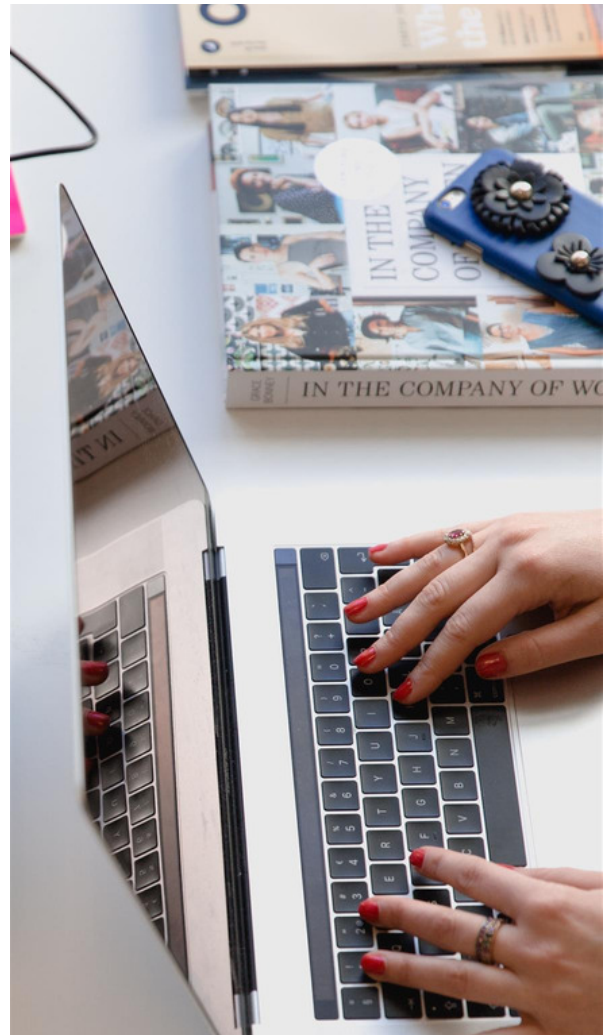
**Prepared by:**

STEVE JAMES

## KEY MILESTONES

The following milestones represent the major steps involved to achieve a successful placement of the modular home on client's build site;

- Permitting Approval & Build requirements
- Base Container Preparation (Selection, - Cleaning, etc)
- Structural build (Cutting, Welding, Insulation)
- Systems Installation (Electrical, HVAC, Plumbing, etc)
- Detailing & Fixtures Installation
- Delivery
- On-Site Setup
- Sign-off



## PAYMENT SCHEDULE

- **Structural plans and calculations package purchase**  
Optional depending on permitting needs
- **15% nonrefundable deposit**  
Paid upon signing Purchase Agreement
- **35% production deposit**  
Paid upon the agreement of plan details and prior to building phase
- **Remaining balance**  
Paid at closing and prior to the deliver of Studio+ to client's property

# PRODUCTION TIMELINE

WE ARE PROPOSING A 120 DAY TIMELINE, UPON VERIFICATION THAT THE BUILDING PLANS WILL BE APPROVED FOR PERMIT ISSUANCE.

TASK	START DATE	END DATE
<b>PHASE 01</b> CONTAINER PREP, DESIGN OPTIONS	TBD	TBD
<b>PHASE 02</b> CORE BUILD, TESTING, INSPECTIONS	TBD	TBD
<b>PHASE 03</b> INTERNAL SYSTEMS BUILD, TESTING, INSPECTIONS	TBD	TBD
<b>PHASE 04</b> DETAILING, FIXTURES, TESTING, INSPECTIONS	TBD	TBD
<b>PHASE 05</b> FINAL INSPECTION, TESTING, PACKING	TBD	TBD
<b>PHASE 06</b> DELIVERY, INSTALLATIONS, SIGN-OFF	TBD	TBD

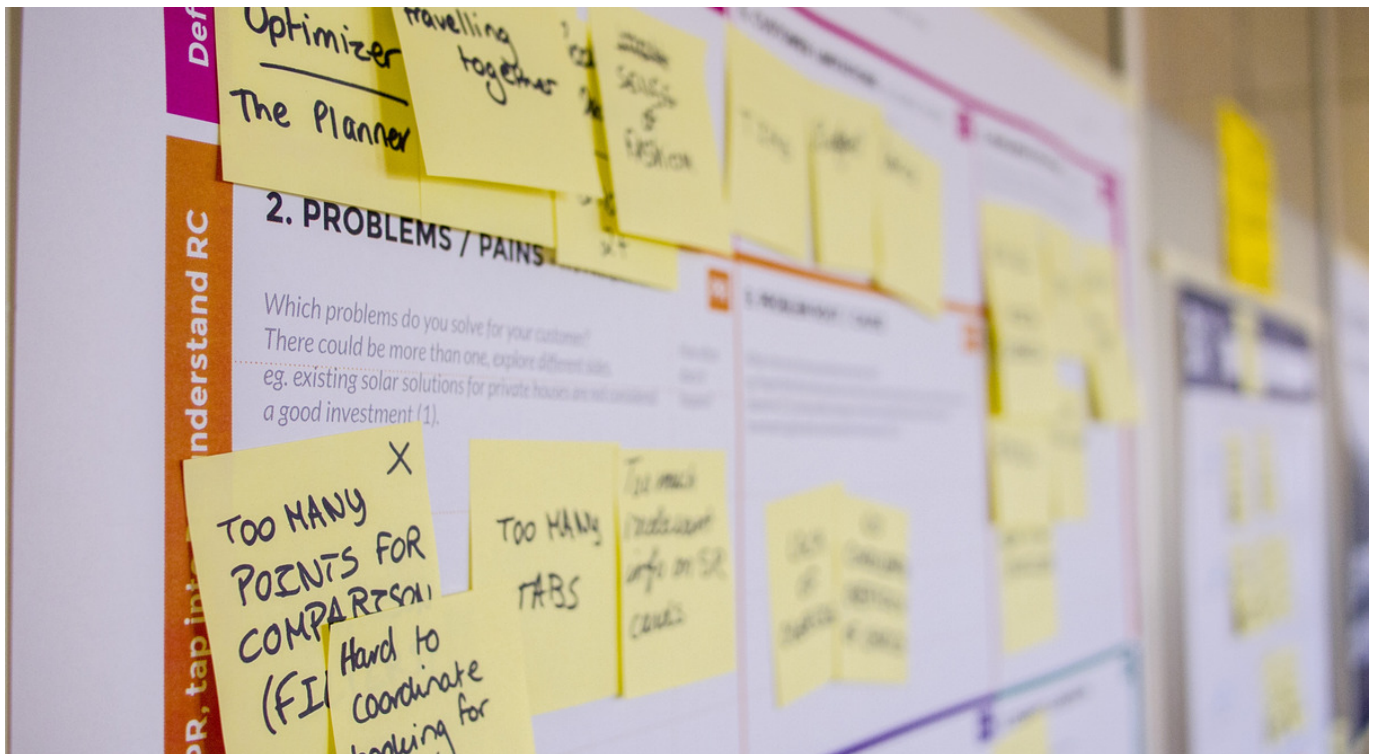
# WEEKLY PROGRESS REPORTS

**Weekly progress reports will be sent on Wednesday afternoons via email to all parties. The format will include the following:**

- 1** Progress this Week
- 2** Issues to Discuss (both internally and with you in regards to progress)
- 3** Plan for upcoming week
- 4** Miscellaneous information
- 5** Any documentation required for approval and or testing reports
- 6** Photo/Video material related to the your unit (production, testing, etc)

# QUALITY ASSURANCE PROCEDURES

Each Production QA section is approved and signed by Production Manager and QA manager as well as given both initial inspections and final inspections. Some sections will have test reports.



Quality Assurance Program areas include the following:

*(Please see QA Forms for detailed reference)*

1. Container Selection
2. Cleaning/Repair
3. Marking and Cutting (Walls)
4. Super max Frame Welding
5. Door & Window Frame welding
6. Plumbing Installation and testing
7. Insulation
8. Electrical Circuit Installation
9. Wall Board Installation
10. Flooring Installation
11. Interior Painting (Walls)
12. Kitchen Installation
13. Plumbing Fixtures
14. Lighting and HVAC
15. Exterior Painting
16. Window and Door Installation
17. Final Inspection
18. Packing

## REQUIRED CLIENT APPROVALS

In order to customize the look and feel of your home, we provide design options to suit your style. The following design options will be presented in a design brochure and will require client sign-off prior to installation/application.

- Drywall Materials
- Exterior Paint Color
- Interior Paint Color
- Bathroom Wall Tile
- Bathroom Floor Tile
- Splashback Tile
- Vinyl Flooring
- Bathroom Mirror
- Cabinetry Detail & Finish
- Door Locks
- Door Bell System

# SUPPORTING DOCUMENTS

The following documents will be sent individually and as a consolidated documents package prior to Client Sign-off;

- QA reports
- Product Manuals
- Installation Manuals
- Usage Guides
- Spec Sheets
- Third party Warranties (appliances and products)
- On-Site Setup Guide