


Luckdrops

PRODUCTION PROCESS

Studio+ Modular Home

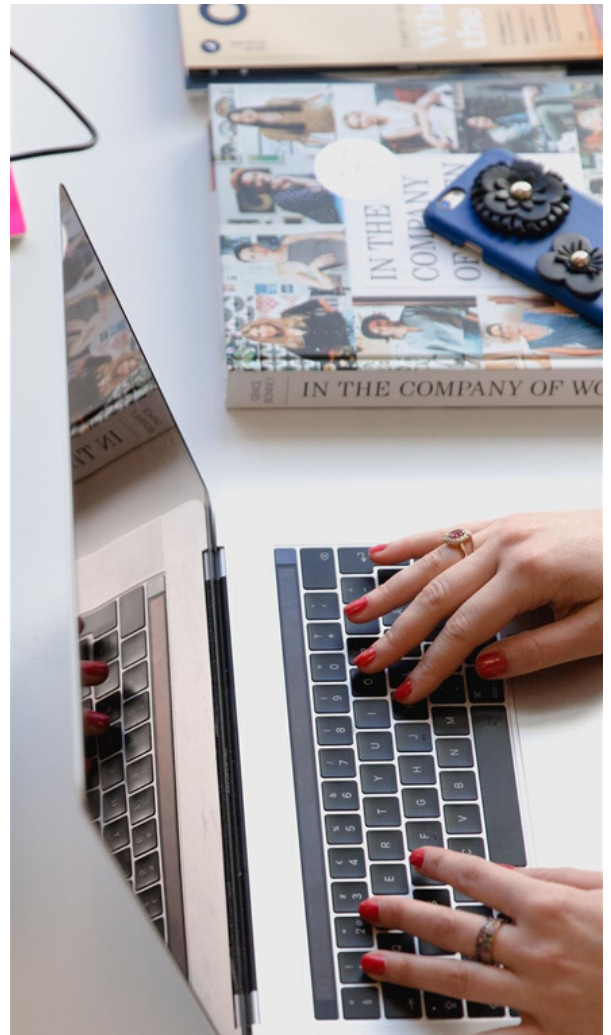
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KEY MILESTONES

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

- Build requirements
- Client modifications and design options
- 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 SCHEDULES

- Planning (10% Non-Refundable Deposit)

Consultation with project manager, establishment of modification requests and pricing, design selection, and onboarding activities.

- Materials (20% Payment)

Order of both standard and customized materials along with design selections, and optional rendering proposals to ensure final design.

- Production (30% Payment)

Please see detailed schedule for production on next page.

- Delivery (40% Payment)

Paid at closing and prior to delivery of Studio+ unit.

PRODUCTION TIMELINE

WE BASE THE FOLLOWING ESTIMATE AROUND A 120 DAY TIMELINE, UPON VERIFICATION THAT BUILDING PLANS ARE APPROVED FOR PERMIT ISSUANCE AND/OR CLIENT SIGN-OFF.

TASK	DURATION
PHASE 01 CONTAINER PREP, DESIGN OPTIONS	7-10 DAYS
PHASE 02 CORE BUILD, TESTING, INSPECTIONS	20-30 DAYS
PHASE 03 INTERNAL SYSTEMS BUILD, TESTING, INSPECTIONS	10-20 DAYS
PHASE 04 DETAILING, FIXTURES, TESTING, INSPECTIONS	15-25 DAYS
PHASE 05 FINAL INSPECTION, TESTING, PACKING	10-20 DAYS
PHASE 06 DELIVERY, INSTALLATIONS, SIGN-OFF	15-45 DAYS

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 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:
(QA Forms available upon request 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

* (Please see design options brochure for more information).

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