



## MODEL 1 - FAQ'S

**How long does it take to build a Model 1 home in Sheridan Ranch?**

A typical Model 1 home is constructed 5 months from breaking ground until we hand you the keys. Weather and supply chain delays do have the ability to alter this time frame.

**Is landscaping included in the price?**

Yes. The lot, landscaping, and construction of the home are included in the price.

**How big are the lots in Sheridan Ranch?**

Sheridan Ranch lots are the size of the home's footprint. The area around your home is a fully maintained and landscaped shared space.

**Am I allowed to move walls, shift windows, or add and remove doors in Model 1?**

Unfortunately, not. Our framed walls are prefabricated in a shop and are then transported to the work site. Windows and doors are ordered in advance to stay current on the market's challenging lead times. Therefore we can't make any alterations to the framing of the home.

**Will the garage be finished?**

Yes, your garage will be sheet rocked and painted. Doors will be trimmed out and outlet/switch covers will be installed. As an upgrade, we can also install a thermostat-controlled, ceiling-mounted heater.

**What brand of windows do you use in the Model 1 home?**

We typically use the Sierra Pacific 8000 Series Vinyl line or the Vector Vinyl line, depending on availability.

### **What features of the home do I get to choose?**

Homeowners are allowed to select limited interior finishes such as cabinet color, tile color, paint color, fireplace surround design, kitchen island electrical fixtures, dining room electrical fixtures, floor color, and material (LVT, Carpet, Tile in bathrooms only, or engineered wood).

For the exterior of the home, you can choose your siding color (white or terra bronze), window color (white or black if not ordered in advance), and garage door color (white or black). We do have a list of upgrades available for purchase. These selections and upgrades must be selected before the construction starts.

### **Do you allow change orders after the project is started?**

Our goal is to build the highest quality of home that we can in the fastest way possible. Change Orders can delay a project.

To start a change order, we require a \$500.00 check, and then we will calculate the cost of the labor and material to perform the change order. Carlton Construction also charges a 12.5% fee on top of the labor and material cost for the coordination of the change order. The change order will then have to be signed and turned in to Carlton Construction before any additional work is performed.

### **Do you offer any sort of financing?**

Currently, we do not. We can recommend you to lenders specific to the Sheridan area that we have worked with for the last 15 years who are familiar with our development and currently finance other projects for us.

### **How often do I have to make payments during construction?**

We submit construction draws on the 1st and 15th of every month. If you are using bank funding, we will submit the draw straight to them and they will handle the dispersals. If you are paying out of pocket, the check will be written to Carlton Construction, and we will then disperse the checks to the necessary subs or vendors.

### **Do I have a point of contact throughout the build process?**

Absolutely. You will be put in contact with a project manager, office/finance manager, and our quality control/warranty specialist. All three of these employees respond to emails daily and use a project management software called Buildertrend which you will be introduced to. Through Buildertrend you can send messages, track budgets, and look at the build process through pictures and video. Phone or onsite appointments can be made through your project manager by request only.

### **How often may I show up to the job site during working hours?**

Unfortunately, we do not allow owners on the job site during working hours unless an appointment with your project manager has been scheduled. We take safety very seriously and have been instructed by our insurance and legal team to keep the job site limited to workers only. Your project manager typically will schedule 45-30 min. walkthroughs throughout the course of construction to update progress.

Is Sheridan Ranch an age specific 55+ development?

Technically no. Sheridan Ranch does offer zero-entry designs and maintenance-free living.

I have a disabled or handicap family member that will be living with me, can you accommodate?

Absolutely we can. We can add additional support grab bars, railings, and smart features that may assist in a specific need of your family member. We will need to be made aware of the necessary requirements before construction begins.



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