



General Questions

Parkview Homes continues to be a leader in building custom homes in the parts of Dallas, Kaufman, and Rockwall counties. Parkview Homes are 90% design built homes, homes are built around our customers. We start off with customer needs and architecturally build to there living style. The architecture design and finish out will determine final sales price. Also, we have available floor plans for you to look to get ideas from. Please feel free to contact us to set up an appointment.

We have built a reputation for constructing homes of enduring value and quality. Our one-on-one company attitude will make the construction process a satisfying experience. Our goal is simple: to build a home our clients can be proud of and enjoy for many years with a long lasting relationship with our clients. Building a new home can be fun and exciting, but it can be filled with many decisions and delays, which are common in the construction industry. Your sincere cooperation will play a large role in the flow of the project.

Here are a few answers to the most commonly asked questions about the construction process. What is the price of one of your homes?

This is our most common question and the hardest to answer. All of our homes are custom built so we can't truly give you an accurate price without sending out the plans for bidding from our contractors and meeting with you to determine what kind of finish out you want in your home. However, we can give you an estimated price from a previous plan that we have built.

Now that I have contracted for my new home, how long before construction begins?

There are many steps between the contract stage and actually beginning construction (see timetable below). This period can be most frustrating, since it appears nothing is being accomplished. Generally speaking, the time between receipt of final plans and the ground breaking is from 2 to 4 weeks. During this time, we are engineering your foundation, applying for local permits, submitting plans and specifications for architectural control approval, and making the final arrangements for the construction financing. This time is important, however, to help ensure that once construction has begun, it can continue smoothly. We are using this period to accomplish all the planning for your new home.

What can I do to help?

Make sure you make a timely loan application. We cannot start construction without a commitment letter. Please make certain your 5% pre-construction deposit is available at this time when we sign the contract.

When can I begin making selections on decorating colors and various materials?

When final plans are distributed, you will receive a call from our decorator (if allowed in the contract.). At this time you will begin the process of making decisions about your new home. Many items will be handled according to your contract specifications.

Now that I have made my final decisions and decorated my home, how long will it take to build?

Generally speaking, it will take approximately 4-5 months (depending on the complexity of construction) from the time we complete foundation. This will allow for most weather and material delays, but construction items can run longer if we experience extended periods of inclement weather at critical times or if materials from suppliers become delayed. We will inform you of any unusual circumstances and may request that you make alternate selections of materials to avoid delays.

What can I do to help?

Please limit all changes and direct questions to me. Our subcontractors **are not allowed** to make any alterations or stop work without authorization. Talking with subcontractors on the job will only confuse and delay the overall process of the job.

Are there times during the building cycle that we physically meet on the job site? If so when? Also, how are we assured that items are not being overlooked and that Parkview Homes quality is followed on our home?

Yes, we need to meet toward the end of the framing of the home. At this time, we will be discussing cabinet details and going over the electrical program. This is also a great time for asking questions prior to sheet rocking of the walls. A custom home by any builder cannot be perfect. Material and labor are not perfect. We at Parkview Homes work diligently to complete your home using pride, quality contractors, and skillful effort. Please allow us to use our knowledge and expertise from building over the years to facilitate throughout for a smooth build cycle. Relax and enjoy.

How is the construction process wrapped up so I can close?

Shortly before your new home is completed, you will have an opportunity to tour the project with us to discuss final punch items and ask any questions that you may have pertaining to the operation of your new home.

What is warranted in my new home?

Now that your new home is completed and closed, we will enter the warranty period. You will get a warranty of specific items and the term of the warranty when you sign contracts with us.