



*Advanced Built. Individually Inspired.*

## F A Q S

### What is ABODE?

ABODE is a company dedicated to a new, better way of building new homes. Our affiliated company, Commons Development Group, is a leading builder of residential communities in New England and has delivered more than two thousand homes over the past twenty years. ABODE was founded in the belief that new home buyers can be better served by an integrated, customer-centered approach to homebuilding that takes advantage of the newest and best building systems and technologies.

### What is “hybrid construction?”

Hybrid construction is the use of a combination of advanced building systems to construct a better home. Homebuilding has changed in recent years. New homes today incorporate many factory-built components, such as roof trusses, pre-built walls, structural insulated panels (SIPs), precast concrete foundations, and insulated concrete forms (ICFs). Factory-built components have higher quality control standards and, most importantly, are built in a controlled environment so are not exposed to rain and other damaging elements. Pre-fab and modular home construction has advanced greatly in design and quality in recent years, and offers similar benefits of quality control and protection from water damage, along with real potential time savings and construction efficiencies.

In each home we build, we combine these systems in a way most appropriate to the design, engineering requirements, and homeowner preferences. The result is our “hybrid construction” which utilizes the advantages of these advance building systems to the maximum extent practical.

### Do you build modular homes?

We try to utilize modular construction as much as we can on our homes. Many of our homes are designed to be able to use modular construction for much of the house but have sections (high cathedral great rooms for example) that are not conducive to modular methods and are therefore site-built with panels and trusses. Other rooms may be of post and beam construction that is combined with modular sections. Post and beam homes may not use any modular components.



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## What do you mean by a “customer centric” approach to building?

In twenty years of building, we’ve learned that it is easy for a builder to focus more on the home he is building than the customer he is building it for. Many smaller homebuilders don’t have the systems, processes or resources to fully educate and inform, collaborate and communicate with the customer for whom they are building. Even larger homebuilders tend to focus on products rather than the people.

We have found that customer satisfaction can only be achieved when the homeowner is informed and involved in the planning, design and delivery of the new home. We have developed a system to make the process simple, easy, and to give the homeowner peace of mind and confidence that their home is being built right, the way they want it.

## What are some of the communities and new homes you have built?

Our affiliate, Commons Development Group has built many award-winning communities throughout New Hampshire and New England. Please visit [www.commonpdev.com](http://www.commonpdev.com) for more information.

## Do you have standard plans to choose from?

We have a number of home design plans in our portfolio and are continually adding more. We also have a number of options and choices as to floor plans, exterior elevations, porches, decks and finishes for each of our portfolio homes, so no two homes built are entirely alike. Our designer can work with you to customize any of our plans for your particular needs.

## Do you build custom homes?

We consider all of our homes as custom because each is specially designed and built. We can also work with you to build a new custom home of your own design and can refer you to several talented architects depending on your location and choice of building style.

## Can I use my own architect?

Certainly. We can work with your architect to whatever extent you would like. Some clients bring schematic drawings from their architect while others prefer to have the architect involved in the entire building process.



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## Where can I build my ABODE home?

There are many options for building your ABODE home. If you presently own land on which you'd like to build, we can work with you on site development and building plans and budgets, and to design and build your new home. We also have land offerings available in communities we are developing, such as The Barron Mountain Club (<http://www.barronmountainclub.com>), as well as preferred land listings that we have investigated and are able to recommend to you.

## How long will it take to build my new home?

The time it takes for you to get into your new home depends on a number of factors. Once you have made your land choice, or if you already own the land, we can move to home and site design. If you are working with one of our portfolio homes, design can move quickly. Developing a site plan for the lot, engineering the water sources (well or public water) the sanitary system, the driveway and finish grades, can be done once a house footprint has been established. Once all plans are finalized and approved, it is not unreasonable to be in the house in 140 to 180 days.

Once a closing date is established we will do everything in our power to meet it. We have learned over the years that the easiest way to make a client unhappy is to promise something and not deliver.

## Do I have many choices on options and finishes?

We have a wide selection of new home design options and finishes, many of which you can touch and feel at our sales center. We are affiliated with some of the best suppliers in the business for optional inclusions, such as:

**Crown Point Cabinetry** (<http://www.crown-point.com>),

**Carlisle Wide Plank Floors** (<http://www.wideplankflooring.com>),

**GE Monogram Collection; Sub-zero and Wolf Appliances;** (<http://www.monogram.com>)

**Kohler** (<http://www.us.kohler.com>),

Companies offering you some of the finest finishes available.



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## COST AND FINANCING

### How much will my Abode home cost?

An ABODE home is priced very competitively with other top quality, custom homes. Because of our purchasing power and production efficiencies, we can provide tremendous values on many of our custom selections and finishes. We will provide you preliminary cost estimates based upon the size and design and complete detailed estimates and contract pricing following plan modification and selections. We will provide you with a selections catalogue and pricing matrix so you can see the cost of upgrades and options to help you design and finish to your home to your tastes and budget.

### Do you have any home financing packages available?

We have relationships with several reputable lenders who can provide you up to date rates and mortgage information. These lenders specialize in new home financing and will make the process simple and easy.

### Can you build a "Green" home?

We certainly can. The advances in "Green Homebuilding" are very exciting. From extremely energy-efficient construction, to geothermal heating systems, to wind and solar power, to environmentally friendly products, there are a myriad of choices when building a new home today. The team at ABODE has been very involved in the new green home techniques and building systems. We are a **Registered LEEDS** (Leadership in Energy and Environmental Design) **for Homes Pilot Builder**. **Click here** to learn more about LEED for Homes. We are also affiliated with the National Association of Homebuilders (<http://www.nahb.org>), and the Energy Star Program and several of our team members are Certified Green Homebuilding Professionals. (<http://www.energystar.gov>), for education and for certification of our homes.

### How do I get started?

Call, email or visit our **Sales & Design Center** and we would be happy to start you on your way to building your new ABODE home.