

Armani Millan Preparation Meeting

1. Cost-fixed-price contract
2. Timeline 3-6 months
3. Communication-Phone and follow up with Email to:
 - a. Waymon
 - i. 863.287.5981
 - ii. www.BigW1937@aol.com
 - b. Jesse
 - i. 407.765.8208
 - ii. www.alcala@toptamqb.com
4. fixed-price contract
 - a. Give cope of Contract & go over contract
5. Checking references
6. Recent Projects New home on peoples lot
 - a. Ahmed Dugalic 400.938.0620 404-4th Street, Dundee, FL 33838
 - b. Jacinto Castillo 656.216.8959-8210Tiger Creek Rd. Lake Wales, FL 33898
 - c. Sidney "Sid" Porter (Former Banker) 863.258.0774 Sold several investment homes, borrowed \$ millions for developments and repaired apartments over a period of about 20 years.
7. Past projects-904 new homes
 - a. See www.WaymonMeadows.com
8. Understanding warranty & construction time
 - a. Show and discuss warranty
9. Identifying the project manager
 - a. Jesse Alcala
 - i. 407.765.8208
 - ii. www.alcala@toptamqb.com
10. Change orders
 - a. No verbal agreements
 - b. Send request by Email
 - i. www.BigW1937@aol.com
 - ii. Maria www.lupitac1129@gmail.com
11. Site access
12. Reviewing HOA
13. Other questions

A & M Quality Builders LLC Warranty is from 1year building warranty, and 10 year structural warranty from date of closing on new homes.

Subcontractors Warranty:

- Ductwork
- Electrical
- HVAC
- Plumbing
- Water heater
- Irrigation

Factory Warranty:

- Garage door opener
- Garbage disposal
- Refrigerator
- Roofing

Your newly constructed homes is covered by a one-year statutory warranty covering construction defects resulting in a material violation of the [Florida Building Code](#). It covers defects in equipment, materials, or workmanship furnished by the builder or their subcontractors, but not defects already covered by a manufacturer's warranty.

• Duration:

One year from the original conveyance of title or initial occupancy, whichever occurs first.

• Coverage:

Construction defects resulting in a material violation of the Florida Building Code. This includes defects in equipment, materials, or workmanship provided by the builder or subcontractors.

- **Material Violation:**

Defined as a Florida Building Code violation that could reasonably result in physical harm or significant damage to the building.

- **Exclusions:**

- Appliances or equipment covered by a manufacturer's warranty.
- Normal wear and tear or house settling within acceptable practices.
- Work or materials are not part of the original construction.
- Damage caused by the homeowner or subsequent owners.
- Acts of God over which the builder has no control.

- **Builder's Responsibility:**

The builder is responsible for the warranty, even if they use subcontractors.

- **Transferability:** The warranty is transferrable to subsequent owners if they purchase within the first year of the original warranty.

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1. Mortgage/Cash?
2. About
3. Trust
4. Homes 1844 and 1986
5. Features-Celestial
6. Bid
7. Price good for 30 days
8. Contract
9. Plans paid up front MRC \$1 per sqft; Shorter \$2 per sqft Certify plans \$300-\$500
10. If you buy today A & M Quality Builders LLC will give you a certificate for \$6,000.00