

VAN PROOYEN BUILDERS, INC.

“UNCOMPROMISED QUALITY”



Experience for yourself what **QUALITY** really means.....

- ◇ **On-site Daily Supervision by Builder**
- ◇ **27 Years of Experience**
- ◇ **On-Site Sales Center**
- ◇ **On-Site Home Designer** – Plan modifications easily and quickly made, professional blueprints/drawings available by qualified & experienced Home Designer.
 - **No Cookie Cutter Homes** - When possible, we will customize your home to fit your needs and preferences.
- ◇ **On-Site Selection Center** – Van Prooyen Builders allows you to customize your home with many choices in flooring, cabinets, lighting, plumbing fixtures, wall colors, countertops, to name a few.
 - **G.E. (General Electric) Appliances** - Specially discounted prices to our homeowners.
 - **Quality Seagull Lighting** - VPB maintains a direct relationship with a quality lighting manufacturer to meet your lighting needs.
- ◇ **Superior Warranties**
 - **10-year Home Warranty** – Limited home warranty with detailed 13 page warranty packet that provides clear and easy to understand details.
 - **In-house Warranty Team** – Easy scheduling to provide you with fast resolution from our qualified team.
- ◇ **20 Week Project Calendar** – Allows you to lock in your closing date.
 - Weekly email updates on construction progress of your home
- ◇ **Detailed, Quality Inspections Prior to Closing**
 - Highest level of Quality – Van Prooyen Builders, Inc. strives for ‘zero defect’ on your final walk through.
 - Eight (8) Home Construction Supervision Check lists used during the course of construction, including 245 detailed items to be signed off by our Job Superintendent and Builder prior to closing.

- ◇ **Electrical Walk-through** - Pre-drywall walk-through of your home with Electrician and Job Superintendent to make sure all electrical needs and preferences are met.
- ◇ **Final Walk-Through** – Completed home walk-through with homeowner provided by Job Superintendent prior to closing, familiarizing homeowner with all electrical, plumbing, heating and air conditioning components.
- ◇ **Quality Construction** - Drywall will never be hung with “wet” heat; we will only use NIPSCO natural gas heat eliminating drywall failure after closing.
- ◇ **Lending Options** – We provide three approved local lenders, with in-house underwriting and processing, to provide our homebuyers with several mortgage options, including FHA, VA, & Conventional styles of lending.

VAN PROOYEN BUILDERS, INC.

The BEST Choice as YOUR Builder

Member in Good Standing:



Current and Prior Communities



Building a BETTER HOME FOR YOU!

We use construction methods that are above and beyond building codes in every one of our homes. Compare our methods to those of our competitors:

★★★ Poured concrete footing and foundation walls with rebar will provide your home with superior strength vs. concrete block.

★★★ Poured concrete footing with rebar, 2'-0 x 1'-0 under common walls to provide your home superior strength and support.

★★★ Concrete driveways with steel wire mesh, decorative control joint pattern outlining border detail.

★★★ Superior Common Wall Construction

Double 2 x 4 walls with R-13 Insulation

Double 1/2" sound board

Double 5/8" drywall from floor to attic roof sheeting

1" Air Space between walls to prevent sound vibration from transferring from wall to wall.

Total Wall Thickness 10 1/4"

★★★ Exterior wall framing includes O.S.B. plywood for superior strength and less wall movement vs. T-Bracing and foam sheeting

★★★ Interior and Exterior wall construction is 16" on center vs. 24" on center.

★★★ Over 50 standard features in every home (see our literature for additional information regarding features)