



FREQUENTLY ASKED QUESTIONS

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Can you accommodate a roof design change or increase the height of the interior ceilings?
Can solar, water catchments, and other “green” technologies be incorporated in the LV?
Can the LV be customized for commercial use?
Can the LV units be stacked on top of each other?
How are utilities (electricity, gas, water, sewer, phone, etc.) plumbed or wired into the LV Series Home?

Construction Questions:

What are the final build costs for a completed LV Home?
How much money can I save by purchasing an LV Series Home?
How long does it typically take to build a LV Home?
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Can you refer me to a general contractor in my area?
Can you show me examples of built LV Homes?
Do you offer installation services?

Distributorship/Joint Venture Questions:

Do you have distributorship opportunities available?
Our company would like to discuss a residential joint venture development with you.
I would like to build an LV Home and allow you to use it as a model home – is this an option?

BASIC QUESTIONS

What is included in the LV Series Home kit?

In layman’s terms, the LV Series Home kit home includes everything that you see on the outside except for the windows, roofing material, and exterior decks/stairs. For more details on exactly what is included in the LV Series Home you can download the “LVS Design” brochure on our webpage: www.rociromero.com/LVSeries/pdf/LVS_DESIGN.pdf. Read the section on “What exactly is included in the LV Series kit home” on p.7- this defines what you will receive.

What is the LV Series line of kit homes?

The LV Series is a modern line of homes designed and manufactured by Rocio Romero, LLC. The LV Series has been thoughtfully designed to enhance a modern lifestyle that is connected to nature. Our kit homes are affordable, easily built, and highly customizable.

We provide you with a kit of parts that makes up the exterior shell of the LV Home and can be delivered anywhere. The LV Home employs traditional construction materials and techniques; therefore, any general contractor can build your LV Home.

The LV Series first started with the LV Home (standard LV) and is the second LV prototype designed and built by Rocio Romero, LLC. Romero’s other designs are the LVL, LVM, and LVG and were developed to provide additional options while maintaining the same style and design as the original LV. The 150 Series, the LV150 and LVL150, is our LV Series Home that withstands 150 mph winds and complies with the most stringent hurricane code.

All of the units have a standard width of 25'-1", but vary in length. Three standard types of foundations are available: crawlspace, basement, and/or slab on grade. You can choose from several exterior siding options, as well as reconfigure interior and exterior walls. You can also choose one of our popular Add-On products: the LVT and/or LVC.

The LV units were designed to be built individually and/or combined to create a larger home or compound. For examples of single and multi-unit custom designs, visit our Design Services page: www.rociromero.com/LVSeries/services

Is the LV modular or stick-built?

The LV Series Home is a kit of parts and employs wall panels, faux wall panels, post and beams, roof structure, panel materials, and the exterior metal finish of the home. A kit of parts is a prefabricated methodology that is different from manufactured and/or modular housing as it is finished on-site as opposed to off-site. This allows the home to qualify as new construction and therefore qualify for a traditional mortgage. Additionally, your building inspector can inspect throughout all the build phases as with a normal stick built home.

What is the minimum space required to build an LV Series Home?

The LV Series Home can be built on many types of lots. Since zoning codes, as well as setback regulations (mandatory distances from the exterior of your home to your property line), vary from place to place this is something that you will need to investigate with your local building authorities. Once you know what the maximum building footprint can be on your lot, you can take the measurements of the LV Series Home from our website and verify whether it will fit.

Does the LV Series Home meet residential building codes everywhere?

The LV Series Home meets or exceeds all structural specifications in the California Building Code (CBC) and International Building Code (IBC) for single family residential construction. The LV Series Home meets the following 2006 IBC and 2007 CBC structural requirements: 20-50 psf snowload, 120 mph (exp. C) windload, and category E seismic. The LV150 and LVL150 (LV and LVL for hurricane areas) were engineered to meet the most stringent codes for hurricane environments. The LV150 and LVL150 meet the following IRC structural requirements: 20 psf snowload and 150 mph (exp. C) windload. At an additional cost, a structural engineer can certify the plans to the specifications as listed above in all 50 states. Given the numerous code variations with respect to plumbing, electrical, and mechanical, it is up to the purchaser to ensure that their chosen systems meet local building codes.

Do the materials used in your manufacturing process pose potential health problems?

All materials used in the LV Series Home are commonly used in traditional home construction. Therefore, the LV Series Home is environmentally safe for most people. However, individuals with particular environmental sensitivities should carefully examine the LV Series Home specifications to determine if there are any substances used in home construction to which they are sensitive.

Can you please send me a catalog or brochure?

In an effort to conserve paper, we do not offer hard copy materials since all of our information can be easily downloaded from our website at www.rociromero.com. If you do not have access to a home computer, you can get free internet access at your local library. If you do not have access to any computer, we can send you the same downloadable brochures available on our website for a fee of \$20.00.

SALES / PRICING QUESTIONS**What is the price and what is included in the LV Series Home?**

The price for the LV Series Home varies in accordance to the different sizes, wall lengths, as well as if an upgrade for increased snow load is required. For details on current pricing, snow load upgrade costs, and what is included in the kit, you can download the "LVS Build" brochure on our webpage: www.rociromero.com/LVSeries/pdf/LVS_BUILD.pdf

Where and how can I purchase an LV Series Home? What do I get with my non-refundable retainer?

The LV Series Home is exclusively available for purchase from Rocio Romero, LLC. For details on the sales process, you can download our LVS Sales Agreement: www.rociromero.com/LVSeries/pdf/ContractSaleGoodsRocioRomero.pdf

LV clients may choose to pay for the kit in full at the time of their order or remit a non-refundable retainer. The deposit for the LV, LVL, LV150, LVL150 is \$10,000 for each LV Series Home ordered and \$2,500 for the LVG and \$5,000 for the LVM ordered. Once Rocio Romero, LLC has verified payment of deposit and a signed sales agreement, we will forward to the homebuyer their construction document set.

One week prior to making your final kit payment, contact Rocio Romero, LLC so that we can process a shipping bid and thereby create a shipping agreement (see Exhibit A of the LVS Sales Agreement). Then you will need to submit the final kit payment, execute a shipping agreement, and pay any open invoices due to Rocio Romero, LLC at least 28 days prior to the date that you would like for your kit to be shipped from Perryville, Missouri.

The LV Series Home will be delivered to the address a customer specifies as long as the location is accessible via a traditional, semi carrier. If the location is too remote to be accessed by a traditional semi-carrier, the kit will be delivered to the nearest accessible location.

For details of what precisely is included within the construction document set you can download the “LVS Design” brochure: www.rociromero.com/LVSeries/services. Read the section on “What exactly is included in the LV Series kit home” on p.7- this defines what you will receive.

In addition to the kit, what other costs do I need to factor into my total cost of ownership?

Rocio Romero, LLC provides the LV Series Home as a kit to construct the following: wall panels, faux wall panels, post and beams, roof structure, panel materials, and the exterior metal finish of the home. You will be responsible for the labor to erect the kit, as well as all other materials and labor not provided in the kit, such as: foundation, windows and doors, roofing material, insulation, weatherproofing, and all interior finishing. The total cost of ownership will depend on your interior specifications and local labor rates.

For more details on building costs, refer to the FAQ question in the Construction section “What are the final build costs for a completed LV Home?”

If I purchase more than one LV, can I receive a discount?

The LV kit home is extremely competitively priced; therefore, we do not offer multi-unit discounts.

There is an LV home built near me – can you share the location so I can drive by?

Most of our clients request that we maintain strict confidentiality regarding their contact and site information; however, we periodically have open house tours where clients open their homes to the public. Please contact our Sales Department for more details.

What is the process once I decide I want to purchase an LV Series Home?

- 1) Receive and process your signed LV contract and corresponding deposit.
- 2) If customizations are required, your project is assigned to a Project Manager and incorporated into our work pipeline. Depending on the level and extent of the customizations, the custom design phase could take any where from one month to several months (your Project Manager can provide you will a ballpark estimate of design completion once you are a client). In the interim, you will receive a standard set of construction documents while we are working on your custom set.
- 3) Upon finalization of the custom construction documents, the Project Manager forwards all documents upon receipt of all open invoices due Rocio Romero, LLC.
- 4) One week prior to making your final kit payment, contact Rocio Romero, LLC so that we can process a shipping bid and thereby create a shipping agreement (see Exhibit A of the LVS Sales Agreement). Then you will need to submit the final kit payment, execute a shipping agreement, and pay any open invoices due to Rocio Romero, LLC at least 28 days prior to the date that you would like for your kit to be shipped out of Perryville, Missouri.

INTERNATIONAL SALES QUESTIONS

Do you sell the LV Home Series in Canada?

Yes, we do. Our first Canadian projects are currently underway in British Columbia and New Brunswick. If you would like to learn more about building an LV home in Canada, please contact our Sales Department.

Do you sell the LV Home Series internationally?

Yes, we do. Our first international projects are currently underway in Canada and France. International clients can choose to have Rocio Romero, LLC coordinate all of the shipping details to transport the LV kit to their international build site (as we do with our domestic sales) or take receipt of their kit in Perryville and the client handle all shipping arrangements. If you would like to learn more about building an LV home internationally, please contact our Sales Department.

FINANCING QUESTIONS

Do I need to work with a special lender to finance my LV build?

Since the LV Series Home is a kit of parts, your building inspector can inspect throughout all the build phases as with a normal stick built home. This allows the LV Series Home to qualify as new construction and therefore allows the home to qualify for a traditional mortgage.

Prior to attaining a traditional mortgage you will need to get a construction loan so that you can borrow money to build the home. This construction loan is the same as any normal construction loan issued for Rocio Romero LLC

new construction. Once your home has been built, you can then convert the construction loan into a traditional mortgage.

OPEN HOUSES

When is the next LV open house?

Our LV open house webpage: www.rociromero.com/RocioRomero/openHouse.htm, contains the latest tour dates and locations.

MANUFACTURING/ SHIPPING/ DELIVERY

Where is the LV Series Home manufactured?

The LV Series Homes are manufactured in Perryville, Missouri (70 miles south of St. Louis). By manufacturing the Kynar panels, steel posts, tapered plates, and wall/faux panels, we are able to purchase materials in bulk and reduce manufacturing costs substantially. Our central location in the U.S. makes shipping domestically relatively inexpensive; shipments range from \$1,500 to \$5,000 for one (1) LV kit.

What is the lead time for manufacturing an LV home?

We only require 28 days to manufacture your kit. Upon receipt of your final kit payment and execution of your shipping agreement, an order to manufacture your home kit will be placed.

What does it cost to ship the kit?

Shipping costs vary based on your distance from Perryville, Missouri (70 miles south of St. Louis). Currently, shipment costs range from \$1,500 to \$5,000 for one (1) LV kit. Since diesel prices do vary, the cost of shipping rates will fluctuate accordingly. Final shipping costs will be fixed thirty (30) days in advance of shipment and payment of shipping fees are due 7 days prior to kit shipment.

Do you have a checklist of what I need to receive in the shipment of my LV Series Home?

Yes. Upon purchase of an LV Series Home, you will receive a detailed checklist of all the things you need to do to prepare for delivery of your home. Many of these items can be delegated to your general contractor and/or sub contractors, but this handy checklist will ensure that everything is in order.

The construction binder is a very useful resource for you and your contractor. In it you will find: Construction Guidelines, Product Specifications Appendix, Construction/ Subcontractor Schedule, and a List of Materials. The Construction Guidelines are chapters subdivided into the different construction stages. It gives your general contractor useful tips and reminders for each stage of construction. It also points out important issues to consider so that your LV Series Home is customized for your particular location. The Materials List is a list of all the materials used in most of the construction stages. The Construction/ Subcontractor Schedule instructs your contractor on the sequence of building events for the building of your home. The Product Specifications Appendix has detailed information on every material and product of the LV Home as seen in Perryville, Missouri. It includes all the kit materials, as well as other materials not included in the kit, such as door handles, appliances, and other interior finishes.

These checklists, coupled with the detailed set of plans make the LV Series Home straightforward to build and easy to customize for your particular area. Additionally, we provide your contractors with information of all the prefabricated components that will be shipped to you on a flat bed truck. With this information, our clients are able to preplan locations for placing the bundles of the kit on the site, purchase the precise number and size of tarps and palletes, and are able to get the appropriate forklift for unloading.

When can I get my LV Series Home delivered? Can the delivery date be adjusted once it is set?

The minimum time for delivery will be 1-5 business days once we have completed the manufacturing of your home. You can request an adjustment of your delivery date provided that there is an open date on the LV Series Home Kit production calendar. That said, additional costs will apply to this change in date; see our shipping agreement of more details.

WINDOWS / FOUNDATIONS / ROOF / INTERIOR / EXTERIOR METAL SIDING

Why do you not provide the windows with the kit?

Window packages are very site specific; we provide you with opening sizes and a list of all the window manufacturers of our clients who have built across the country to date. These clients work with local glazers who customize their window package to local weather, sun and wind orientation, energy concerns, wind load specifications for structural safety, and any personal preferences.

For example, a Florida build would require you to purchase an LV150 Home as well as a hurricane resistant window package. Those of you building in Hawaii and/or a rainy climate will have to closely review air and water infiltration specifications. And then those building in a cold environment, like Minnesota, will have to closely review the U factor of your windows so that you attain an acceptable energy efficiency level and consider features such as argon and thermally broken windows. For those of you in a very dry hot climate, such as Arizona, you will also have to consider the U factor and possibly look into other features such as window tinting, awning structures, and landscaping solutions.

How much can I expect to spend on windows for my LV Series Home?

Windows vary radically in price based on their capabilities and from whom you choose to buy them. We recommend getting several quotes. Current window package quotes are ranging from \$15,000 to \$30,000. The windows for the Perryville show home were \$9,500 when installed in 2003.

What type of foundation does the LV Series kit require?

All of the LV Series Homes: LV, LVL, LVM, LV150, LVL150, and LVG are placed on permanent foundations. We have three standard types of foundations for you to choose from: crawlspace, basement, and/ or slab on grade. All three have been engineered to meet the structural requirements of the LV Series Home. Since there are substantial hold downs in the wall panels that are connected to anchor bolts embedded within foundation, these foundation plans provided by Rocio Romero, LLC are the minimum required, and anything less is not advised. In addition to compromising the home's structural integrity, lesser foundation systems may not qualify for traditional mortgages. The LVG (LV Garage), however, must be built on a slab on grade foundation.

What roof system does the LV kit employ? How is the roof drained? What is the roof snow load?

It is a Firestone Rubber Roof System that sits on pre-cut sloped rigid insulation. The LV kit's faux wall panels act as a parapet wall and conceal a sloped roof. It has a ¼ inch per foot slope and drops six inches from front to back and then there a sloped valley at the end of the roof which has a ½" per foot slope that diverts the water to two downspouts concealed within the faux wall panels. The LV Series Home is designed to withstand a snow load up to 50 psf.

How do you keep the gutters clean and clear?

You will be installing scuppers to your downspouts to ensure that leaves will not clog up your gutter. That said, you will have to go up on your roof and remove debris and leaves from the roof top, but this is normal roof maintenance for any home. Secondly, we have an additional internal gutter that is an overflow drain and it is placed adjacent to the primary drain; therefore, in the worst case scenario that the first drain where to be blocked due to leave debris (possibly because you were not checking and removing leave debris on your rooftop), this second drain which is located higher than the first would collect the water and remove it from your rooftop. Thirdly, the gutters are physically outside of your home, outside of the living space, and inside the outer faux wall. Prior to installing the gutters, the roofers must install the same EPDM roof membrane that you put on your roof on top of the interior wall. This is for additional insurance in the event that the gutter where ever to leak it would splash outside of your home onto this roof membrane and never present a problem for your inside space. Fourthly, clean-outs are installed at the bottom of the downspouts (outside of the faux panel), so if large objects were to clog the downspout you can remove the debris easily.

What is the ceiling height for the LV Series Home? What is the R-value for the roof?

The LV Series Home ceiling height is 9' - 0". The rigid insulation that sits on top of the roof deck (and creates the ¼" slope of your roof) achieves an R-rating of R-50.

Can a deck be installed on the roof? Can a solar panel system be installed on the roof?

Decks can only be installed in regions with a 20 psf snowload structural requirement. However, we would have to upgrade the structure to a 50 psf snowload. In order for the deck to work in the 20 psf region, solar panels can be attached to the roof; however, the roof installer must install a roof membrane system compatible with solar panels.

Does the kit include cabinetry, interior doors and interior walls?

The LV Series Home does not include any cabinetry or interior walls or finishes of any kind. This allows you to freely customize the floor plan. The only exception is the shear wall located between the living area and the bedroom area that is structural, and therefore cannot be omitted. This makes the interior floor plan flexible as it can easily be reconfigured to be a home with one very large bedroom, two bedrooms, or whatever best fits your needs.

What is Kynar 500 and can I choose different exterior colors?

It is Kynar paint coated on galvanized sheets and has a warranty extended by Unaclad. The standard Kynar exterior that we provide with the LV Series Home is silver. If you would like to customize your home, you can choose from a variety of exterior colors as well. To learn more, including ordering color Kynar samples, you can download our "LVS Design" brochure from www.rociromero.com/LVSeries/pdf/LVS_DESIGN.pdf, see page 4 for Kynar details.

Can a different exterior siding be used on the LV home?

We can omit the Kynar 500 exterior materials from your kit and credit the costs accordingly if you prefer to install an alternate siding material. Any traditional exterior siding can be used on the exterior of our LV Home. Examples that employ the flat Kynar metals and cedar lap siding are: www.rociromero.com/LVSeries/projects/pdfs/Matthew_Allison_Project.pdf and www.rociromero.com/LVSeries/projects/pdfs/Sara%20Peter_Project.pdf

INSULATION / HEATING AND COOLING/ ENERGY EFFICIENCY**Does the LV Series Home come insulated? If not, what type of insulation can be installed?**

The LV Series Home does not include any insulation. Primarily because the level of insulation you require will be determined by local environmental conditions. The home is designed to house significant insulation. The LV Series Home has two (2) 6" walls, the exterior wall panel, and faux wall panel. This allows you to achieve a minimum of R-38 throughout with regular batt insulation (which is 19 points above average). The rigid insulation used for the rubber roofing system attains a value of R-50 (this is 11-31 points above average). Since most heat gain and heat loss of a building occurs through the roof, this high R-value helps tremendously in achieving an energy efficient home. You can increase/decrease the R-value of the walls by using different types of insulation. We recommend you work closely and consult your general contractor for options.

What kind of heating and cooling system/HVAC system does the design accommodate and where does it get installed?

The HVAC system best suited for your LV Series Home will depend on many different environmental factors, such as where the home is located, how it is oriented to the sun, what insulation and window package you have chosen to install, etc. Work with your local HVAC subcontractor to choose the best system for your LV Series Home's specific situation. Our LV show home in Perryville, Missouri specified for a 2 ½ -ton residential unit and we installed a 4-ton commercial Lennox to save interior space, as well as for personal reasons.

How energy efficient is the LV home?

The LV is extremely energy efficient. All of the exterior walls consist of (2) 6" walls, which give you a 12" exterior wall, which will achieve an R-value of 39 if you use batt insulation throughout. The floor/crawl space will give you an R-value of R-19. If you go with a superior insulation system above batt insulation you can achieve greater R-values. The roof and attic uses rigid insulation and is designed to give you an R-value of R-50. If you are placing the home in an area that is very cold, we highly recommend that you go with a commercial window system as it is a superior window (i.e., thermally broken and/or argon windows) that will allow you to achieve a very energy efficient home.

CONSTRUCTION DOCUMENTS / CUSTOMIZATION / DESIGN

What construction documents and instruction materials do I receive from Rocio Romero LLC with my LV kit purchase?

When purchasing an LV kit you will get the following instructions: Construction Guidelines, Product Specifications, Construction Schedule, and List of Materials. The construction document set varies on the LV unit purchased; see below for list of drawings included.

The construction documents for an LV, LVL, LVM, LV150, and LVL 150 are:

Title Sheet, General Notes, Foundation Plan, Floor Framing Plan, Construction Plan, Electrical and Finish Plan, Reflected Ceiling Plan, Roof Beam Plan, Roof Framing Plan, Roof Plan, Exterior Elevations, Cross Section, Longitudinal Section, Wall Sections, Details, Interior Elevations of Bathrooms, Window and Door Schedule, Ramp & Concrete Steps, Cabinetry Drawings, and Structural Set

The construction documents for an LVG are:

Title Sheet, General Notes, Foundation Plan, Construction Plan, Roof Framing Plan, Roof Plan, Exterior Elevations, Cross Section, Longitudinal Section, Wall Sections, Details, and Structural Set.

The construction documents for an LVT and LVC are:

Foundation Plan, Construction Plan, Roof Framing Plan, and Exterior Elevations.

Can I buy the LV plans/construction documents, but not the kit?

The plans are a part of your kit purchase and are not available for stand-alone sale. The exterior shell kit ensures that you get exactly the same look as the original LV Home. Once you have erected the kit, the rest of the work is finish work that you and your contractor can customize to meet your needs. We provide the critical components that make our modern design easy to build and affordable. We sell the exterior shell that fits on one (1) truck and is transported conventionally with no special permits. The kit's detailed plans, instructions, prefabricated open wall panels, prefabricated Kynar panels as well as materials expedite the on-site construction process reducing on-site labor expense.

How much does it cost to customize the LV Series Home?

Everyone's degree of customization varies, consequently the design fees will vary in accordance to your specific needs. If you require a ballpark estimate of design and engineering fees to customize your home, you will need to engage us in the Preliminary Schematics process. For more details regarding our design services and our hourly rates: www.rociromero.com/LVSeries/services

What are the efficiencies created by combining two LV Series Homes?

When you combine two units, the physical connections allow us to eliminate the following components: (1) LV unit wall panels and (2) LV unit's faux wall panels and (2) LV unit's Kynar flat and corrugated metals. At the connection of the (1) LV unit wall panel, the structural engineer will advise whether to add or upgrade any structural components. Once that is determined, we will know precisely what can be omitted and credit those costs accordingly.

Can you accommodate a roof design change or increase the height of the interior ceilings?

One of the major benefits of prefab is that it reduces time and monies through efficiencies; deviating too much from our line of prefab homes requires a high level and degree of customization that is both time consuming and expensive.

Can solar, water catchments, and other "green" technologies be incorporated in the LV?

You can incorporate any "green" technology you desire into your LV build – our Design Team can assist you with identifying these options. You can also go completely "off grid" as some of our most recent clients are doing.

Can the LV be customized for commercial use?

We have not customized the LV for commercial use as of yet, but it is definitely achievable. Our Design Team would need to be retained to customize the LV so that it meets commercial code in your area.

Can the LV units be stacked on top of each other?

Yes, you can stack LV units on top of one another. The LV2, is a two story LV add-on that allows you to stack an LV unit on top of another LV unit. You can stack any LV unit on top of another. Currently, there is a two story limit.

How are utilities (electricity, gas, water, sewer, phone, cable, etc.) plumbed or wired into the LV Series Home?

Your general contractor connects all utilities to your LV Series Home. Rocio Romero, LLC provides detailed foundation and structural plans. If your building department requires specific mechanical, electrical and plumbing fixtures (such as sprinkler systems) and/or specific notes to be added to your drawing set, this is something we can update in your drawing set (see our design fee rates for details). Upon purchase of an LV Series Home, the homeowner will need to ensure that plumbing and electrical is installed per local code and per the configuration required by their personal finish choices.

CONSTRUCTION

What are the final build costs for a completed LV home?

Construction pricing for the LV home varies throughout the United States due to the difference in local labor rates, so you will need to get a construction bid from the area you chose to build in.

You can attain a ballpark construction bid from a local general contractor by having him or her refer to the following information: www.rociromero.com/LVSeries/pdf/LVS_construction_cost_estimation.pdf

This webpage contains all the information they will need to base their ballpark construction cost estimation.

On average the home costs \$120-195 sq/ft to build. This includes kit costs, shipping, foundation, and finish costs. This price does not include the cost of land. In the Midwest, the LV can be built around \$120 sq/ft. In California, as well as certain select areas on the East Coast where higher sq. ft. labor costs exist, the average is between \$120-195 sq/ft.

The overall consensus of our LV home owner's has been that the LV construction price is on average the same or slightly below local stick-built rates in their local area. Our clients consider this a great value given that high end modern design is usually very expensive and on the upper end of their local market.

How much money can I save by purchasing an LV Series Home?

While we can't quantify the amount you will save, there are several factors that can add up to significant savings:

- 1) All design and structural engineering fees (usually 10%-20% of a custom-designed home) are included in the purchase price.
- 2) The kit supplies only parts that are cost-effective to manufacture and ship.
- 3) The detailed plans, list of materials, and instructions supplied with the kit will reduce the time needed for a contractor to build the LV / LVL Home.
- 4) In many cases, an experienced do-it-yourselfer can realize more savings (usually 15%-25%) by being their own general contractor.

How long does it typically take to build a LV home?

We recommend that most LV Series Home buyers engage the services of a general contractor to build their LV Series Home. General contractors already know how to work with the materials used in the LV Series Home, and will be greatly aided in their work by the detailed plans and instructions included with the LV Series Home. A general contractor should be able to complete your LV Series Home in twelve to sixteen weeks, assuming no interruptions. It is also possible for an experienced do-it-yourselfer to build an LV Home, if they have experience in home construction, basic home construction tools, good project management skills (to manage sub-contractors for foundation work, HVAC, plumbing, electrical, excavation, interior finishes, etc.), and three to four months to devote full-time to construction of their LV Series Home.

Does the LV require a special builder to construct the LV?

Since the LV home employs traditional stick built methodologies, which every residential contractor is familiar with, it can be built by any good general contractor. A good general contractor will take anywhere between 3-4 months to build the entire home. Additionally, we are available to answer any questions if

your general contractor should have any. If your general contractor has any questions with respect to how the home is built, you can refer him or her to the following webpage www.rociromero.com/LVSeries/build. This webpage contains all the information they will need to understand how the LV home is built, as well as base their ballpark construction cost estimation.

Can you refer me to a general contractor in my area?

Any good general contractor can build an LV kit home. Our kit makes the process of building the kit home very easy. The LV Series kit employs regular construction techniques and materials; therefore, any good contractor will have no problems putting the kit together. We are available for any construction related questions throughout the entirety of the process. We also can refer you to select general contractors in your area. Please contact our Sales Department for more details.

Can you show me examples of built LV homes?

You can view an LV build slideshow on our website: <http://www.rociromero.com/LVSeries/build/>
Also, our Projects page has excellent pre- and post-construction photographs illustrating LV projects: www.rociromero.com/LVSeries/projects

Otherwise, if you would like more information, the Do-It-Yourself show has a great video about the construction process as well as segments on the designer and customers who have built the LV. You can watch it for free on the DIY channel, or if you would like you can forward Rocio Romero LLC \$40 for a copy of this DVD.

Do you offer installation services?

Since the LV Series Home employs regular construction techniques a good contractor will have no problems putting the kit framing together. We are available at 314-367-2500 and your contractor can call us with any questions they may have. Additionally, we can provide an on-site representative to assist your general contractor with any building related issues that arise. For those of you who can not find an architectural sheet metal installer, we can send a crew to your site to install all sheet metal siding on your LV Series home. For more details, see our "LV Build" brochure at www.rociromero.com/LVSeries/buildServices.htm

DISTRIBUTORSHIPS/JOINT VENTURES

Do you have distributorship opportunities available?

Currently Rocio Romero LLC is the exclusive distributor of our home products. If you are interested in representing the LV Home Series, we are happy to keep your information on file for future reference in the event we do decide to go in this direction at a later date. Please send your qualifications to: sales@rociromero.com

Our company would like to discuss a residential joint venture development with you:

Forwarding Ms. Romero a formal proposal outlining your specific intent is the best way to continue this dialogue. We need as much information as possible detailing your timeline and what your expectations are for our role in your project. Please send your proposal to: sales@rociromero.com