

Homeowner Responsibilities

- **Verify Sewer Suitability:** Verify the existence of sewer or suitability of soil for a septic system. The City/County Health Department or Building Inspection Office can guide you through this process. A copy of the health permit will be needed at the time of building permit application. We will gladly assist you with this step if necessary.
- **Set up Plot Plan:** Contact a surveyor to develop a plot plan. Beach Resort Homes will give you a footprint of your home to present to the surveyor who will create a plot plan locating the home on your lot. This plot plan will be needed at the time of building permit application. We will gladly assist you with this step if necessary.
- **Engineering if required:** Contact an engineer to develop foundation plans and other required plans. Beach Resort Homes will give you a blueprint of your home to present to the engineer who will create a structural review and foundation plan. These plans will be needed at the time of building permit application. We will gladly assist you with this step if necessary.
- **Apply For a C.A.M.A./Zoning Permit:** Beach Resort Homes will supply construction drawings for the home and the surveyor will provide the required plot plan. Driveway permits should also be applied for when applying for the C.A.M.A permit. A Health permit and/or sewer proof, if necessary, will need to be submitted with the C.A.M.A. application. We will gladly assist you with this step if necessary.
- **Apply For a Building Permit:** Beach Resort Homes will supply construction drawings for the proposed home and a surveyor will provide the plot plan, if needed, your engineer will create a structural review and foundation plan. If you need a driveway permit, apply at this time. A Health permit and/or proof of sewer may be required with the building permit application. We will gladly assist you with this step if necessary.
- **Site Preparation:** The lot must be cleared with positive drainage and any required erosion control in place. The house site, septic area, if applicable, and driveway should be free of any and all debris. A temporary construction driveway must be in place and provide mud free access to the construction site. A drain field, if applicable, must be clearly marked. Beach Resort Homes is happy to assist you with site preparation.
- **Delivery of Documents:** Any remaining contract documents must be given to Beach Resort Homes, to include the Funding Agreement, approved construction drawings, all permits, a Plot Plan, a Certificate of Insurance, as well as, written directions to the property.
- **Set Up Water and Electricity:** One temporary hose bib connected to public water or private well must be installed. Temporary electric service must be installed by an electrician and an account established in your name at the power company. Beach Resort Homes will gladly assist you with this step if necessary.
- **Construction Staking:** The surveyor must stake house corners for footing purposes. Beach Resort Homes will coordinate with your surveyor for foundation points after footing installation and instruct the surveyor to bill you accordingly.
- **Dumpster Delivery and Trash Removal:** Trash handling issues and Port-a-Johns must be readily available at the commencement of construction. We will gladly assist you with this step if necessary.
- **Sewer/Septic System Setup:** A sewer or septic system may be installed at anytime between the lot clearing and grading/landscaping activities without interfering with Beach Resort Homes building process. We are more than happy to assist you with this step if necessary.

- **Driveway Setup:** Driveways, sidewalks, and landscaping activities occur after construction of the house is complete. Beach Resort Homes is happy to assist you with any of these activities.