EVOLVED STRUCTURES

SUEÑO RANCH

3652 S 218TH AVE

INTENTIONALLY. UNIQUE. DESIGNS.



5 | 4 | 4 | 3403

+ In-ground Saltwater Heated Pool w/ Auto Cover





RYAN SCHWARZ
402-740-8949

JOSH BUNDREN
314-581-2142

$1,025,000

BERKSHIRE HATHAWAY HOMESERVICES | AMBASSADOR REAL ESTATE

EVOLVED STRUCTURES

SUEÑO

DOLLHOUSE VIEW





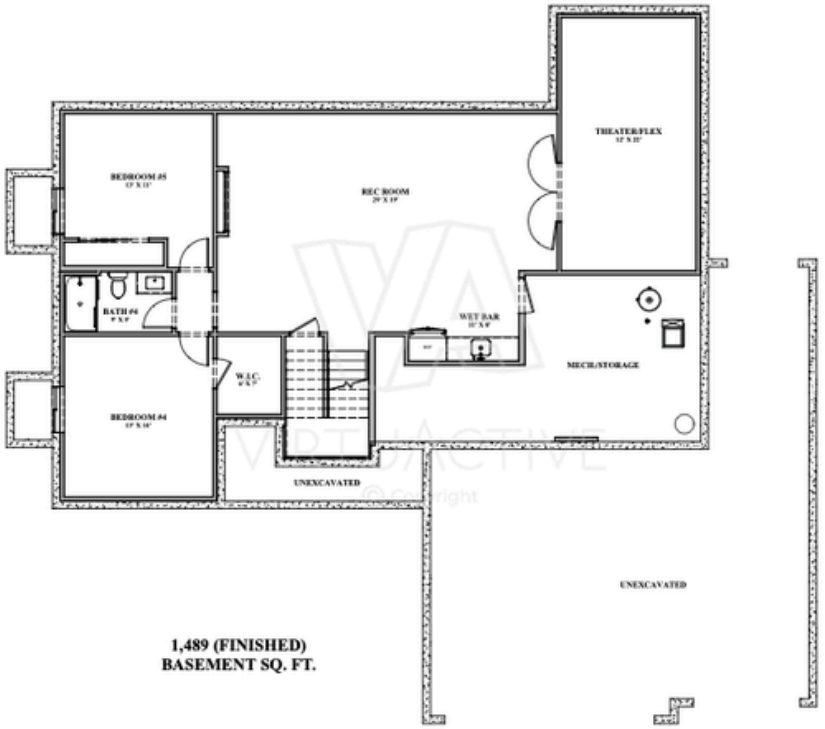
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SUEÑO

BROCHURE VIEW





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SUEÑO

ELEVATIONS



MID-CENTURY MODERN

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SUEÑO

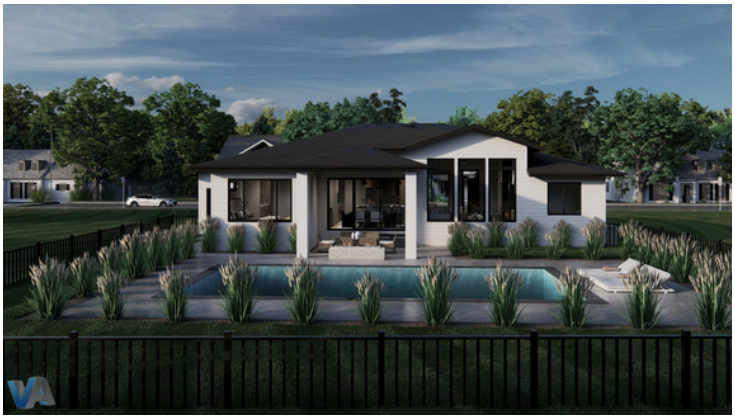
ADDITIONAL PICS











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EVOLVED STRUCTURES

OUR PROCESS = YOUR ADVANTAGE

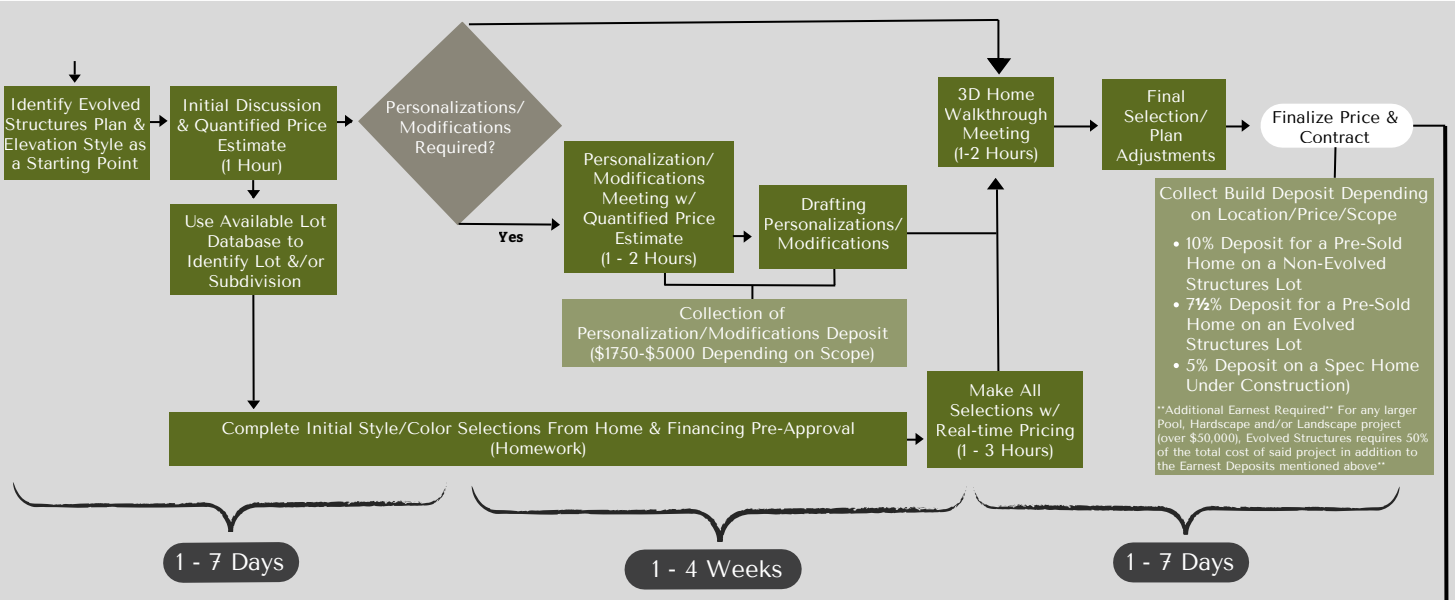
Our Mission

In recent years, the home building industry has been consumed by the wants of its most demanding consumers. As a result, it has often neglected the masses. Thus, missing the mark on the collaboration required to identify clients' needs and execute on them at a high level. We are a locally owned Omaha homebuilder whose mission is partnering with like minded customers to achieve a balance between their wants and needs. As a result, we have designed a process to make guided decisions for those whose priorities are budget, timeline, and quality in order to minimize stress. By setting clear expectations and following our process, our goal is to develop a trusted relationship with our clients and deliver a wonderful home that you will be proud to share with your family for years to come.

By leveraging state of the art 3-D drafting & design, we empower our customer(s) with the tools to confidently personalize their home. In addition, our utilization of the most comprehensive project management software (Buildertrend) gives our clients the ability to communicate and stay informed of construction milestones throughout the process.

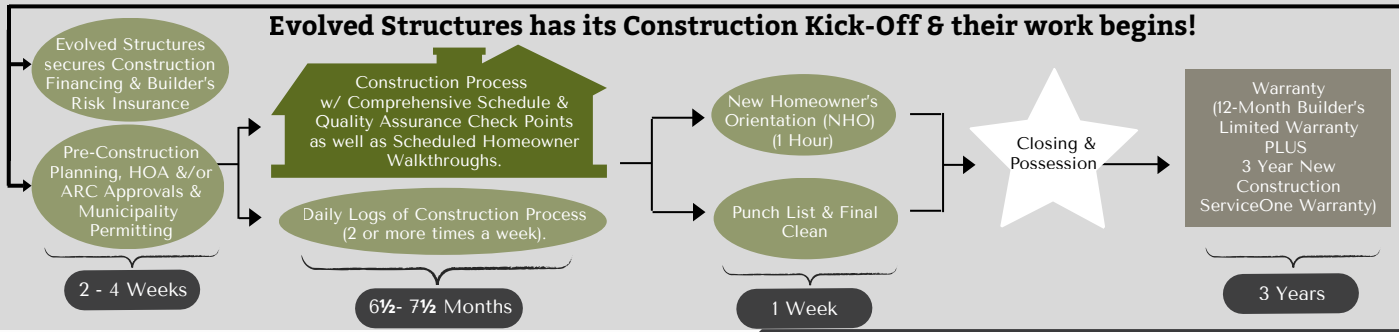
In addition, we have built and continually manage an extensive database of available lots throughout the Omaha Metro and surrounding areas to guide us to the right build site.

Our Process



At this point, your work is complete with all personalizations/modifications being final. Enjoy!

Evolved Structures has its Construction Kick-Off & their work begins!



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EVOLVED STRUCTURES

OUR PROCESS = YOUR ADVANTAGE

Your Advantage

Benefits	Client
Time	Initial no obligation price out meeting which is approx. 1 hour. Expedited Design/Personalization Process with no Change Orders thereafter. Build times 7-8 months. Numerous hours saved by virtue of in-house showroom & no time spent going to vendors shops. From the comfort of their own home clients can select their favorite selections before coming into our show room to finalize selections. Evolved Structures also carries the construction loans which eliminates the time it would take our buyers to research and secure construction financing. This also means the clients will not have to do the time consuming draw & invoice process!
Quality	During the design process, we review 3-D renderings of the home so that our clients have the ability to make any final changes/tweaks to their selections or plan details. During the construction process, we schedule numerous quality assurance checks from staking through final inspections to insure documented quality at every milestone. Superior base standards specifications (i.e.Class 3 shingles, Hardi Siding, BIBS insulation, High efficiency HVAC, soft close cabinetry, solid surface counters throughout the home, etc.)
Financial	From our initial conversations/meeting we can give our clients an accurate price range depending on the scope of modifications they would require. We continue this approach throughout the modification process until we finalize pricing at the final selections process (prior to contract signing). Evolved Structures also carries the construction loans which saves thousands of dollars of interest for the client.
Stress Free	Our clients' ability to fully comprehend our mission statement from our initial conversation/meeting will allow them to make a decision as to whether we are the right fit for them. For those that do embrace these expectations and move forward with us, they can enjoy the build process with little/no stress. This is a stark contrast to our industry standard which portrays a limitless expectation level, thus creating a stressful tug of war throughout the process.

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EVOLVED STRUCTURES

OUR PROCESS = YOUR ADVANTAGE

COMMUNICATION

- *Communication is key throughout each of the processes below*
- *Buildertrend messaging allows all communication to be documented for your benefit*

PRE-CONTRACT / SIGNING

PRELIMINARY PRICING PROCESS

- *Our pricing templates allow for our clients & sales team to quickly arrive at a quantified build price estimate based on the clients preferred floor plan from our website along with their desired lot. This eliminates unnecessary appointments. (We have multiple plans to choose from and a process to efficiently modify floor plans & elevations to meet our clients' needs.)*
- *Our process of modifying base plans in combination with our selections menu gives our customers a reliable and transparent pricing early on in the process.*
- *Our in-house pricing model enables us to consistently validate and control construction pricing with our subcontractors & vendors.*

DESIGN PROCESS

- *Interior personalizations/modifications range from adding ceiling detail to moving interior walls or adding garage space(s) to expanding the footprint of a home*
- Exterior modifications allow us to help you create a personalized and unique elevation design
- *We make all plan modifications at design phase to keep your home on schedule.*
- *We also have an extensive Selections Guide Worksheet to allow our clients get an idea of their color schemes/designs before the final selections process.*
- *We also task our clients with getting their financing pre-approval at this time.*

SELECTIONS & PLAN REVIEW PROCESS

- *As modifications are made, our clients start finalizing their exterior & interior selections for the entire home.*
- *The material & finish selections have been simplified with our process using a menu of attractive options & upgrades. Most of which are made before we sign a contract to move forward.*
- *This process allows us to minimize modifications that would require bids to obtain pricing*
- *This process is one of the most vital to us meeting the customers priorities of budget, timeline and quality*

3-D REVIEW & PRICE FINALIZATION

- *Once modifications and selections are complete, we give clients real-time pricing and begin the contract.*
- *Upon receiving the plans and 3D package from our drafters, we deliver them to our clients to review and send final comments/redlines.*
- *Upon approval of plans, ours customers will sign off on them while we complete our in house Quality Assurance Review of the plans from a construction perspective. We will make an addendum to the contract for any final selections/finishes changes. From here we do not allow change orders*
- *At the time of contract signing, we will collect a Build Deposit (10% Deposit for a Pre-Sold Home on a Non-Evolved Structures Lot; 7½% Deposit for a Pre-Sold Home on an Evolved Structures Lot; 5% Deposit on a Spec Home Under Construction)*

CONTRACT / SIGNING

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EVOLVED STRUCTURES

OUR PROCESS = YOUR ADVANTAGE

POST-CONTRACT / SIGNING

PRE-CONSTRUCTION

- *Our interactive schedule allows our subcontractors/vendors to plan & predict months in advance for their scope of work*
- *Any adjustments to schedule result in notifications to the appropriate subcontractors/vendors*

CONSTRUCTION

- *Customers are given high-level visibility to this schedule as well, which allows them access to the phases in real time without stressing over every detail*
- *We communicate with our customers through photos via buildertrend during exciting milestones of the construction process*
- *There is a systematic series of hundreds of tasks associated with each scheduled item of your home which enables a daily proactive management approach*
- *6 scheduled Quality Control Checkpoints*
- *3 walkthroughs with the client at scheduled benchmarks of construction*

NEW HOMEOWNER ORIENTATION PROCESS (NHO) + CLOSING

- *While this is an exciting time, we also recognize that the job's not yet complete*
- *At this step we will familiarize you with your new home and cover our warranty process*
- *This NHO is scheduled before closing to ensure you take possession of a home you're excited to call your own*
- *We will follow this up with any punch list items & a final clean right before Closing & Possession.*

WARRANTY PROCESS

- *One year limited builder warranty provided*
- *Our customers can create & communicate their warranty items electronically via Buildertrend*
- *Scheduled warranty milestones at 60 days and 11 months*
- *Warranty days are scheduled and logged*
- *We also supply each of our clients with a 3-year ServiceOne warranty that extends beyond our builder's warranty*

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EVOLVED STRUCTURES

BASE STANDARDS

Our Quality base materials & features listed below are what is Inclusive in each home's Base Pricing unless otherwise noted on the plans themselves. Upgrade options may be selected during the selection process

Structure (Exceptions Per Plan)

- Engineered Wall Panels, Engineered Floor & Roof Trusses & Engineered Stairs
- 2"x6" Exterior Walls of Conditioned Spaces
- 2"x4" Interior Walls & Garage Exterior Walls
- 9' Plus Main Floor Ceilings (Varies Per Plan)
- 8' Second Floor Ceilings (When Applicable)
- Poured 9' Concrete Foundation Walls w/ Poured Concrete Window Wells (When applicable)

Exterior Flatwork / Concrete

- Rear Patio
  - 4" Concrete Patio w/ Rebar
  - 180-200 Sq Ft
- Driveway
  - 4" Concrete w/ Rebar
  - Width Per Plan
  - Length to Fit 20'-25' Front Setback
  - Curb Grind
- 4" Concrete Public/Service Walks & Front Stoop (Per Plan)

Waterproofing & Vapor Barrier

- Waterproofing of Exterior Walls
- Exterior Drain Tile System
- Drain Tile on Ground Plumbing
- 1 Sump Pit w/Pump (N/A on Slab on Grade Foundations)
- Tyvek Wrap Vapor Barrier

Windows and Exterior Doors

- Anderson 100 Fibrex Windows & Screens (Colored Exterior Frame & White Interior Frame)
- Anderson 200 Fibrex Sliding Doors & Screens (Colored Exterior Frame & White Interior Frame)
- 8' Exterior Tri-Point Door (Therma-Tru) (No Storm Door)

Siding, Soffit Fascia, Roof & Gutters

- 100% Hardi Program (Cement Board Siding w/LP Soffit & Fascia). 10 Year Warranty on Material & Labor
- Siding, Soffit & Fascia Caulked w/ Vulkum
- 30 Year Architectural Class III Shingle (IKO Dynasty)
- 25% Cultured Stone & 10% Woodtone Accent on Front Elevation
- Aluminum Gutters w/ 3"x4" Downspouts

Insulation Package

- Blanket Blown in Insulation in Exterior Walls (R23)
- Blown in Insulation in Attic (R38)
- R23 -2 1/2" Closed Cell Spray Foam in Rim Joist, Plumbing over garage, & Penetrations

BASE STANDARDS CONT.

Drywall & Paint
- 90 Degree Drywall Corners
- Smooth Finish on Interior Walls
- Whole House Drywall Touch-up Before Final Paint
- Light Stomped Texture Ceilings
- Interior Wall Paint - Sherwin Williams Flat Paint
- Interior Trim & Doors w/ Sherwin Williams Acrylic Semi-Gloss Paint
- Exterior Paint - Sherwin Williams Satin Paint (Up to 3 Colors)
- Garage - Interior Drywall w/Finish (No Paint) & Expansion Joints in Drywall

Utility Package
- 13 Seer A/C Unit
- 93% High Efficiency Gas Furnace
- 50 Gallon Electric Water Heater

Fireplace
- 60” Linear Electric Fireplace Unit w/ Remote in Great Room
- Trim Detail Fireplace Bumpout

Electrical & Light Fixtures
- 200AMP Service
- Smurf Tube for Future Internet/Fiber Service Connection
- LED Exterior Recessed Can Lighting in Front Elevation Soffits & Porch
- LED Recessed Can Lighting in Common Living Areas
- LED Recessed Can Lighting w/ Separate Switch for Future Fan in Primary Bedroom
- Flushmount Light Fixture w/ Separate Switch for Future Fan in Secondary Bedrooms
- Kitchen Outlets Mounted Under Cabinets
- CAT VI run to Great Room, Bedrooms & Rec Room (If Applicable)
- Base Light Fixtures per Plan
- Decora Style Light Switches Throughout

Appliances
- Standard Appliance Package
  - GE Stainless Slide in Double Oven w/ Gas Range (Single Unit)
  - GE Stainless Dishwasher
  - GE Stainless Range Hood
  - GE Stainless Microwave w/ Trim Kit

Cabinets
- Koch Cabinets w/ Soft Close Doors & Drawers Throughout Home (Multiple Panel, Paint & Stain Color Options)
- Trash Pullout in Kitchen
- 42” Upper Cabinets Where Applicable
- 36” Vanities in Primary & Secondary Baths
- Quality Cabinet & Drawer Hardware Installed

BASE STANDARDS CONT.

Countertops, Sinks & Backsplash

- Cambria Quartz Countertops in Kitchen & Baths (2cm w/ Eased Edge Profile)
- Rectangular White Undermount Sinks in Bathrooms
- 4" Cambria Quartz Backsplash in All Bathrooms
- Kitchen Sink Undermount Composite or Modern Stainless Options
- Disposal Air Switch at Kitchen Faucet
- Tile Backsplash in Kitchen

Plumbing & Fixtures

- Copper Water Lines throughout the Home
- 2 Hose Bibs
- Tile Walls & Tile Floor in Primary Shower
- Fiberglass Tub/Shower Units in Secondary Baths
- Mansfield Elongated Comfort Height Toilets
- Delta Plumbing Fixtures
- Mirrors & Hardware Installed in Baths

Flooring/Tile

- Karastan LVP Flooring in:
  - Kitchen
  - Dining Areas
  - Great Room
  - Drop Zone
  - Baths
  - Laundry Room
- Quality Polyester Carpet w/ Mohawk Patron Thick Pad (All Pet Cushion) in:
  - Beds
  - Closets
  - Stairs
  - Office (If Applicable)

Trim, Stairs and Interior Doors

- Interior Doors - 6'8" or 8'0" Paneled Hollow Core Painted Doors (Plan Dependant)
- Interior Trim - 3.5” Casing & 5.5” Base
- Stair Skirt Board Trim
- Drywall Wrapped Windows
- Painted Shelving w/ Rods in Closets & Pantry Spaces
- Trim Detailed & Painted Drop Zone w/ Hooks (Per Plan)
- Custom Iron Railing & Companion Rails in Finished Areas

Garages

- 8’ Insulated Steel Garage Doors (Width Per Plans)
- Garage Doors Equipped with Belt Drive Openers & Remotes
- 1 Keypad w/MyQ Smart Control Per Home

Landscaping/Grounds

- Sod on Entire Yard
- Rainbird Sprinkler System for Sod Coverage

Warranty

- 12-Month Builders Limited Warranty
- 3 Year New Construction ServiceOne Warranty

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CONTACT US

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