

Turning Your Dream Into Your New Home

As a trusted homebuilder for almost 40 years, Riverview Homes, Inc. (RHI) has developed and refined our building process to insure you the quality home you want in a timely manner and all at an affordable price. The building process is also a chance for you to enjoy the rare and thrilling experience of watching what was once just an idea, a notion, a dream, take shape into your family's brand new home.

The RHI Building Process

Step 1: Initial Site Inspection

After a home is selected and a refundable deposit has been received by RHI and before site construction begins, and typically even before the home's specifications are finalized, A RHI service foreman will inspect your home site to make sure that we can gain access to your property. It is not only necessary that we inspect the actual building site and driveway for access, but also to make sure that RHI can meet all the PENN DOT requirements of delivering an oversized load to your neighborhood.

Step 2: Print Review

Manufacturer drawn basement prints, as well as the engineered home drawing, are necessary for you to receive construction estimates from contractors and to apply for local building permits. These prints need to be ordered from the Manufacturer since every home has unique requirements. When needed, RHI will order these prints and review them with you and your contractor to insure that the proper basement, crawlspace or piers are built for your new home.

Step 3: Custom Order Your New Home

If a model home from one of our 8 sales centers is not right for you, custom ordering your new home is no problem. In fact 70% of all RHI sales are custom ordered homes. Of course ordering your new home is a critical part of your satisfaction, so RHI takes great care that the home you want is the home that you get. You will have final review and approval of floor plan and floor plan changes, standard features and options list, and final color selections. Nothing will be ordered until you have made your final approval. The timing of your order is something that we try to control very closely. The goal is to have the home arrive from the Manufacturer when your site work is completed and our set crews are ready to deliver and install your home. That way no additional time or money is wasted.

Step 4: Home Arrival, Inspection and Delivery Schedule

When the home arrives from the Manufacturer to a RHI sales center. You will be made aware of the arrival and will meet your salesperson for your first viewing of your new home. The home obviously is not completed and viewing all rooms is not usually possible, but as complete as possible of an inspection is done. Typically at this time a follow up site inspection is performed by our delivery foreman to make sure your site construction is done as required. After site approval a delivery date is set and the final stages of your home construction are beginning.

Step 5: Delivery and Set By Certified RHI Employees

The home is delivered to your site by insured RHI trucks and drivers. Typically, for basement sets, the home is rolled onto the basement or crawl space using a “roll on” system. This system using beams and winches is specifically designed to handle factory built homes. Sometimes depending on the site or the home a crane is required, if this is the case you will know well in advance that this extra home owner expense will be necessary. All of RHI’s crew foremen and sales managers have been trained by industry experts to properly install a factory built home. The proper installation of your home is the most important part of assuring your satisfaction. Improper installation can cause many problems. Trained RHI foremen and set crews are the number 1 way of preventing improper installation. Foremen complete an industry installation course and all RHI service employees complete a yearly review of RHI set up procedures.

Step 6: Walk Through And Final Finish

Once installation is complete, you will inspect the home with a RHI foreman or manager. Any warranty items or missing items will be noted for future repair or repaired immediately if parts are on site.

Step 7: Third Party Inspection Of Home

Each HUD home installed by RHI is 3rd party inspected by a certified HUD installer. This inspector holds the same licenses as our foreman and managers, but is not an RHI employee. His inspection report is forward to the State of Pennsylvania stating that the installation meets all HUD and the factories requirements. Additionally your local authority may require an inspection and in most cases the lender will perform an inspection. Once all inspections are complete and funds are released in full to RHI you will take possession of your new home and begin final preparations to move in.

Step 8: 1-Year Factory Warranty

Each new home sold by RHI comes with a 1-year written warranty as provided by the manufacturer of the home. During the first year of occupancy you will report any warranted items to your RHI sales person. RHI is an approved service provider of all of our manufacturers and unless special circumstances arise your warranty repairs will be performed by an RHI employee. Additionally most manufacturers provided an extended warranty to covers some items up to an additional 9 years for a total coverage of 10 years of warranty. Warranty items after year one will be reported to the provider of the extended warranty.

