

**Introduction
to
DVC Homes**



Diamond Valley Custom Homes Inc.

103 Westmount Hill

Okotoks, Alberta

T1S 0B3

403-369-2103

raham@dvchomes.ca



Welcome to Diamond Valley Custom Homes

A letter from our Owner, Raham McIlroy

My name is Raham McIlroy, and I am one of the founding partners of Diamond Valley Custom (DVC) Homes, based in Okotoks, Alberta. We are a luxury custom home builder specializing in acreage homes and country living. Over the years, my team and I have continually been referred projects in the surrounding area. With my brother Mike (Construction Manager), and my wife Devon (Office Manager), by my side we build custom homes in the beautiful Foothills of Alberta. DVC offers us an outlet for our entrepreneurial spirit and our passion for building, while ultimately allowing us to be creative, innovative, and give back to our community.

Since 2005, we have successfully honed the process of building custom homes and expanded our award-winning portfolio, and team of like-minded trade partners, employees, and suppliers. With a unified mission to serve our customers with honesty and integrity, while offering top quality workmanship and custom options for their home. We have built the foundation for success, and now we look into the next phase of this adventure, together.

This is where you come in! This is the first step in what will be a very exciting journey.

Building your custom home is exciting enough, but doing it while making your visions come to life with our team of experts who help guide you from start to finish, makes it even better. Seeing the progress of your journey 'home' is a very rewarding experience. Choosing a custom home allows you to create a perfect reflection of who you are and how you want to live.

I know that this is a very big decision—I understand that the unknown can be scary, but we promise to deliver the knowledge, expertise, and talent that you need in a builder. We would like to invite you to visit our [Website](#) and our [Houzz](#) page for inspiration. Thank you for your interest in Diamond Valley Custom Homes, we look forward to getting to know you!

Kindest Regards,

Raham McIlroy

Diamond Valley Custom Homes



About Us

For over a decade, Diamond Valley Custom Homes has been enriching Calgary and the Foothills area, specializing in luxury custom homes and acreage development. The McIlroy brothers cater to the discerning client and pride themselves on being a truly custom home builder. From our qualified in-house crew able to handle the unique requests of our clients, our extensive home building knowledge, and our meticulous attention to detail, we focus on projects that are out of the ordinary. For this reason, we serve only 2-3 custom build clients per year.

Our commitment to and understanding of our client's vision throughout the build, ensure total customer satisfaction. At DVC Homes, we use a collaborative approach which allows our client's to be involved as much or as little as they wish. Our motivation is to curate a home that reflects your unique lifestyle and allows you to live *Inspired* inside your custom home. Bringing your dream home to life, project managers (and hands on owners) Raham & Mike ensure the job is done right, and that your vision is realized in every detail.

Featured in Best Home Magazine, Winner of the 2018 BILD Alberta award for "Renovator's Choice" sponsored by Built Green Canada, and Finalist for 2019's National Housing Excellence Award, we are proud to continually showcase our work among the best in the industry. Differentiating ourselves and focusing primarily on acreage homes has allowed us to follow our passion of building in the beautiful Foothills of Alberta, and master the execution of the building process outside town limits. Maintaining a solid reputation with our clientele and within the community has helped us grow, along with our core value of absolute perfection on every project that we do.

Diamond Valley Custom Homes is proud to be an accredited RenoMark builder. We are fully licensed and insured and offer comprehensive Warranty options.

Let us help guide you from start to finish through the entire building process, from working with you personally to create and design your customized dream home plan, to bringing those ideas to life.







Why Choose Us?

- 1. Our Process** – We want to create a rewarding experience for you and your family. The DVC Process will help cut weeks off your project with our construction management software. We will keep the process fun and exciting while keeping everyone focused and on track. A better building experience and a better outcome.
- 2. The DVC Difference** - We do everything from land procurement to acreage development to Custom Homes to Renovations. Some of our customers have described what we do as *'Truly Custom'*; what they mean is that with Raham and Mike's construction and fabrication background and hands on approach, we are able to design and create anything you want in your home such as custom finishing, unique spaces, specialty products, while delivering it without any project hiccups. At the same time, we also offer the full range of custom home building needs such as project management and scheduling. So our clients have found we can add value to all phases of the process from the more technical to the practical aspects of the process.
- 3. Our Team** – Quality driven and customer focused. We have over 20 years of experience, exemplary certification, and awards of excellence in the home building industry. We have established relationships with local trade partners that share in our core values.
- 4. Guarantee** – The DVC Guarantee is to deliver a quality home that you can be proud of and live inspired in for generations to come. We promise to help you make informed decisions about your home so you can build with confidence!
- 5. RenoMark™** – Renomark recognizes members of the Canadian Home Builder's Association who abide by the RenoMark Code of Conduct, so that you can have confidence in your renovation professional.
- 6. Reviews/Testimonials** – Just ask our customers! We are humbled to be referred by our wonderful client's time and time again.
- 7. Warranty** – The customer experience does not stop when you move into your new home. Diamond Valley Custom Homes has partnered with Progressive Home Warranty to offer comprehensive coverage which includes Alberta's New Home Mandatory "1-2-5-10". 1-Year Materials and Labour Warranty, 2-Year Mechanical Systems Warranty, 5 or 7-Year Envelope Protection, and 10-Year Structural Defect Warranty.





RenoMark™

RenoMark raises the bar and identifies professional contractors who have agreed to abide by a renovation-specific Code of Conduct, and the Canadian Home Builder Association's Code of Ethics. The Renovators Mark of Excellence makes it easy for homeowners to identify participating professional renovators who have agreed to provide a superior level of service and a higher standard of performance than common industry practice. Renomark renovators understand the value of customer service, provide warranties and continually educate themselves on trends, materials and new regulations. Renomark members provide BILD Calgary Region proof of licensing, warranty and insurance annually with their membership renewals.



Code of Conduct:

1. Be a member in good standing of the local Home Builders' Association.
2. Abide by all of the Local Home Builders' Association's Code of Ethics.
3. Provide a detailed, written contract (including a scope of work) for all jobs.
4. Offer a minimum two-year warranty on work (excludes minor home repair).
5. Carry a minimum of \$2 million in liability insurance.
6. Carry all applicable licenses and permits as required.
7. Maintain a safe and organized work site at all times.
8. Return homeowners phone calls within two business days.
9. Have access to education, training and professional development.
10. Have and work only with subcontractors which have workplace safety and employers' liability coverage.

Diamond Valley Custom Homes

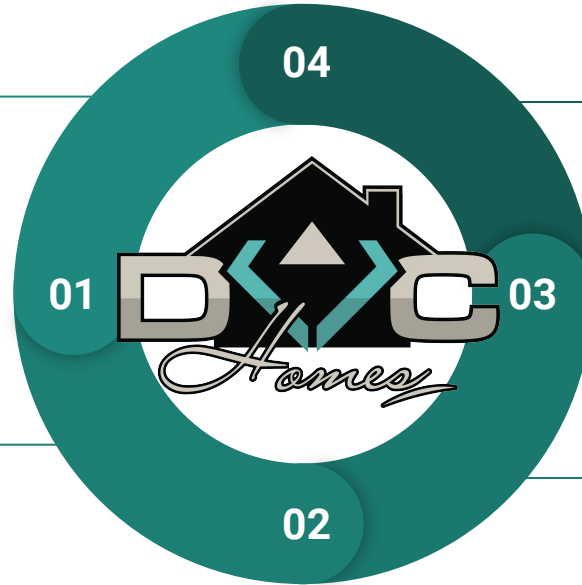
Our Process

1. Consultation

- Introduction to DVC Homes
- Let's Build It Questionnaire
- Property Review + Consultation
- Answer Clients Questions
- Land Options
- Financing Options

2. Collaboration

- Design Contract/Deposit
- Online Access for Clients
- Site Meeting with Designer
- Review Preliminary Drawings
- Revisions
- Conceptual Design and Proposal
- Sign Construction Agreement
- Specifications & Selections
- Final Drawings Completed
- Permit Applications
- Build Project Schedule



4. Completion

- Final Walkthrough and Home Orientation
- Review Home Maintenance manual
- Warranty Certificate and Keys Presentation
- Satisfaction Survey
- 1 Month Follow-up Service Call
- 1 Year Follow-up Service Call

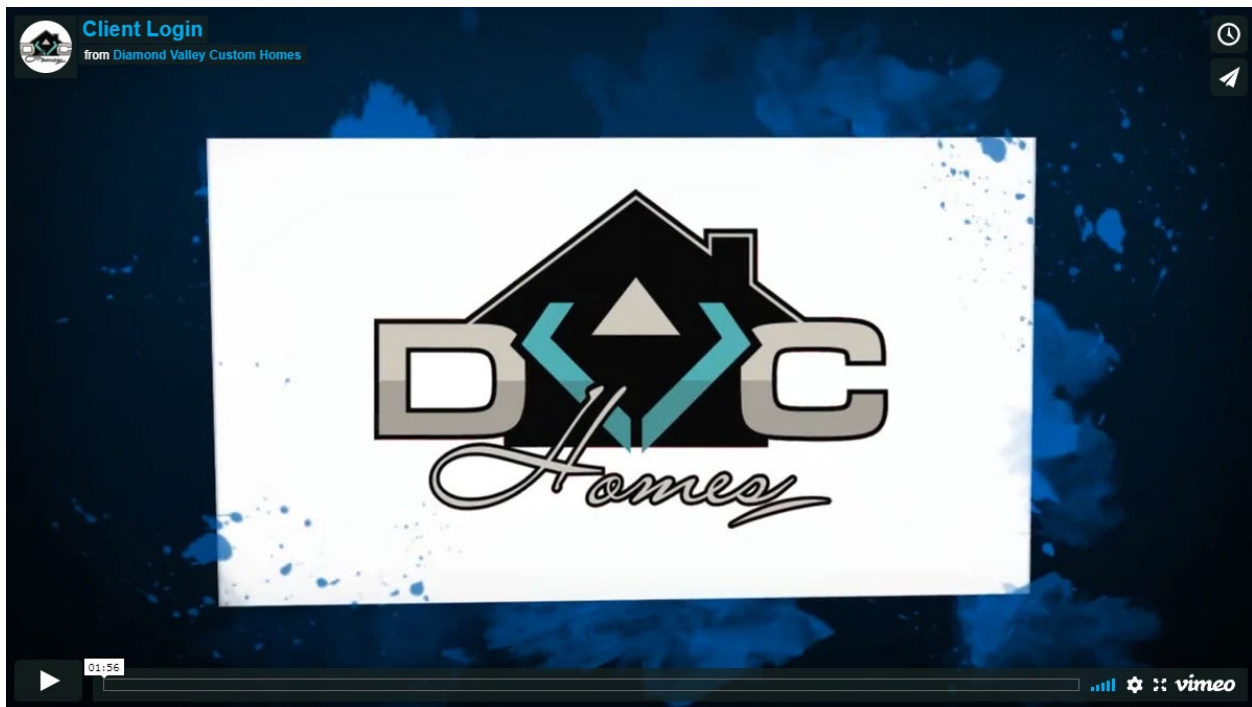
3. Construction

- Pivotal Progress Meetings
- Quality Control
- Project Management
- Excavation and Foundation
- Framing and Exterior Envelope
- Mechanical Rough-ins
- Inspections
- Drywall and Insulation
- Finishes
- Close Permits
- Walkthrough Checklists



Our Process

With our online system, you'll actually enjoy your building process. You will have all of the details at your fingertips, wherever you have web-access. You will have all your decisions and related information displayed neatly in order. We'll even send you automatic reminders about what's coming up next. If you decide to splurge on a few extras, you'll always know how much you've spent, and you can securely approve those things right online. You'll see your project taking shape as you track major milestones and view the progress in the online photo gallery. Our system makes sure that nothing falls through the cracks. That's why we've invested in it, to make sure that the fun and enjoyment stays in the building process. Watch our video below to learn more!



<https://vimeo.com/324440717>



After Sales Service Policy

Diamond Valley Custom Homes has a high level of commitment to quality of work and customer satisfaction. We have developed an "After Sales Service Policy" to give our customers piece of mind.

You can expect nothing but the finest craftsmanship, but sometimes you may have a concern or experience a small problem. We promise that if a concern should arise, we will respond appropriately.

Our after sales service policy begins with the preventative measures we take, first and foremost of which is, effective communication with our customer. From day one of looking at plans, and designing your future home, we will discuss the building process with you. Throughout the build, there will be constant ideas shared back and forth between the customer and the builder. Our builders will explain what steps are next and what you can expect, to help out with the planning process.

The customer experience does not stop when you move into your new home, we still want to hear from you to make sure everything is going smoothly. A representative from Diamond Valley Custom Homes will contact you after the completion date to address any concerns or issues you may have. We believe your home is a once in a lifetime build, and after building with us, you will be treated and considered as family.

We also exceed construction standards in many cases so that we can offer a superior product, while providing quality customer service throughout the entire building process. If for any reason the customer is not happy with the workmanship up to 2 years after the completion date, they may contact the company. A representative from the company would be more than happy to respond within a reasonable time. When the issue is addressed on site, the customer and representative will come to a decision together on whether the issue was due to negligence, or the workmanship itself. If the decision is reached that the company is at fault, Diamond Valley Custom Homes will be more than happy to correct the work.

To avoid claims due to negligence, Diamond Valley Custom Homes has further compiled a small list of solutions to help prevent typical maintenance problems. The customer will receive a useful maintenance list after the completion of a home. If the customer follows these simple maintenance steps, it will help prolong the decay of the house, keep the house in excellent condition, and protect the customer's investment for many years to come.





Let's Build It! Questionnaire

Help us get to know you and your family, so we may assist in your future custom home. Please complete our [Let's Build It! Questionnaire](http://dvchomes.ca/contact-us/) on our website at dvchomes.ca/contact-us/ and we can help get you started on the path to your dream home.

Customer Questionnaire

Help us get to know you and your family, so we may assist in your future custom home

What size of home are you looking for? (sq. ft)

2000-3000

3000-4000

5000+

What is your approximate budget range for your new home? (not including land)

500,000-750,000

750,000-1,000,000

1,000,000+

Other: _____

Do you need assistance finding land?

Yes

No

What are the primary reasons for building a new home? (check all that apply)

Dream home



Progressive Home Warranty provides new home warranty insurance protection that meets or exceeds the requirements of the New Home Buyer Protection Act. Our home warranties are provided by leading national insurance companies. In addition, Progressive Home Warranty acts as the administrator to ensure that every policy is interpreted fairly.

WE'LL DO RIGHT BY YOU.



Progressive Home Warranty
 325 Carleton Drive, St. Albert, AB T8N 7L1
 P: 780.470.4663 • F: 780.470.4664
 1.866.996.9776
ProgressiveWarranty.com



Progressive
HOME WARRANTY



DOING
 RIGHT
 BY YOU



DOING
 RIGHT
 BY YOU

1 Year
 Materials + Labour Warranty

2 Year
 Mechanical Systems

5 Year
 Envelope Coverage

10 Year
 Structural Defect Warranty

\$265,000
 Total Policy Limit

Additional Living Expense
 Coverage up to \$15,000



The **Progressive Foundation** is a non-profit organization designed to build futures for families in the Dominican Republic.

We help impoverished families have a real chance at a great life. We focus on building safe homes for families who otherwise would be forced to live in dangerous slums all around the country. By building these houses, we are changing their lives forever, and offering a future where there is hope.

To learn how you can get involved, please visit
progressivefoundation.ca

ProgressiveWarranty.com

SINGLE
Family





SINGLE Family

WARRANTY COVERAGE



Progressive Home Warranty is designed to specifically protect new home buyers. We represent excellence and can assure you that our builders have met high standards of accountability in the areas of finance, construction and customer satisfaction.



1 Year Materials + Labour Warranty

The first year of warranty covers against defects (items that do not conform to warranty standards) in workmanship and materials that appear after you move in to your new home.

2 Year Mechanical Systems Warranty

In the second year, the warranty extends to the crucial mechanical systems of the home. This coverage extends to any defect in materials and labour supplied for the gas, electrical, plumbing, heating, ventilation, and air conditioning delivery systems.

5 Year Building Envelope Warranty

For the first five years Progressive includes coverage for the many elements that provide protection to what is called the “building envelope”. We warrant against water penetration and a number of other hazards that threaten the comfort and beauty of your new home.

10 Year Structural Defect Warranty

The total policy limit is the lesser of the cost of the home excluding land or \$265,000.



This document outlines the coverages for which you are eligible under the Progressive Home Warranty Program. It does not create nor confer any contractual or other rights. All rights with respect to coverages will be governed by the warranty certificates issued. Some conditions may apply.

\$265,000 Total Policy Limit

The total aggregate coverage for any single family home under the new legislation is \$265,000. We believe our builders are the best in the industry and we back them with the highest level of consumer protection.

Additional Living Expense Coverage up to \$15,000

Progressive Home Warranty will ensure families have a place to live if they have to move out of their home because of a structural defect up to \$150 per day to a maximum of \$15,000.

FOR INFO PROGRESSIVIEWARRANTY.COM
866.996.9776
CALL US, WE'LL ANSWER



DOING RIGHT BY YOU



Foothills County

309 Macleod Tr, High River, AB T1V 1M7
Tel: 403-652-2341 * www.FoothillsCountyAB.ca

2024 Business Licence

This is to certify

Licence Number: 10L/506

Diamond Valley Custom Homes

Description: Non-Resident Business - General Contractor

804490

**is hereby granted a licence to conduct business within the municipal boundaries
of Foothills County (Bylaw No. 1018)**

The licence is valid until December 31 of the current year, unless this licence is suspended or forfeited.
The licence is accepted and held by Foothills County, subject to any or all bylaws, rules and regulations
that are now or hereafter may be in force, respecting the same of the trade, business or calling, hereby
licensed to be carried on.





BUSINESS LICENCE

2024

Customer ID #: 130414

This is to certify: DIAMOND VALLEY CUSTOM HOMES

Located at: 103 WESTMOUNT HILL

License Description: HOME OCCUPATION

is hereby granted a license to conduct business within the municipal boundaries of the Town of Okotoks (subject to Business License Bylaw 20-13). The license holder must obey all municipal bylaws and provincial and federal laws.

DISPLAY THIS LICENSE FOR PUBLIC VIEWING

The information contained in this license was provided by the licensee. The Town of Okotoks does not warrant the accuracy or truth of any information provided or the manner in which the business is conducted by the licensee. Reliance on such information is at the user's sole risk.

NOTE: The holder of this license must notify Okotoks Business Licensing of any change in ownership, address or business activities.

Residential Protection Program
Government of Alberta
16th Floor, Commerce Place
10155 - 102 Street, Edmonton, Alberta T5J 4L4
Tel 1-866-421-6929
RPP@gov.ab.ca

Licence Number: 17BL35258065
Expiry Date: December 18, 2024
Class: General Contractor

Status **Licenced**

Legal Name: Diamond Valley Custom Homes Inc.
Doing business as:

Builder ID: 17RB21554637
Address: 103 Westmount Hill; Okotoks AB T1S 0B3
Phone Number: (403) 369-2103

Issued on December 14, 2023

Ann Laing

Registrar of the *New Home Buyer Protection Act*



As of the date of issuance, this Certificate of Builder Licence is evidence that the Certificate holder has met the requirements to be licensed by the Residential Protection Program under the New Home Buyer Protection Act and Regulations. This certificate is subject to verification by the Registrar on request, and can be found online, and may be suspended, cancelled, or made subject to conditions at any time.

9912 – 107 Street
PO Box 2415
Edmonton AB T5J 2S5

Email: ebusiness.support@wcb.ab.ca
Tel: (780) 498-3999 (1-866-922-9221)
Fax: (780) 498-7999
WCB website: www.wcb.ab.ca

January 19, 2024

Reference Number:

TO WHOM IT MAY CONCERN
103 WESTMOUNT HILL
OKOTOKS AB T1S 0B3

Dear Sir or Madam:

Re: DIAMOND VALLEY CUSTOM HOMES INC.
103 WESTMOUNT HILL
OKOTOKS AB T1S 0B3

The above named subcontractor has an account with WCB-Alberta in the following industry(ies):

account	trade names(s)/industry	effective date	coverage
5876732	RESIDENTIAL CUSTOM HOME BUILDER	Jan 01, 2014	worker coverage personal coverage for: RAHAM MCILROY MICHAEL MCILROY

Thank you for checking into the status of this contractor or subcontractor. Under Section 126 of the Workers' Compensation Act, you are responsible for obtaining a clearance on your contractor or subcontractor, in order to release you from any liability for unpaid WCB premiums owed by them. Please ensure clearance has been issued in the correct name and that there is coverage in the industry(ies) for which work was performed.

Please accept this letter as a clearance for work completed between the effective date of the account and the date of this letter. For this account, you are cleared of any liability under Section 126 of the Workers' Compensation Act up to the date of this letter. Any holdback may be released for contracts completed, and/or for work completed to the date of this letter. For an account that shows closed under the effective date, the clearance is only valid for work completed up to the close date. If work has not started, obtain a clearance prior to releasing final payment.

Please note, if any directors of the corporation are injured at work, you are protected from lawsuit if they have personal coverage. If they do not have personal coverage, you may not be protected in the case of a workplace injury.

If your contractor or subcontractor is performing work outside Alberta, contact the WCB in that jurisdiction to determine your clearance and any other WCB requirements.

Any alteration of this document is strictly prohibited.


Yours truly,

eBusiness Support Team (14602467)

CERTIFICATE OF LIABILITY INSURANCE

1. CERTIFICATE HOLDER - NAME AND MAILING ADDRESS		2. INSURED'S FULL NAME AND MAILING ADDRESS				
TO WHOM IT MAY CONCERN		DIAMOND VALLEY CUSTOM HOMES INC				
Canada		103 WESTMOUNT HILL OKOTOKS AB T1S0B3 CANADA				
3. DESCRIPTION OF OPERATIONS/LOCATIONS/AUTOMOBILES/SPECIAL ITEMS TO WHICH THIS CERTIFICATE APPLIES Certificate Holder added as an Additional Insured but only with respect to the operations of the Named Insured.						
4. COVERAGE						
This is to certify that the policies of insurance listed below have been issued to the insured named above for the policy period indicated notwithstanding any requirements, terms or conditions of any contract or other document with respect to which this certificate may be issued or may pertain. The insurance afforded by the policies described herein is subject to all terms, exclusions and conditions of such policies. Limits shown may have been reduced by paid claims.						
TYPE OF INSURANCE	POLICY NUMBER	EFFECTIVE DATE (YYYY/MM/DD)	EXPIRY DATE (YYYY/MM/DD)	LIMITS OF LIABILITY (Canadian dollars unless indicated otherwise)		
				Coverage	Amount of Insurance	
Commercial General Liability <input type="checkbox"/> Claims Made OR <input checked="" type="checkbox"/> Occurrence <input checked="" type="checkbox"/> Product and/or Completed Operation <input checked="" type="checkbox"/> Employee Liability <input checked="" type="checkbox"/> Cross Liability	P04077022	2024/03/20	2025/03/20	Commercial General Liability Bodily Injury and Property Damage Liability	General Aggregate	\$5,000,000
					Each Occurrence	\$1,000,000
				Products and Completed Operations Aggregate	\$1,000,000	
				<input type="checkbox"/> Personal Injury Liability OR <input checked="" type="checkbox"/> Personal and Advertising Injury Liability	-	
				<input checked="" type="checkbox"/> Medical Payments	\$25,000	
					\$500,000	
				Total Environmental Impairment	-	
Environmental Impairment Aggregate	-					
<input type="checkbox"/> Non-Owned Automobiles						
<input type="checkbox"/> Hired Automobile						
Automobile Liability						
<input checked="" type="checkbox"/> All Described Automobile	P04077022	2024/03/20	2025/03/20	Bodily Injury and Property Damage Combined	\$1,000,000	
				Bodily Injury (Per Person)	-	
				Bodily Injury (Per Accident)	-	
				Property Damage	-	
Garage						
<input type="checkbox"/> All Insured Automobiles				Bodily Injury and Property Damage Combined		

Federated Insurance

TYPE OF INSURANCE	POLICY NUMBER	EFFECTIVE DATE (YYYY/MM/DD)	EXPIRY DATE (YYYY/MM/DD)	LIMITS OF LIABILITY (Canadian dollars unless indicated otherwise)		
				Coverage	Amount of Insurance	
Excess Liability <input checked="" type="checkbox"/> Umbrella Form	P04077022	2024/03/20	2025/03/20	Each Occurrence Aggregate	\$1,000,000 \$1,000,000	
Professional Liability <input type="checkbox"/> Miscellaneous Errors and Omissions <input type="checkbox"/> Technology Errors and Omissions <input type="checkbox"/> Directors and Officers				Third Party Liability (Each Wrongful Act) Third Party Liability (Each Wrongful Act)		
Other Coverage(Specify) <input type="checkbox"/> Cargo <input checked="" type="checkbox"/> Legal Liability for Damage to Non-Owned Automobiles	P04077022	2024/03/20	2025/03/20	Cargo Limit	-	
				Legal Liability for Damage to Non-Owned Automobiles	Deductible \$500	Limit \$100,000
5. CANCELLATION						
Should any of the above described policies be cancelled before the expiration date thereof, the issuing company will endeavor to mail 30 days' written notice to the certificate holder named above, but failure to mail such notice shall impose no obligation or liability of any kind upon the company, its agents or representatives.						
6. CERTIFICATE AUTHORIZATION						
Signature of Authorized Representative:		Federated Insurance 55 Standish Court, Suite 300 Mississauga ON L5R 4B2 1.844.628.6800 www.federated.ca			Date 2024/02/01	