



## QC/QA Program

The SJV Construction Services (SJVCS) Construction Team is responsible for ensuring that all construction activities are performed professionally and that the quality of such construction meets high-performance standards.

To facilitate this responsibility, we have retained a 3<sup>rd</sup> party independent construction inspection service, [Axis Pointe](#), to inspect major aspects of work.

### Areas inspected include, but are not limited to:

1. Inspection Lists for different stages of homebuilding
  - Framing, rough and finish
  - Roofing System, including flashings
  - Waterproofing of retaining walls and other below-grade construction
  - Noise attenuation
  - Water infiltration potential, including decks and roofs
  - Area separation wall construction
  - Fire-rated (wall/ceiling/attic area) construction
  - Concrete work/hardscape site work
  - Ceramic Tile Work

Prior to Construction, the 3<sup>rd</sup> Party Quality Assurance Service, [Axis Pointe](#), will review the following:

- Review construction documents to ensure they contain adequate and complete requirements for watertight integrity, fire protection, and basic code safety features (architectural).
- Review all subcontractor-proposed substitutions (for any process or product) and obtain the design professional's input before approving the change.

SJVCS, [Construction Manager](#) obtains written reports from [Axis Pointe](#) and maintains permanent records to file these reports. If there are any deficiencies, they are to be immediately documented in writing and approved by the general contractor, SJVCS.

[Axis Pointe](#) will review all project construction drawings. These reviews are intended to ensure that the product is designed according to all applicable building codes, reduce construction defects, and maintain high standards of quality.



**The following areas of design are of major concern, but reviews should not necessarily be limited to these areas:**

Waterproofing, structural, drainage, molding, mechanical, grading/slopes, post-tension, and acoustic.

The Originating architects, landscape architects, and engineers (civil, soils, structural, etc. are to review and coordinate drawings that relate to their work, which is done by others.

Inter-relationships in design exist, such as:

- Civil engineering, fine grading vs. landscape plans.
- Architectural plans vs. truss calcs post tension plans, heat layouts
- Underground utility plans vs. common area lighting plans

All 3<sup>rd</sup> party Engineering and Construction consultants acknowledge in writing that they have had the opportunity to review all of the necessary documents or plans to reassure themselves that the areas related to their work have been considered.

#### **Architectural Peer Plan Review**

To identify design drafts before the start of construction, [Axis Pointe](#) provides an architectural peer plan review service to analyze proposed building plans.

[Axis Pointe](#) reviews the named plans to help verify that the details and specifications meet code, manufacture, and industry standards and that the applicable details do not include design defects.

#### **3<sup>rd</sup> Party Peer Review /QAQC**

For partially completed projects with or without the vertical construction completed, a property status report providing documentation of the percentage of completion by system and the overall condition of a site is required. The report must identify any signs of vandalism, damage caused by exposure to weather, and any hazards or perils on the site.



**Current Active Projects As of 4/4/24**

MASTER VII		MASTER VIII		MASTER X		SJV Homes	
<b>97100</b> San Rio (Unit 1 & 2 / 156 Lots) Presidio J/R San Rio 100, LLC Tax ID: 88-4445394 Ready: Frankwood and South St.	<b>98200</b> Pheasant Court (Closed) (Units 1-2 / 148 Lots) Presidio J/R Vineyard Estates 100-11C Tax ID: 88-0880255 Delano: SW Corner of Country Line Rd & Holtz Ave	<b>98000</b> Brookside (Unit 1 & 2 / 111 Lots) Presidio J/R Brookside 110, LLC Tax ID: 85-0870694 Porterville: Westwood & Westfield	<b>91000</b> Blossom Hill (Unit 1 & 2 / 175 Lots) SJV Blossom Hill, LLC Tax ID: 87-2023442 Sanger: SE Corner of North & Bethal	<b>91140</b> Mirabella Neves (large lots) Tax ID: Hanford	<b>91350</b> Homeplace Tax ID: Clovis		
<b>97200</b> Sterling Oaks (Closed) (Units 1 & 2 / 306 Lots) Presidio J/R Sterling Oaks 304, LLC Tax ID: 88-4464637 Hanford: SE of Houston Ave & 132th Ave	<b>98400</b> Quail Run (Closed) (Units 1 & 2 / 208 Lots) Presidio J/R Quail Run 143, LLC Tax ID: 88-4326630 Delano: SW Corner of Country Line Rd & Holtz Ave	<b>98100</b> Laurelwood (Unit 1 & 2 / 318 Lots) Presidio J/R Laurelwood 110 LLC Tax ID: 85-0968499 Porterville: Westwood & Westfield	<b>91010</b> Somerset (Unit 1 & 2 / 158 Lots) SJV Somerset, LLC Tax ID: 87-2043444 Sanger: SE Corner of North & Bethal	<b>91150</b> Granite Hills II (Unit 3 / 82 Lots) Dias Tax ID: Goshen	<b>91360</b> Bakker Tax ID: Goshen		
<b>97300</b> Hidden Oaks (Closed) (Unit 1 & 2 / 308 Lots) Presidio J/R Hidden Oaks 306, LLC Tax ID: 88-4487022 Hanford: SE of Houston Ave & 132th Ave	<b>98600</b> Vista Del Sol (Closed) (Units 1 & 2 / 86 Lots) Presidio J/R Vista Del Sol 86-06, LLC Tax ID: 86-3302236 Visalia: Fishhawk St & K Road	<b>98700</b> Stonebrook (Unit 1 & 2 / 93 Lots) Presidio J/R Stonebrook 93, LLC Tax ID: 93-4156445 Goshen: Ave 64 & Ave 304	<b>91050</b> Sorrento Lagomarsino HD Tax ID: Tulare	<b>91290</b> Falcon Ridge (Unit 1 / 82 Lots) SJV Falcon Ridge, LLC Tax ID: 93-9156336 Delano: Country Line Rd & Albany St	<b>91300</b> Mariposa Lagomarsino/Prosperity (small lots) Tax ID: Tulare		
<b>97400</b> Tiffany Ranch (Closed) (Units 1 & 2 / 308 Lots) Presidio J/R Tiffany Ranch 28, LLC Tax ID: 88-4480748 Visalia: West of Demarco St & East of Hillside Ave	<b>98800</b> Cypress Park (Unit 1-3 / 154 Lots) Presidio J/R Cypress Park 155, LLC Tax ID: 86-2385693 Tulare: E Pacific Ave & Norwath St	<b>91020</b> Montebella (Unit 1-3 / 195 Lots) Presidio J/R Montebella 175, LLC Tax ID: 87-3864702 Dinuba: Rd 72 & W. Saginaw	<b>91080</b> Estrella Neves (small lots) Tax ID: Hanford	<b>91300</b> Mariposa Lagomarsino/Prosperity (small lots) Tax ID: Tulare	<b>91310</b> Willow Glen Tax ID: Kingsburg		
<b>97500</b> Cameron Court (Closed) (Cameron Creek Marketplace & 30) Presidio J/R Cameron Court 30-14C Tax ID: 88-6180222 Visalia: NE of W. Kimball Ave & S. Wood St	<b>95500</b> Bonterra II (Unit 3-5 / 310 Lots) Presidio J/R Bonterra II 360, LLC Tax ID: 85-1795596 Hanford: SW of Fargo Ave. & Centennial Dr	<b>91030</b> Maplewood (Unit 1-3 / 138 Lots) Presidio J/R Maplewood 138, LLC Tax ID: 88-1462360 Visalia: E Goshen Ave	<b>91090</b> Wrenwood (Unit 1 / 89 Lots) SJV Wrenwood, LLC Tax ID: 93-3237879 Delano: Country Line Rd & Ellington St	<b>91100</b> Andalusia Elliot Tax ID: Visalia	<b>91320</b> Sienna Lagomarsino/Prosperity (large lots) Tax ID: Tulare		
<b>97600</b> Arber Gates (Closed) (Demarco & Visalia Church Rd) Presidio J/R Arber Gates 80, LLC Tax ID: 88-6128266 Visalia: West side of Demarco St between W. Caldwell Ave and Visalia 20way	<b>95600</b> Bella Vista II (Closed) (Units 4 & 5 / 138 Lots) Presidio J/R Bella Vista II 106-1, LLC Tax ID: 85-1837126 Hanford: 438th Ave & 13th Ave	<b>91060</b> Granite Hills (Unit 1 & 2 / 75 Lots) Presidio J/R Granite Hills 72, LLC Tax ID: 93-4113139 Goshen: Ave 64 & Ave 304	<b>91110</b> Andalusia Elliot Tax ID: Visalia	<b>91330</b> Sienna Lagomarsino/Prosperity (large lots) Tax ID: Tulare	<b>91340</b> Exeter Tax ID: Beaumont		
<b>97600</b> Arber Gates (Closed) (Demarco & Visalia Church Rd) Presidio J/R Arber Gates 80, LLC Tax ID: 88-6128266 Visalia: West side of Demarco St between W. Caldwell Ave and Visalia 20way	<b>95700</b> Kensington II (Unit 3 & 4 / 115 Lots) Presidio J/R Kensington II 100, LLC Tax ID: 85-3009121 Tulare: Cartmill Ave & Mooney Blvd	<b>91060</b> Hidden Oaks II (Unit 3 / 132 Lots) Presidio J/R Hidden Oaks II 130, LLC Tax ID: 88-2269618 Hanford: SW of Alpine & Home	<b>91110</b> Stonebrook II (Unit 3 / 40 Lots) Dias Tax ID: Goshen	<b>91330</b> Sienna Lagomarsino/Prosperity (large lots) Tax ID: Tulare	<b>91340</b> Exeter Tax ID: Beaumont		
		<b>91120</b> Sycamore Ranch (Unit 1 / 92 Lots) Presidio J/R Morgan Sycamore Ranch 92, LLC Tax ID: 93-4485560 Visalia: Alers & Ferguson	<b>91130</b> Hidden Oaks III Live Oak Unit 4A/4B Tax ID: Hanford	<b>91340</b> Exeter Tax ID: Beaumont	<b>91340</b> Exeter Tax ID: Beaumont		

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# San Joaquin Valley HOMES

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