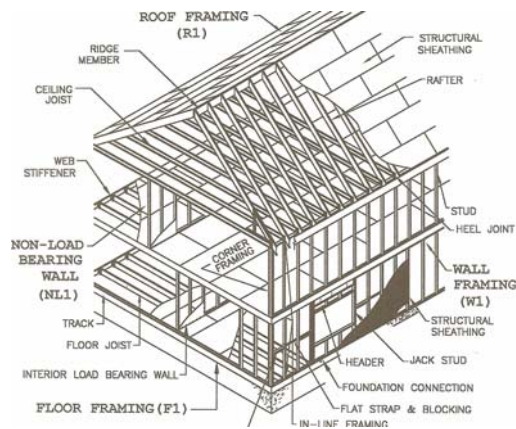


# SunsetPoint

B o c a s d e l T o r o

**Sunset Point is a unique residential resort community offering single family homes and captivating island condominiums.**

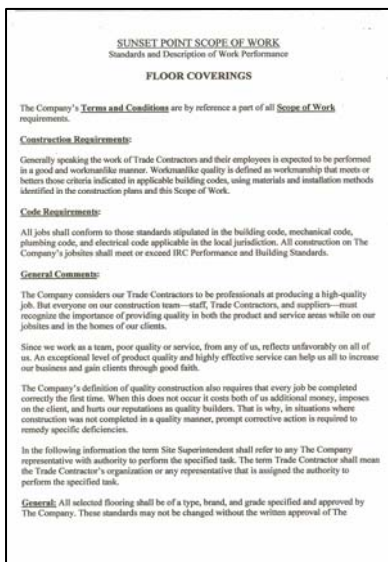
All our homes are designed to blend in with the lush natural beauty throughout the Isla of Colon. We take just as much pride and care in our residential construction as we continually have throughout our development. We are excited about our construction methodology and the finished product we can offer you.



This is a quick overview to familiarize you with our construction process, steps involved, and our Quality Control System. This methodology has been developed to build your exceptional home while keeping you informed of our progress and achievements along the way. We are proud to provide you with Bocas' first comprehensive inspection program run by a U.S. trained Inspector.

**Watch your home come to life.** We make sure that you are up to date on the status of your home throughout the construction process. You will hear from your Sunset Point representative on a regular basis so that you're informed on the progress of your home from start to finish. Prior to the start of your home you will review your floor plan and design selections with our team. If at any time you have any questions, your answers are just a phone call or email away.

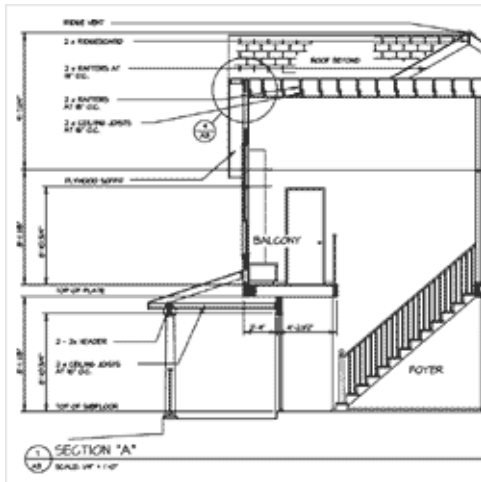
**Quality is a focus from start to finish.** Your home will receive a series of quality checks throughout the construction process. This series of quality checks includes inspections by our own in house Quality Assurance Team in cooperation with our General Contractor. All of our quality requirements are based on Panamanian law, generally accepted building practices, and the International Residential Code (IRC).



The IRC is a comprehensive, stand-alone residential code that creates uniform standards for family dwellings worldwide.

**Quality Check 1:** Each home is specifically designed and engineered to fit your lot. Our first Quality Assurance check starts before any construction. We ensure the blueprint and design of your home is properly fitted to your lot and ready for the foundation to be placed.

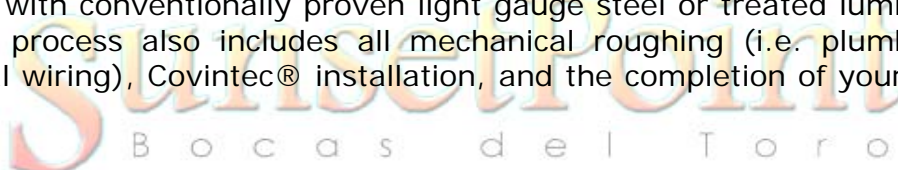
**Quality Check 2:** As your foundation is placed the structural integrity of your home is being established. The structural process of your home has been pioneered by local Bocas builders and refined by Sunset Point. The structural components of your home are tied together through a system of concrete, rebar, steel beams, and structural framing.



First, the footings are dug and formed in undisturbed earth before rebar and steel beams are installed. Then “beam” channels are dug between the footings and latticed with rebar that ties in the beams with the footings. Once the beams and footings have been inspected and set with concrete you have a solid foundation built to last.

The structure of your home is completed by steel, treated lumber, or concrete that is permanently tied directly to the footings of the foundation. These ties solidify and secure all four corners of your home to create a sturdy, weather resistant structure with a deep rooted foundation.

**Quality Check 3:** The interior walls and roof framing of your home is finished with conventionally proven light gauge steel or treated lumber. The framing process also includes all mechanical roughing (i.e. plumbing and electrical wiring), Covintec® installation, and the completion of your exterior finish.



Covintec® is 4x8 polystyrene wall panels wrapped with reinforced steel mesh that is covered with 3-4 inches of concrete and supported by steel beams.

The benefits of Covintec® include:

- Structural resistance to hurricane force winds and earthquake activity
- Improved insulation that protects the home from varied weather conditions
- Reduces outside noise and sound transfer between rooms
- Tests have shown that it can provide homeowner’s annual electric energy savings between 23-26%
- Since the panels are made of styrene and steel insects have no interest in living inside.

After all framing, wiring, plumbing, Covintec® and exterior finishing are complete your home must pass a thorough Quality Assurance inspection before moving forward.

After the successful completion of the first three quality checks we will schedule a meeting with you to discuss the progress of your home, what to expect next, and answer any questions you may have.

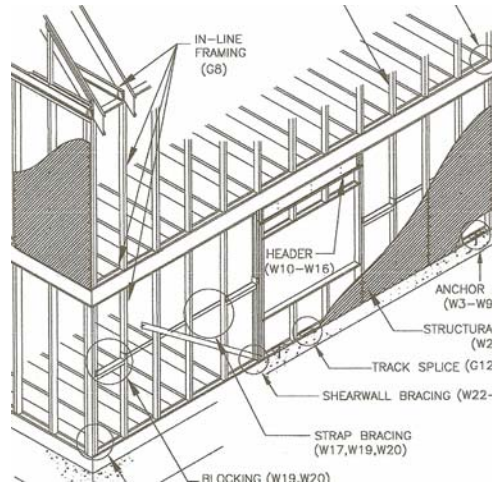


We would also like to take some time to review once again that all your selections are accurate. This will prepare all of us for the next phase of construction.

**See your floor plan become a home.**

This is the point where the visions of your dream home now begin to take shape. We are now ready to dry-in, insulate and begin installing the finishes of your home.

**Quality Check 4:** When the structural and mechanical work is complete, and all required inspections passed, we install your insulation. We check throughout your home to be sure all the insulation is properly installed and has the right "R" insulative value. This ensures that your home will perform properly once the air conditioning system is set and running.

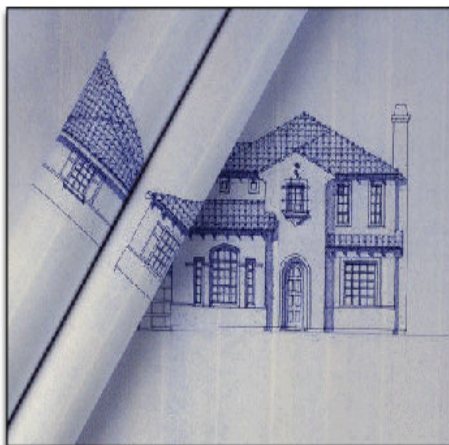


Next interior wall finish is installed and you will start to see your chosen floorplan become a home.

**Next our focus shifts to the "little things".** As your home progresses through the finishing stage we install all your personalized selections such as cabinetry, doors, flooring, and fixtures. This is where our Quality Assurance Team focuses on all the details that really set Sunset Point construction apart from all others. With daily home inspections and meetings with contractors we are able to check that your home meets and exceeds our high quality standards.

**Quality Check 5:** All the components of your home are installed and your home is complete. However, just because the home is complete does not mean that our Quality Assurance Team is ready to present your new home. We now perform a thorough inspection inside and out to be sure that your home not only functions properly, but is beautiful to look at and live in. Once all inspection items are corrected your home is considered move-in ready.

**We are excited about your new home!** It has been checked then re-checked and now we are pleased to introduce you to your new home. This is our opportunity to demonstrate your home with all its features, while answering any questions you might have along the way.



**Quality Check 6:** Soon after your introduction we want to make one final walk-through your home. We will be happy at this time to address any small touch-up items that may arise. We want you to feel confident that your new home meets and exceeds your expectations.

**Our goal at Sunset Point is to produce the highest quality product while utilizing local contractors and regional products.** This allows us to keep the island paradise feel within the community and capitalize on the knowledge of local area builders familiar with construction in Panama. Their knowledge coupled with our experienced Quality Assurance Team is sure to produce a beautiful, well built home that is unparalleled in Panama.

We are always available to answer any questions you may have regarding any aspect of our project. Please feel free to contact our Bocas Del Toro office or stop by when you're in town!



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**Micah Roberts**  
**Construction and Quality Control Manager**  
**Sunset Point**

Micah has been in residential construction and quality control for eight years, and comes to Panama with a passion to introduce vastly improved quality techniques. A graduate of Texas A&M University, Micah entered into the residential construction field out of college after two years interning with quality control engineers in the oil and gas production industry.

Prior to joining Sunset Point, Micah worked for D.R Horton Homes and Kimball Hill Homes, both Top 10 Builders in the United States. His career began in Houston with Royce Homes holding the position of Lead Construction Manager before being chosen to spearhead the new Homestar Customer Service and Warranty Division. Most recently Micah was asked by Kimball Hill to run Quality Control for a multi-million dollar master plan community in Austin managing all aspects of Construction while working with City Building Officials.

Micah is excited about the challenges of implementing a Quality Control System in Bocas Del Toro while refining local building practices to reflect world class construction.