



**This guide is a basic sequence of our building process. This is a rough guide only. Items listed may not occur in this detailed order.**

## **PRELIMINARY**

After all the contracts are signed but before we begin to dig for the foundation, many things are in the works. Final revisions are made on the plans and permits are obtained. A surveyor will mark the location of the house on the lot by placing flagged stakes where the house corners will be. The developer approves the plans and permits are purchased.

The lot is then cleared and graded to make room for the house. All windows and doors are ordered at this time.

### **1.) FOUNDATION**

Ground is broken and the job starts. An excavation is completed before the house foundation, and the footings and foundation wall are poured. The foundation is allowed to cure and then is damproofed. Drain pipes are placed along and around the foundation to carry water away from the house. Trenches are dug for sewer, water, and gas lines. These lines are then ran from the main supply to the house. Dirt is then backfilled around the foundation and the lot is graded for proper drainage. Finally the concrete slab for the basement is poured. This order could vary depending on conditions.

### **2.) ROUGH-IN**

Lumber, windows, and doors are delivered and the house framing is started. Rough-in forms the skeletal structure that will define the house. A center steel beam is placed atop the foundation walls and supported by piers (steel columns that will eventually be hidden inside the house's interior walls.) A subfloor is anchored to the foundation walls. Upright pieces of lumber (studs) are assembled to form the shell (skeleton) of the interior walls. These studs are secured to the subfloor. After the house is completely framed, a roof is put on and the heating and air conditioning are laid out.

### **3.) MECHANICAL ROUGH-IN**

Once the house is fully framed out, the rough-in plumbing is done. This means that the pipes that will circulate water throughout the house are installed and inspected. These pipes will eventually be hidden inside the walls.

Next heating and air conditioning contractors install all the ductwork for the home's heating and cooling system.

Electrical subcontractors lay out cable and do all the in-wall wiring for electrical circuits , telephones, security systems, doorbells, cable television, recessed cans and ceiling fans. We will do a walk-thru at this stage.

Once that is inspected and passed insulation is placed in foundation walls and floors and the attic. Foam and caulk sealing is done to insulate around doors and windows. Then fireplaces are installed if on plans

At the same time trades men are working on the exterior of the house. Carpenters are adding exterior trim work. Masons are adding brick or stone veneer. Stucco is being installed and decks will be built (if on plan.) The garage door(s) are installed. In the next weeks, as work inside, outside porches and driveways will be worked on, the outside of the house will get painted and the final grading of the lot will be finished. These orders can vary, depending on various conditions.

#### 4.) **DRYWALL/TRIM/PAINT**

Once mechanical systems are installed, sheets of drywall (sheet rock) are nailed to the 2x4 upright boards (studs) to form the interior wall of the house. Smaller pieces are cut out for the irregular shaped areas so that everything is covered. The seams in the drywall are the taped and covered with joint compound 2 to 3 times with usually a day drying time in between to form one smooth expanse. All seams are then sanded.

Ceilings are sprayed and textured and hardwood floors are installed, depending on unfinished or pre-finished. By this time you will need to have all your interior finish selections made... paint and trim colors and cabinet paint color or stain. We will do a trim walk-thru about this stage.

Cabinets are delivered and finish carpenters install all wood trim... crown molding, baseboards and staircases. Bath tubs and showers are installed, as well as the cabinets in the kitchen and baths.

Once all woodwork is installed, the entire house is swept and cleaned and the painting of the interior begins... wall, trim, cabinets, etc. Painting of the interior will usually take a week or more.

#### 5.) **INTERIOR FINISH**

All hardware on cabinets are added and interior doors go in. Ceramic tile is installed in kitchen, baths, and laundry. Mirrors are put in. Appliances go in. Plumbers install kitchen and bath fixtures and faucets. Electricians put in outlets, switches, and light fixtures. Heating and cooling contractors put in the furnace and air conditioner equipment as well as grills, registers and thermostats. Phone jacks and cable television are added. The hardwood floors are finished.

#### 6.) **FINAL DETAIL**

Paint is cleaned off the inside of the windows. Carpet is laid all trash is taken out, and leftover supplies (paint, tile, etc.) are stored on site for the home owner, and the entire house receives a final cleaning. The building inspector will make a final check of all mechanical systems and of the interior and exterior of the house. If all is in compliance, the inspector issues an occupancy permit.