

Construction Process

1. Plans and drawings go to City/County for review and approval.
2. After approval permits are purchased
3. A pre-construction meeting is held at site for layout and marking for excavation.
4. Excavation for foundation and utilities
5. Install foundation and utilities.
6. Inspect and backfill foundation and utilities
7. Compact and prep garage floor for concrete. Block-outs installed
8. Begin framing home. Garage floor may be poured at this time, weather dictating.
9. Finish framing while mechanical trades begin roughing in, plumbing, electrical and heating and air.
10. Roofing is installed prior to mechanical trades. Starts as framing ends and prior to H&A
11. Inspect framing, plumbing, electrical and heating and air. Pour and finish garage floor if not already done.
12. Exterior concrete porches and steps are poured and finished when framing and rough mechanical are complete.
13. Exterior siding; i.e., lap, stucco and stone are installed after porches and steps.
14. A complete clean-up and inspection is done on the interior making sure everything is in its place and correct. No dirt left behind.
15. When all is in place insulation is installed in walls and any ceiling batts are placed.
16. Once insulation installed and inspected drywall is hung. Drywall is inspected for proper nailing, then taping and mudding and finally texture is applied as specified.
17. A complete clean-up is done again prior to painting interior walls and ceilings. Builder inspects before proceeding.
18. Interior walls and ceilings are painted and home cleaned again before any finish work.
19. Exterior painting and finish stucco coat applied. At this same time hard surface flooring is installed.
20. Cabinet and interior doors and trim installed. If painted millwork it is prepped and painted.
21. Countertops and tile backsplash, tub and shower work done. Exterior concrete sidewalks and drives poured.
22. Finish grading of lot, landscape and fence work completed
23. Clean interior for carpet. Install carpet and final clean inside and out
24. City/County final inspection and Certificate of Occupancy.
25. Homeowner Orientation walk -through. Complete check by builder and owner.
26. Key Time. Dream Complete. Move-in Time