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## The Home Building Process

The following outline will discuss the typical building process from the initial consultation to turning the key in your new front door. Every home is unique therefore we will custom tailor this process to fit your specific needs.

We have developed progressive meetings throughout the home building process to make your experience more enjoyable. You are encouraged to visit your project as often as possible and ask any questions you may have.

### Consultation Meeting

Discuss:

- Budget
- Land options
- Time Line

### Design

The design process is as important as the first scoop of dirt excavated. This portion of the building process typically takes four to eight weeks. During the Design Process we will build your home on paper before ever driving a nail. This helps ensure that the project is exactly what you want and most unforeseen complications are resolved beforehand.

Discuss:

- Style, overall feel of home
- Architectural Guidelines
- Layout on building site to optimise views
- New product integration
- Room dimensions
- Exterior details
- Interior carpentry
- Mechanical requirements
- Meet with architect.
- Develop preliminary construction documents (Specifications)



## **Construction Documents**

- Develop final specifications
- Secure financing
- Review and sign building contracts
- Schedule Construction

## **Structural Construction**

We would love to meet you on site before excavation to take pictures and have a small shovel ceremony.

- Site preparation
- Foundation Excavation
- Foundation walls
- Under slab work
- Concrete flatwork
- Backfill & rough Grade
- Lumber delivery
- Framing (your Home begins to take shape)
- Carpenters are typically the only contractors working on the site until the roof deck is installed.

## **Electrical/Mechanical**

Prior to beginning the Electrical/Mechanical phase you will meet with your project coordinator, Steve Hoss, Lighting designers and Electrical contractors for a "Walk-Thru". At this meeting we will discuss the placement and type of all fixtures switches and outlets. We will also discuss furniture placement in specific rooms along with any built in cabinets or casework. This is a very exciting meeting and another opportunity to take pictures and discover more about your home.

- Rough plumbing installation starts
- Rough HVAC installation starts
- Rough Electrical installation starts
- Project coordinators check all framing for "punch out items"
- Cabinets and bookcases are outlined
- Insulation begins



## Drywall

- Project coordinator will estimate your move in date at this time.
- Prime all interior walls
- Begin exterior painting

## Interior Finish

Prior to beginning the Interior Carpentry phase you will meet with your project coordinator, Steve Hoss, designers and interior carpenters to discuss all interior casework and custom "built on site" cabinetry. We will also meet with the painting contractors as well as flooring contractors to discuss the specific finishes and layouts that best suit your taste and design.

- Layout closets and install
- Install finished stairways
- Install all doors and lineal casework
- Build and construct all custom cabinetry
- Install kitchen and bath cabinets
- Install all flooring
- Install all custom tile and shower work
- Interior Paint and Stain
- Finish all casework and interior cabinetry
- Install first coat of paint on walls
- Finish exterior painting



## **Exterior Finish**

Prior to beginning the Exterior Landscape phase you will meet with your project coordinator, Steve Hoss, landscape contractor & Concrete Contractor. At this meeting we will discuss and layout all planting areas, sidewalks, driveways, and tree planting locations.

- Install Driveway, Patios & Sidewalks
- Install all retaining walls and decorative landscape walls
- Install all trees and shrubbery.
- Install irrigation systems
- Plant grass or sod

## **Interior Finish**

- Install all plumbing fixtures
- Install all mirrors and towel bars
- Install all HVAC finished equipment.
- Finalize all painting and carpentry
- Prepare home for "move in"

At this point of the project all the contractors will be putting the finishing touches on your home. We will schedule two meetings to establish a "punch list" as your home nears completion. The first meeting will be with your project coordinator and Steve Hoss. At this meeting we will inspect your home and identify any outstanding items that require attention. The second meeting will take place before closing. At this meeting we will inspect all painting and finishes to assure satisfaction.

## **Move In**

- Your home will have a final cleaning and be ready for furniture
- Your project coordinator will meet with you to discuss all mechanical systems in your home.



**Enjoy your new home!**

**Sixty Day "Punch List"**

Meet with your project coordinator sixty days after move in to identify any items that need adjusted, touched up or repaired.

**Twelve Month "Punch List"**

Meet with your project coordinator twelve months after move in. We will again identify any items that need adjusted, touched up or repaired.