



The Building Process

Now that you have selected your design and builder, the time has come to finalize your plans and start building your house. Many new homeowners become confused or are uncertain about the process from this point forward. The first thing to do is to put your mind at ease. If you have made quality decisions about your team members and your suppliers all you have to do is sit back and let them do their work. Most reputable builders will keep you informed about the progress and cost condition of your project and if you hired your architect to do on-site visits they will inform you of what they find and the condition of your new home. City and bank inspectors will also visit your construction site to verify that the work is going according to plan.

The first steps:

- 1.) Select a Lot - Make arrangements for financing lot
- 2.) Select architect
- 3.) Prepare plans and specifications
- 4.) Secure bids from builders & suppliers
- 5.) Select Builder
- 6.) Obtain Permanent and Construction Financing

The steps taken by the builder:

- 7.) Obtain permits - Prepare site - Pay tap fees
- 8.) Install temporary electrical pole
- 9.) Start forming up the foundation
- 10.) Install fill & primary plumbing lines
- 11.) Install reinforcing & beams per plan
- 12.) Pour concrete - Order framing material
- 13.) Install framing to 'dry in'
- 14.) Install windows and exterior doors
Top out plumbing (drains & vents), tubs & showers
- 15.) Install roof vents and roofing
- 16.) Install heating & cooling units and ducts
- 17.) Install electrical wiring, telephone, & television cable

- 18.) Exterior finish (wood, brick, etc.) - Install Insulation
- 19.) Install fireplace - Prime exterior surfaces
- 20.) Hang dry wall; tape & float joints
- 21.) Install Tile - Install garage doors - Insulate attic
- 22.) Install trim work; crown molding, base boards, etc.
- 23.) Paint and stain interior surfaces
- 24.) Install counter tops
- 25.) Install sinks, dishwasher, & disposal
- 26.) Install hardware
- 27.) Hang wallpaper
- 28.) Hang mirrors, tub enclosures, and shower doors
- 29.) Install A/C - Install light fixtures and vent hood
- 30.) Install smooth surface floor coverings
- 31.) Install commodes and bath accessories
- 32.) Install carpeting, interior doors, weatherstripping
- 33.) Install appliances (range, microwaves, ovens, etc.)
Install A/C compressor - Clean house and windows
- 34.) Install landscaping
- 35.) Conduct all final inspections
- 36.) Connect to permanent electrical hookup
- 37.) Close into permanent mortgage
- 38.) Move into your new home

Of course this is a brief outline of the things that will be happening at your construction site. Behind the scenes there will many hours of phone calls and scheduling as well as inspection reports and materials selection. Rest assured that a quality builder working together with you and your architect can get through this process smoothly and efficiently.