

Home Building Guide

Welcome to the journey of building your new home! This guide outlines the key phases, timelines, and your role as a homeowner. Regular updates will be provided via email or project management software.

1. Pre-Construction Planning

Goal: Finalize design, permits, and financing.

- **Key Steps:**
 - Meet with builder to discuss scope, budget, and ideas.
 - Sign builder agreement.
 - Collaborate with architect on designs and blueprints.
 - Work with designer for color/material selections (optional).
 - Secure permits, conduct site survey, and soil testing.
 - Design foundation/framing with structural engineer.
 - Arrange financing.
- **Your Role:** Approve designs, set budget, sign contracts.

2. Site Preparation

Goal: Prepare land for construction.

- **Key Steps:**
 - Survey site and test soil.
 - Clear vegetation, debris, and level ground.
 - Set up temporary utilities (water, electricity).
- **Your Role:** Optional site visits.

3. Foundation Construction

Goal: Build a structurally stable foundation

- **Key Steps:**
 - Pour concrete footings and slab.
 - Install plumbing/drainage systems.
 - Inspect foundation for compliance with City and Engineering
- **Your Role:** Optional site visit.

4. Framing

Goal: Construct the home's structural skeleton.

- **Key Steps:**
 - Erect walls, floors, and roof framework.
 - Install windows and exterior doors.
 - Inspect framing for integrity.
- **Your Role:** Visit to visualize room layouts.

5. Exterior & Rough-In Systems

- **Goal:** Weatherproof home and install core systems.
- **Key Steps:**
 - Install roofing, siding, and exterior finishes.
 - Rough-in plumbing, electrical, and HVAC systems.
 - Conduct system inspections.
- **Your Role:** Choose exterior finishes (e.g., siding, roofing).

6. Interior Finishes

Goal: Make the home livable.

- **Key Steps:**
 - Install drywall, paint, and flooring.
 - Add cabinetry, countertops, and fixtures.
- **Your Role:** Select interior finishes (e.g., paint, flooring).

7. Final Inspections & Landscaping (2-4 weeks)

Goal: Ensure compliance and enhance curb appeal.

- **Key Steps:**
 - Conduct final inspections for code compliance.
 - Complete landscaping (lawn, driveway, walkways).
 - Perform final walkthrough.
- **Your Role:** Participate in walkthrough to review home.

8. Move-In & Warranty (Ongoing)

- **Goal:** Hand over home and provide support.
- **Key Steps:**
 - Receive keys, manuals, and warranties.
 - Address immediate touch-ups.
 - Access 1-year warranty support.
- **Your Role:** Move in, report issues during warranty period.

Homeowner Notes

Total duration is around 14 months, depending on weather, materials, or site conditions. Decisions: Promptly select finishes/materials to stay on schedule. Communication: Expect regular updates; reach out with questions anytime.

We're excited to build your dream home!