

Construction Cycles

Pre-Build Design Agreement	Provide Consulting on Home Design
Make loan application for pre-approval.	
Initial Deposits due, Finalize initial plan options	Provide Preliminary Specifications, Preliminary Budgets, Review of Preliminary Plans, Work on Contracts begin
Receive loan pre-approval	
SIGNING OF FINAL CONTRACT.	SIGN Building CONTRACT
ATTEND PLAN REVIEW MEETING	Review plans
Finalize INTERIOR design	Receive master set of plans and order all blue prints for permits, construction & lender
Start all color selection & material styles with the vendors on the builder's vendor list.	
Close interim loan	Engineer foundation plans Package submitted to interim lender Close interim loan
Release home to construction	Obtain building permits Release home to construction
Receive Estimated Date of Completion	Construction begins
ATTEND FOUNDATION REVIEW MEETING	STAGE 1

**NOTE: CHANGES TO HOME ARE
CONSIDERED**

CHANGE ORDERS AFTER THIS POINT

	Clear lot, set forms, pour foundation & flatwork
	STAGE 2 Framing begins
	STAGE 3 Framing completed, roof installed
ATTEND FRAMING & ROUGH-IN REVIEW MEETING	STAGE 4 Mechanical roughs, i.e., plumbing, electrical, a/c
	STAGE 5 Insulation goes in, sheetrock goes in and is taped & textured. Home is bricked.
ATTEND TRIM AND PAINT REVIEW MEETING	STAGE 6 Interior doors & trim installed. Cabinets installed.
	STAGE 7 Interior painted. Countertops in kitchen and baths installed.
	STAGE 8 Ceramic tile installed. Mechanical & plumbing trim installed. Electrical fixtures installed. Tile, wood & marble installed. Appliances installed Outside grading complete.

<p>Discuss with builder estimated dates for customer orientation and closing.</p>	
	<p>STAGE 9</p> <p>Wallpaper hung. Carpet installed. Final paint touch up completed. Landscaping completed</p>
<p>PRE-CLOSING WALK THROUGH AND REVIEW</p> <p>List all items needing correction.</p>	<p>STAGE 10</p> <p>HOME COMPLETED.</p>
<p>Transfer utilities. Set closing date & time.</p> <p>Sign off inspection list if all items are completed.</p>	<p>Completion of discrepancy items.</p> <p>NOTE: All discrepancies are to be corrected prior to closing.</p>
<p>Go to title company and close on home.</p>	
<p>Keep running 14 day list of any warranty items.</p>	<p>Schedule & complete 14 day warranty list.</p>