

Building Your Home

Construction Schedule

Signing the deal:

determining specifications & plans.

exterior color selections.

Drafting the plan.

Finalizing the plan, initialing final draft and printing.

House plan, site plan & exterior colors/materials submitted to developer for architectural approval.

Approved plan then goes to City Planning & Building for building permit application.

Receive OK to commence construction:

Lot is staked by surveyors

Excavation proceeds

Concrete footings & foundation built in excavated area by cribber.

Water, sewer, electric, cable & phone underground services installed.

Foundation prepared for backfill including damp proofing.

Backfill around foundation (basement walls).

Framing Stage:

wood floors & walls built

roof sheathed

windows & exterior doors installed

After Framing is Complete:

Roof tile/asphalt/cedar installed.

Stairs installed.

Mechanical rough ins: -plumbing (final fixtures need to be selected before this)

-heating

-electrical (walk through with electrician before this)

-sound & security where applicable

-vacuum

Fireplace installed.

Kitchen & bathroom cabinets measured & ordered.

Mechanical & Building Inspections.

Exterior cladding: walls, soffit & fascia.

Insulation & drywall installed then taped.

Basement floor is poured.

After drywall taping, ceilings are textured, walls are sanded and cove moulding is installed if applicable.

Walls painted with primer.

Hardwood flooring installed if applicable.

Final Stages:

Finishing work including railings, doors, built-ins and kitchen & bath cabinet installation.

Painting & staining.

Any hardwood floors sanded & stained.

Tile installed. (backsplash, bathroom, flooring if applicable)

Vanity & kitchen counter tops installed.

Plumbing completion - taps, sinks, toilets

Electrical completion - wall plates, switches and light fixtures installed

Various final stage completions

Mirrors & shower door(s) installed.

Carpet installed.

Last carpentry items completed - knobs, baseboards, doors re-installed and such.

Construction clean inside and site.