



Custom Home Construction Macro Milestones and Timeline

On average we can build your new home in 8-9 months - far faster than most our competitors. Here's a macro look at how:

I.) Client signs Letter of Intent

II.) Lot selection/purchase

III.) Pre-Construction Activity | days 1- 60

- Client input to architect
- Architect begins design process
- Preliminary plans presented for review
- Architect continues design/review process
- Client approves plans
- Engineering firm designs foundation, second floor truss, roof framing
- Preliminary Budgets prepared, estimated costs presented
- Client approves Preliminary budget
- Construction contract signed
- Plans distributed for competitive bids
- Client obtains financing package
- Building permits secured

IV.) Construction | days 61-270

- Home on lot razed if required. Site preparation
- Foundation forms
- Plumbing rough-in
- Foundation completed. Site rough graded
- Lumber ordered. First floor framing
- Doors, windows ordered
- Cabinets designed, ordered
- Second floor and roof framing
- Roofing, vents, penetrations
- Doors, windows installed
- HVAC rough-in
- Electrical rough-in
- Exterior stone/brick/stucco
- Insulation
- Sheetrock, Hardi-board
- Stairs
- Flooring installed; hardwood, tile
- Cabinets installed
- Interior trim carpentry
- Final lot grading
- Flatwork
- Painting, staining
- Counter tops installed
- Mechanical trim; plumbing/electrical/ HVAC
- Floors stained
- Appliance installation
- Gutters, drainage, sprinklers, landscaping
- Hardware installed
- Mirrors, glass
- Cleaning
- Final Inspections, occupancy approval
- Punch lists
- Construction complete

