

General Outline of Major Construction Phases

- ❑ **Excavation.** Discuss how the foundation will be dug and how the topsoil and dirt will be handled.
- ❑ **Footings.** Discuss the typical time frame for digging and pouring footings.
- ❑ **Foundation** (blocks or poured concrete). Discuss the minimum curing time required for concrete walls before framing can begin.
- ❑ **Framing.** Discuss how the house will be framed step-by-step.
- ❑ **Rough-in plumbing, mechanical, and electrical.** Discuss the sequence and generally how each of these tasks will be performed.
- ❑ **Exterior finish.** Note that roof shingles are applied before or during the plumbing rough-in and that the windows, exterior doors, vinyl siding, and brick (if specified) also are installed at this time.
- ❑ **Interior finish.** Explain that wall insulation and drywall are installed next. Be sure the home owners understand the time required to put up drywall and the need for adequate ventilation, especially during the winter. Discuss interior trim and hardware installation.
- ❑ **Painting.** If the home owners are doing their own painting, explain the process and the time frame they will have to complete the work.
- ❑ **Cabinets.** Review cabinet layout drawer locations.
- ❑ **Finish electrical and plumbing.** Discuss how and when these tasks will be performed.
- ❑ **Floor coverings.** Discuss the sequence of floor covering installation. Review types of flooring in each area.
- ❑ **Completion.** Discuss the completion and punch-out phase. Discuss the importance of having one final punch list.