

Sample of Home Construction Phases and Process Flow

Phase 4 - 1

Web-Site Supplemental

1. The general construction of your home will proceed through a variety of phases. As you watch the “parade of trades” flow through your construction site, you will begin to see the dream take form right out of the ground.
2. The stages of construction will usually follow a straight forward progression. Your general contractor will establish a detailed schedule of all aspects of construction broken down into categories such as site work, framing, interior, exterior etc. I have included for you a basic progressive list of the order in which a home will typically be constructed. This list is not all inclusive, but is presented here to give you an idea of the general steps involved in typical residential construction.
3. For this example, it is assumed the general contractor has been hired and a working set of construction plans have been provided to him by the architect. As you can see from this list, the “parade of trades” through your home is a finely choreographed process between scheduling, labor, weather, and many other factors.
 - City or County plan review and request for revisions
 - Modifications and engineering approvals to plans
 - City or County permits
 - Site work
 - Survey and staking
 - Excavation
 - Utility trenches
 - Septic
 - Well
 - Roadways
 - Concrete and masonry work
 - Basement dig
 - Footings and stem walls
 - Underground plumbing & electric
 - Connect to septic or public sewer, well or public water
 - Termite pre-treat
 - Site and retaining walls
 - Waterproofing/damp proofing
 - Slab and foundation pour

- Site improvements
 - Swimming pool
 - Spa
 - Tennis/sport court
 - Landscape boulders and trees
 - Other items required due to lack of access

- Rough Framing/Construction
 - Framing of the house (wood, metal, block etc.)
 - Decorative wood beams, vigas, rafters, latillas, zapatas etc.
 - Exterior windows and doors
 - Roof dry-in (paper only) roof tile load
 - Fireplaces
 - Rough HVAC (heating, ventilation, & air conditioning)
 - Rough plumbing
 - Rough fire sprinkler
 - Rough electric
 - Rough low voltage, central vacuum, audio/visual
 - Insulation
 - Interior doors
 - Drywall
 - Exterior lath/plaster/stucco/siding install
 - Garage door install

- Interior/Exterior Finishes
 - Cabinets
 - Counter tops
 - Interior/exterior door hardware install
 - Interior paint (prime)
 - Decorative ironwork install
 - Interior/exterior hard surface flooring (tile, marble, stone etc.)
 - Sub-flooring for wood floors
 - Fireplace finishes
 - Decorative stonework
 - Special finishes (cantera stone surrounds, bricked ceilings, etc.)
 - Plumbing trim and fixtures
 - Electrical trim (plate & switch)
 - Low voltage, audio/visual, central vacuum trim and plate
 - Connect to public utilities (electric, gas, telephone, cable TV)
 - HVAC trim and set units
 - Final paint
 - Electrical fixture install
 - Appliance install
 - Home automation testing and set-up

- Closet systems install
- Carpet install
- Site-Improvement Finishes
 - Final clean-up
 - Pool, spa, tennis/sport court final trim plaster and coatings
 - Landscaping final plantings
- Final city/county inspections
- Move-in