

The Stages Of Construction

Stage One- *Pre Construction*

Approximately 1 month

- ❑ Your completed contract is submitted for Seller's approval
- ❑ Within two weeks, return to sales office for your Homeowners Manual and Warranty, and copy of your fully executed contract.
- ❑ Begin now to become familiar with the home maintenance you should provide and our warranty service commitment to you.
- ❑ Within 7 days of having signed your contract you will be contacted by the Selection Coordinator (if not already scheduled at contract signing) to schedule your color and options appointment
- ❑ Your selection appointment is to be scheduled within 14 days of your contract signing date, please note that this appointment will be scheduled on a Monday thru Friday between the hours of 9am and 2pm.
- ❑ **No changes to structural options can be made at this point**
- ❑ Within 30 days of selections, you will receive by mail, (fax, or pick-up, if requested), your Addendum To Purchase Contract, complete with prices, color selections and modifications for your final review.
- ❑ Sign & return completed Addendum to purchase Contract with required Modification deposit within 5 calendar days

Stage Two - *Getting Started*

- ❑ Once selections have been finalized and modification deposit has been received, your home will be in the starting lineup
- ❑ Your complete package is sent to the Superintendent for permits
- ❑ At the same time the complete package is sent out to our trade partners

Stage Three - *Foundation*

- ❑ Home is laid out according to plot plan, then formed and trenched
- ❑ Rough plumbing is installed and inspected by the City Inspector
- ❑ Pre treat slab for termites, cover with plastic & wire
- ❑ City inspects foundation
- ❑ Foundation, garage & porches are poured

Stage Four - *Framing*

- ❑ Framing lumber is delivered
- ❑ All walls are laid out and stood up
- ❑ Electrical panel is set & P.G.&E trench is dug
- ❑ Panel is inspected by City inspector
- ❑ Trusses are delivered & set
- ❑ Roof is sheeted & inspected
- ❑ Rough framing work is complete

Stage Five – Interior & Exterior Rough

- ❑ Electrical, plumbing, heat & air rough in completed
- ❑ Windows are installed
- ❑ Exterior doors are delivered & set
- ❑ Fascia boards are painted with one coat of Kelly Moore Paint
- ❑ Sheet metal is applied to roof
- ❑ Roof is installed
- ❑ **Your Sales Agent schedules a Frame Walk with you & your Superintendent on a specified week day between the hours of 9am and 2 pm. You will be notified by phone 3 to 5 days in advance. Please allow an hour for your Frame Walk.**
- ❑ Siding and/or lathing is applied to exterior walls
- ❑ Alarm, high speed & surround sound wiring is installed

Stage Six – Final Frame & Sheetrock

- ❑ Sheetrock is delivered to site
- ❑ Frame walk with your Superintendent, demonstrating quality & knowledge of the structure of your home. ***This is the final opportunity to make a limited number of changes to the home.***
- ❑ Framing is complete & inspected by the City inspector
- ❑ Insulation
- ❑ Reframe & insulation inspection
- ❑ Begin sheetrocking
- ❑ Sheetrock nail inspection
- ❑ First stucco coat is applied
- ❑ Ceiling is insulated
- ❑ Garage door installed
- ❑ Texture on walls is complete

Stage Seven – Interior & Exterior-

- ❑ Cabinets & trim are delivered
- ❑ Second coat of stucco is applied
- ❑ Trim is installed
- ❑ Stair railings are installed
- ❑ Orientation & estimated move-in date is scheduled with your Sales Representative (approximately 30 to 40 days from your closing date)
- ❑ **No changes to financing (lenders or loan institutions) can be made after the orientation date has been scheduled**
- ❑ Interior is painted
- ❑ Cabinets are installed
- ❑ The final lock is installed on the home. Keys will not be distributed to anyone (including Sales Representatives), until close of escrow

- ❑ Stucco color is applied
- ❑ Laminate counters are installed
- ❑ Cultured marble tops are installed
- ❑ Vinyl and/or wood flooring installation
- ❑ Flatwork is poured
- ❑ Exterior stone or brick
- ❑ Lights & appliances are delivered and installed
- ❑ Mirrors & shower doors are completed
- ❑ HVAC, electrical & plumbing are completed
- ❑ Rough clean

Stage Eight – *The Final Touch*

- ❑ Install carpet
- ❑ Install doors & hardware
- ❑ Finish any alarm wiring
- ❑ Landscape
- ❑ Final touch ups
- ❑ Final clean
- ❑ Final building inspection
- ❑ Final paint & cleaning touch ups
- ❑ **Orientation & sign documents at Title Company, *this is an important day, please plan on taking a day off of your work***
- ❑ The homeowner orientation has two purposes. The first is to demonstrate the features of your home and discuss maintenance and our limited warranty program. Equally important, we want to confirm that we have delivered your new home at the quality level shown in our model homes and with all your selections correctly installed
- ❑ Window screens
- ❑ Re clean
- ❑ Closing & key delivery

*Please note that each home is unique & construction schedules are subject to change. This guideline is designed to help keep you informed.

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