

STEP BY STEP OUTLINE FOR BUILDING YOUR NEW HOME

Provided by



NMLS#728191



Building your new home can be an exciting and rewarding experience. However, all too often new home owners in their anxious and emotional state find themselves faced with problems or challenges that they may have otherwise been avoided with proper guidance and research.

It is our intention to eliminate, or at least reduce, the potential pitfalls associated with building a new home. By thoroughly investigating all of your options and becoming educated in regard to the construction process, you will help protect yourself from both financial and emotional complications.

STEP BY STEP OUTLINE

On the following pages is a step by step description which outlines the various phases in the building process.

1. ARRANGING FINANCING
2. SELECTING A BUILDER, LAND & HOME PLANS
3. CLOSING YOUR CONSTRUCTION LOAN
4. BEGINNING CONSTRUCTION
5. FOUNDATION/FOOTINGS
6. FRAMING
7. MECHANICAL
8. FINISH
9. FINAL INSPECTIONS

1. ARRANGING FINANCING

You will need:

- *Your financial information*
- *Approximate amount of your construction project and value of your land if already owned*
- *If your land is yet to be purchased, approximate price of new property*
- *Approximate time frames that you wish to begin*

This will allow you to determine the best financing package for your individual needs.

2. SELECTING YOUR BUILDER, LAND & HOME PLANS

We suggest the following steps in order to assist in your selection.

Builder Selection:

- *Interview prior customers*
- *Contact a list of sub-contractors to be used during construction*
- *Contract suppliers to verify timely payment*
- *Verify proper licenses and insurance*

Land Selection:

- *Use a qualified and reputable realtor*
- *Research Zoning, Deed and Land Use Restrictions/Requirements*
- *Request that the excavator give his opinion on proper drainage/grading*
- *Talk to neighbors*

Home Plan Selection:

- *Visit model homes*
- *Attend Sunday open houses*
- *Ask potential builders for virtual tours*
- *Tour parade/showcase homes*
- *Talk to others who have recently built*

3. CLOSING YOUR CONSTRUCTION LOAN

Once your land is acquired or you have an accepted offer on a piece of land and your complete building contract is fully signed, you can begin the process of your construction loan. The general steps through the construction loan process are as follows:

- *Complete your application*
- *Submit your supporting financial documents (such as pay stubs, financial and bank statements, copy of your building contract, specs and prints) to loan processing*
- *Simultaneously order appraisal and title work and home owners insurance*

- *Loan is reviewed by underwriting*
- *Clear any outstanding items required for final approval*
- *Final approval and closing*

4. BEGINNING CONSTRUCTION

- *Building Permits*
- *Install temporary electrical power*
- *Obtain curb-cut & culvert permit*
- *Arrange for on-site restroom facility*
- *Meet with surveyor and excavator to mark corners and property lines, building lines, and easements and to determine precise location of the new house*
- *Rough in driveway*
- *Notify foundation sub to stand ready*
- *Order foundation materials*
- *Excavate site for basement or foundation*
- *Assure proper drainage*
- *Set up batter boards and build forms*
- *Plumbing rough-in*
- *Order windows and doors*

5. FOUNDATION & FOOTING INSPECTION

- *Check elevation of form work*
- *Place concrete for slab & cure*
- *Order framing materials*
- *Construct basement walls*
- *Assure basement walls are level and square*
- *Waterproof & insulate basement walls*
- *Place sills*
- *Frame floor system*
- *Remove foundation form work*
- *Grade around foundation, back fill*
- *Order Gable vents*
- *Arrange for delivery and placement of basement heating and cooling system and other permanent equipment before building basement stairs-- it's just easier if you do.*
- *Start framing of walls and roof*
- *Order exterior siding, trim, and cornice materials*
- *Begin pre-painting & pre-staining exterior trim*
- *Arrange for delivery and placement of large items such as one-piece shower units, fire-place units, etc., before wall framing is completed. Protect these units during construction*

- *Order roof shingle, felt, valley flashing*
- *Dry-in house with wall sheathing and roof decking*
- *Start roofing*
- *Install exterior trim, cornice, & soffits*
- *Have windows & doors delivered*
- *Install windows & doors*

6. FRAMING INSPECTION

- *Complete roofing*
- *Plumbing top-out*
- *Heating & cooling rough-in*
- *Electrical rough-in*
- *Order dry-wall & paneling materials*
- *Drill well*

7. MECHANICAL INSPECTION

- *Start exterior brick work*
- *Insulate walls*
- *Finish any porches and decks*
- *Test well water to satisfy Health Department*
- *Insulate walls*
- *Finish any exterior painting & staining*
- *Start drywall installation*
- *Measure interior trim*
- *Order interior trim*
- *Verify cabinet measurements*
- *Order cabinets*
- *Grade yard*
- *Pour drive & terraces*
- *Install attic insulation*
- *Paint inside*
- *Install interior trim & cabinets*
- *Install bath vanity countertops and kitchen countertops*
- *Have mirrors & shower doors measured*
- *Install sinks in kitchens & baths*
- *Finish installation of plumbing fixtures*
- *Have light fixtures delivered*
- *Finish installation of mechanical equipment*
- *Finish installation or electrical outlets & fixtures*
- *Finish installing duct work & grilles*

OBTAIN FINAL:

PLUMBING INSPECTION

ELECTRICAL INSPECTION

MECHANICAL INSPECTION

8. FINISH

- *Finish kitchen and bath cabinets*
- *Finish stairs & stair railing*
- *Touch up trim paint*
- *Install wood, tile, & vinyl flooring*
- *Install shoe molding*
- *Install carpeting*
- *Final cleanup*
- *Paint touch-up*
- *Cleanup landscape*

9. FINAL INSPECTIONS FOR OCCUPANCY PERMIT

- *Verify insurance coverage*
- *Pay off all bills and release liens*
- *Modify or close to end mortgage*

MOVE IN, LIVE HAPPILY EVER AFTER!