

A Sample Home Construction Timeline

Here is an example of what to expect during the process, from signing a contract to ten years after closing on your new home.

PRE-CONSTRUCTION PHASE	
0-45 DAYS	The customer writes a contract with a homebuilder.
	The customer has a selections meeting with the homebuilder to personalize the home's features.
	Contract-specific plans are finalized based on selections.
	Plans are submitted to the city/county for a builder's permit.
46-50 DAYS	The customer and project manager have a pre-construction meeting.
	The construction site is approved by the Architectural Review Board to ensure compliance with community design standards, if applicable.
	The site is cleared, if applicable.

CONSTRUCTION PHASE	
51-55 DAYS	Work on the footings, foundation and interior concrete slab floor is completed.
56-75 DAYS	The house is framed. Doors and windows are installed.
76-90 DAYS	Mechanical systems, such as <u>HVAC</u> , plumbing, electrical, and <u>structured wiring</u> are roughed-in
	A quality control inspection is completed by senior management.
	The project manager and customer meet for a pre-drywall inspection to make sure outlets and <u>structured wiring</u> locations are correct.
	The exterior <u>veneer</u> is completed.
91-99 DAYS	Drywall is installed.
100-115 DAYS	Interior finishes, including trim, cabinets and countertops are completed.

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CONSTRUCTION PHASE	
116-130 DAYS	Mechanical systems such as <u>HVAC</u> , plumbing and electrical are completed.
	Flooring is installed and exterior landscaping is completed.
	A quality control inspection is completed by senior management.
	The project manager and customer meet for a pre-settlement walk-through of the house.
131-140 DAYS	Tasks on the pre-settlement list are completed.
141-150 DAYS	The project manager and customer meet for a final walk-through of the finished house.
	The house closes.

POST-CLOSING PHASE	
0-365 DAYS	The homeowner has direct access to a service team that will address any repairs covered by the homebuilder's warranty.
90 DAYS	A service technician walks through the home to identify and address issues covered by the homebuilder's warranty.
365 DAYS	A service technician walks through the home to identify and address issues covered by the homebuilder's warranty.
10 YEARS	Structural warranty repairs are covered by the residential warranty company's 10-year structural warranty.