



CHECKLIST KEY:

Homeowner

Builder

Homeowner/Builder

## STAGES OF NEW CONSTRUCTION TO A BUILD CUSTOM HOME

The following is a basic chronological list of the stages of the building process. Each stage is color coded to designate whether it is the builder's or homeowner's responsibility to complete. Check off each stage as you progress. Remodeling would include some, but not all, of these steps.

- Lot selection** Choose a lot or rural land in the neighborhood you would like to build your new home. We have a licensed real estate agent working for RCSI Homes who can assist with helping you locate and purchase the land for your new home. Note: Subdivisions typically have specific builders who have already purchased the lots available. In order for RCSI Homes to be contracted as your builder, ensure that you have the ability to purchase the land independently.
- Create preliminary plans** RCSI Homes, the Architect, (interior designer if one is hired) and the homeowner work together to create a preliminary plan. Design must meet the general engineering standards of the building code, taking subdivision rules or covenants into account should they be applicable. Need an interior designer? We have one on staff. Need an architect? We can help with that too.
- Specifications** The builder will establish the specifications – essentially the list of what is needed to complete the home – and briefly discuss allowances.
- Finalize lot selection** Purchase (close) the lot or rural land.
- Finalize house plan** RCSI Homes finalizes the plans and begins bidding out the job to subcontractors. The process can take several weeks. If there are particular subcontractors that you prefer to work with, ask the builder up front.
- Selecting products** RCSI Homes will assign an allowance to cover the cost of items that the homeowner will select, such as floor covering and light fixtures. That set dollar allowance is incorporated into the base price of the house. Pre-shopping by the homeowner is something that can assist the builder in setting an appropriate allowance in the budget.
- Secure financing/signing the contract** RCSI Homes finalizes the contract documents and you sign them after you approve the final design, the price of your new home and the completion date. Secure financing with your bank.
- Payment** Once the contract is signed, the homeowner will be required to provide the builder with a down payment. The procedure for payment throughout the building process is called a "construction draw." Most new homes will have a minimum of 4-5 construction draws.
- Lot is surveyed and staked out**
- Begin construction** Excavation and foundation work begins after plans are approved and building permits are posted.
- Exterior and interior selections** If you hired an interior designer they will meet with you to choose exterior selections – such as – shingles and siding, window color, fascia and soffit color, front and service door styles and color, column design and exterior detail, deck and patio design. Selections include – Interior door style and door hardware, baseboard and casing, drywall texture and paint colors, staircase and fireplace design, and carpet. If you opted to not hire a designer, the PM will direct you to meet with specific sales people at the designated vendors in order to make selections on your own.

- Finalize selections** Finalize interior selections, including the kitchen and bath; plumbing fixtures and faucets; appliances; cabinetry and countertops; floor coverings and paint colors. If an interior designer is hired, they will work with the homeowner through this process.
- Framing** The rough framing of the house is formed. Next the roof is framed and shingles are installed. Then the windows and doors are installed.
- Rough-in of mechanical systems** The ducts, pipes, wires and other components of the heating, ventilation and air conditioning (HVAC) systems are installed.
- Walk thru** Choose locations with the electrician for – outlets, jacks, switches and electrical fixtures.
- Install insulation and siding/exterior finishes**
- Interior walls completed** Insulation is sealed in place with drywall. Drywall is hung, taped and finished.
- Paint, trim work, flooring and cabinets** Wall texturing and painting is done. Vinyl, ceramic tile or wood flooring is laid. Trim, including ceiling molding, baseboard, window and door casing, interior doors and decorative wainscoting is installed, then painted or stained. Cabinets and countertops are put in place.
- Finalize lighting selections** The interior designer will assist the homeowner to choose the light fixtures of their choice or the homeowner will be directed to a preferred vendor or internet options should a designer not be involved.
- Landscape design** Finalize the landscape design with our landscape architect unless you have opted to hire one independently.
- Finishing up** Final installation of heating, air conditioning and other mechanical systems is completed. The concrete driveway and patio is poured. The deck will be built at this time. Landscaping (weather permitting) gets underway. Carpeting, shower doors, mirrors and light fixtures are installed.
- Detailed cleaning** The grounds and interior are cleaned up by the professional cleaners.
- Final inspection** Must have a final inspection for occupancy; in which no health or safety violations are found.
- Insurance warranties** Homeowner secures homeowner’s insurance and receives all warranties from the builder as well as any specific instructions about how to best operate certain facets of the house.
- Pre-closing walk-thru** The builder will do a final walk-thru with the homeowner – to make certain everything contracted for has been completed. He will educate you on the proper use of all mechanicals.
- Closing and occupancy** The builder receives final payment and the new home is officially your home.

## **Questions?**

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