The New Construction Guide

Building a home from the ground up means building a home that's uniquely yours. From where you choose to build your home to the upgrades you add on, be sure you're aware of what's happening every step of the way. While each new home build is unique in their time, this new construction guide will help you stay up to date on what's happening in your future home. We've included a spot for you to check off steps that require action by you as the buyer.

STEP ONE: SECURE YOUR LOT AND PLAN YOUR HOME

- ACTION ☐ Pick your property, floor plan, and any upgrades you plan on adding to your home
- ACTION ☐ Pay the property deposit
- ACTION ☐ Contact our team to get the loan process started and gather information up front so you can get your preapproval letter to qualify for the home

STEP TWO: PRELIMINARY CONSTRUCTION

- ACTION ☐ Meet with the site coordinator on your lot and review site plans to ensure your final vision matches your expectations
- The builder will conduct a final building and materials check to match home specs and ensure materials arrive in peak condition
- The Realtor will finalize your Sales Price Breakdown with you to get your price point
- The Realtor will write your contract (you will need your preapproval letter and your Earnest Money check)

STEP THREE: EARLY STAGE CONSTRUCTION

- Earthmoving and excavation of your home site
- Foundation being laid and utilities installed (water, plumbing, gas, electric, etc.)
- Slab laid down and prepping of the garage site

STEP FOUR: HOME FRAMING

- Constructed framing of your home as well as your roof frame
- Exterior doors and windows will be installed into your home frame
- Masonry installation (such as a fireplace) and siding installation

STEP FIVE: UTILITIES INSTALLATION

ACTION
- Pre- Sheet Rock Walk-through
- Vetted subcontractors will ensure plumbing, electric, and your HVAC are integrated in your home safely (this can take anywhere from 5 days to 2 weeks)
- Insulation will generally occur in your home around the same time as utilities are being installed

STEP SIX: INTERIOR AND EXTERIOR FINISHES

- Garage door will be installed and tested for functionality
- Painting the exterior of the home as well as interior walls/home accents
- Landscaping will be added, including patios, decks, walkways, flowerbeds, etc.
- Flooring will be installed, including hardwood, carpet, tile and vinyl
- Cabinetry and counter tops will be brought in and installed
  - At this point, you're roughly 45 days out from closing on your home and will contact our team to let us know. We will get your loan in motion and begin the loan process while the builder finishes the rest of your home.

ACTION
- Pre-Close Home Orientation and Punch List Walk-through
  - The Builder Supervisor walks through the house with you and explains the working of your new home (Examples: Fireplace, Windows, Water turn-off, etc.) You will create a Punch List with items yet to be completed (this usually occurs a week before closing.)

STEP SEVEN: FINAL INSPECTION, TOUR AND MOVE IN

ACTION
- Verification Walk Through (to confirm punch list is completed)
- Electrical, plumbing, sewage, and HVAC applications are tested and running as they should be, including noise levels, pressures, and readings
- Appliance functionality
- Windows and floors cleaned
- Paint and Trim touched up
- Miscellaneous nicks and dings will be touched up

ACTION
- Close! (Receive keys, garage door remotes, etc.)

ACTION
- Two week follow-up with Project Manager

You're officially ready to close and move in! Congratulations!

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CL TEAM

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