

Chapter 1 : Superintendent's Checklist for Finishes from ConstructionCalendrierDeLaScience.com

Stauffer & Sons Construction» Our Homes» Standard Finishes Standard Finishes As a custom home builder, every home we've built is unique and has its own set of finishes, fixtures, and features, so we don't exactly have a true list of "standard finishes."

Guide Download New Construction Checklist: Simple Steps to Building a New Home When settling in for any construction project you have to know what you need. Whether you are building a new home or a new fence, a new construction checklist is invaluable. This list will grow in relation to the job, and will help you keep you organized. New Construction Checklist The first items on your new construction checklist should deal with the new home size. How many square feet will the home be? How many stories, and how far from the curb must all be defined. You will have plan for utilities so the home can be joined up with gas, electrical, and sewage services, while staying within city regulations. How much will you have to landscape an area after the home is built? This is a question that should be answered on your new construction checklist. You should have an idea of how much soil you will have to bring in, or remove to level the building area. You will also want an idea of what kind of soils will be needed to level off an area and allow plants to grow properly. Next on your new construction checklist will come information about the actual design of the home you are building. What style of home are you building, will it have green features, and is there going to be any garages or adjoining buildings? You will also want to add information about your foundation to your new construction checklist. Do you want a concrete block, or a slab on grade. You should also establish is there will be a basement as this will affect how you lay down the foundation. These will cover the first few items on your new construction checklist. You will need information on windows, indoor plumbing, interior, and exterior walls as well as other relevant information. A construction checklist will go a long way towards keeping you on track during the building project. The first items on your new construction checklist will cover the size of the new home you are planning including how many square feet, how many stories, and how far from the curb. Utilities must also be included on the checklist. The next items on your new construction checklist will deal with landscaping. How much soil will you have to bring in, or remove to level. Will plants grow properly on the final soil left when building is complete? Next on the checklist is the actual design of the new home. What style, any green features, garages, etc? Your new construction checklist should also cover the foundation: Learn more creating a useful new construction checklist by downloading the free new home Steps Guide above on the right hand side and become savvy on the overall home building process. Let us know if you have any questions. Good luck with your home building endeavors.

Chapter 2 : Punch List App - FinishLine Software

CONSTRUCTION KNOWLEDGE >> FINISHES >> SUPERINTENDENT'S CHECKLIST. 1. Gypsum Board and Plaster 2. Painting 3. Ceilings 4. Flooring. Gypsum Board & Plaster: Have the walls been checked for plumb, square and true prior to wall sheathing?

It is illegal to occupy the home before the occupancy permit is issued. During the final inspection the building inspector will inspect that the house is complete and that all life and safety items meet code. Life health and safety issues are the focus of the final inspection. How extensive the final inspection is depends a lot on where you live. In States and cities that are highly regulated, final inspections are generally more rigorous. A final inspection will probably last about 1 hour. Prior to the final inspection the Builder should do a pre-inspection to ensure that it is ready for the Final. It is not a good idea to call for any inspection especially the final before you are ready. This wastes your time and the building inspectors not a good idea. Here are some of the item that will probably be inspected at the final inspection: All lights, and outlets need to be tested Plumbing fixtures water hooked up to the correct valve Hand rails, guard rails and stair rails to be inspected for proper height and safety Tempered glass in appropriate areas. Smoke detectors Correct operation of the Heating system. Electrical system checked breaker panel and main service working and labeled Stairs are checked All appliances are connected and running. Insulation The objective is to fix any potential problems and make sure the house is safe and ready for permanent occupancy. The job of the inspector is to help reach your objective. At this point of the project, your are substantially finished with the project. As you get toward the end of the project there will be literally dozens of of details that will overwhelm you if you are not organized. Make a punch list of item, separating them by subcontractor. If you have some skill it is often easier to put on a few electrical covers instead of calling the electrician back for 10 minutes of work. Scheduling mistakes often cause extra details. For example, If you schedule the plumbers to do finish plumbing before the kitchen countertops are installed, they can do finish most of the job except for the kitchen sink. What if their next available opening is 2 weeks out? You may have to do it yourself or wait until they can schedule you. Notes to the owner-builder It is a good idea to accompany the inspector during any inspection, especially during the final. By doing so you can ask questions and resolve potential problems. If the corrections are small, it is possible to make the corrections while he inspector is still on site. Once that list is corrected you are ready for the re-inspection. A good inspector will find all the problems on the first visit and will not add more items to the list on the re-inspection.

Chapter 3 : Custom Construction Builders, Inc. - BUILDING CHECKLIST

To help you maintain control over your house construction - and be another set of eyes for mistakes - we've put together a comprehensive construction checklist.

Check off each stage as you progress. Remodeling would include some, but not all, of these steps. Build a quality home within the time frame given. Offer in-house design services. Assist you in locating the perfect lot and design for your new home. Custom Construction Builders, Inc. Design must meet the general engineering standards of the building code, taking subdivision rules or covenants into account. The process can take several weeks. If there are particular subcontractors that you prefer to work with, ask the builder up front. 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 with your bank. She will also assist you with interior selections and review your design ideas. Selections include " Interior door style and door hardware, baseboard and casing, drywall texture and paint colors, staircase and fireplace design, and carpet. Our design coordinator will guide you through the process. Next the roof is framed and shingles are installed. Then the windows and doors are installed. Drywall is hung, taped and finished. 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. The design-coordinator will work with the homeowner to choose and purchase the light fixtures of their choice. 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. He will educate you on the proper use of all mechanicals.

Chapter 4 : New Home Construction Checklist - Ask the Builder

Construction Loan Closing Step 3: After Closing it a smooth finish ½" Drywall is recommended for 16" on-center Move in & enjoy your new home!

It contains a list of items or tasks that need to be repaired or completed. The list is created by the owner and confirmed by the contractor. For spec homes, the construction superintendent creates a punch list at the end of the project. For a contracted home, the owner or architect who represents the owner creates the list. The contractor takes the list and makes his own inspection. He signs the list which makes a binding agreement to fix those punch list items. In order to make an accurate punch list the one must be familiar with the plans and specifications. Flaws in the work must be repaired along with forgotten items. Here are typical items that are on a punch list: Flaws in paint, finishes and textures Flaws in external paint finishes and textures Missing trim pieces Flaws or missing weather sealing caulk. Missing hardware Inoperable electrical fixtures and outlets. Inoperable or plumbing fixtures. Plumbing fixture that need repair or adjustment. Appliances that need adjustment HVAC controls that need adjustment Fixtures and materials that do not conform to the specifications. Once the punch list items are agreed upon the contractor organizes his sub contractors to make adjustments and repairs. Get a New Home Checklist to help you spot all punch list items! Often developers and large builders will prohibit anyone walking through the home during final inspection, except for the homeowner. Usually this is part of the construction contract that the owner signs. Reasonable flaws- Flaws that fall within the tolerances of building construction. Buildings are never perfect, all have some flaws Builders are worried that an "expert" friend will find flaws that are insignificant or that fall into the category of reasonable flaws. When this happens the owners perception of the quality of the home is unfairly tainted. Unreasonable flaws- Flaws that should be fixed. The fewer items that have to be repainted, repaired or adjusted the more money the builder makes. Substantial Completion The punch list is created near the end of the project or at the time of "substantial completion". Substantial completion is a construction term that means the house is complete to the point that it is ready for occupancy and for its intended use. The warranty on the house and all systems begins at substantial completion. Any remaining discrepancies in the completion should be stipulated in writing Final punch list or walk through list. When inspecting a home prior to completion, two persons are better than one. If allowed, take along someone to help look for items that need attention. Take a set of the plans and specifications along for reference. Take your time and make notes of anything that appear incorrect. Have a set of the approved plans and specification at the meeting to verify any discrepancies. Final Cleaning General contractors hire a cleaning firm to do the interior and exterior clean before the owner moves in. Typically cleaners charge per square foot for the house and often extra for home with a lot of windows. Owner-builders often do all of the cleaning inside and out. Keeping the site clean during the construction is as important as the final clean. The Subs need to know that they must clean up after their mess. Some contractors "backcharge" subs who leave a mess. A back charge is a fee charged to a sub to complete something that the sub should have completed.

Chapter 5 : A Sample Construction Schedule and Custom Home Building Time-Line - calendrierdelascien

I was trying to get the list of things needed to be done to build a new home but with all the adds I cant find it they keep sending me to their ad space.

SAVE New construction cleanup prepares the building for takeover by the new owners. A thoroughly cleaned building provides a couple of benefits. It makes the premises ready to move into immediately, and it provides a professional finish to the project. So many things must be cleaned before the building turns over to the owners that a checklist is required. Without it, highly visible items that are not clean will reflect poorly on the builder and call into question the overall quality of the job. Checklists keep the cleaning exact. All Rooms

Remove trash. Remove labels and stickers. Clean and polish glass. Vacuum heating, ventilation and air conditioning vents. Wipe down vent grilles. Wipe down baseboards, chair rails, crown molding and door trim. Wipe down window trim and clean sills. Wipe off door hardware. Clean light fixtures and install bulbs. Dry mop wood floors. Wet mop tile and concrete floors. Remove labels and stickers from fixtures. Clean and polish faucets. Clean countertops and backsplash. Wipe down cabinet fronts. Clean and polish shower tile and surfaces. Polish shower faucets, shower heads and drain. Clean and polish tub and tub surround. Polish tub faucets and drain. Wipe off towel racks, bars and rings. Clean toilet, urinal and any other fixtures. Clean inside cabinet and vanity drawers. Clean inside vanity shelves and spaces behind doors. Clean any tile work on walls or around windows and doors. Clean sinks and polish faucets. Wipe down cabinet fronts and exposed sides. Remove any items in cabinet drawers and place on the countertop. Clean insides of cabinets and drawers. Clean and polish countertops. Remove tags and labels from the appliances and sinks. Clean and polish appliances. Exterior Collect trash and debris and dispose of it in the dumpster. Clean exterior window glass that could not be cleaned from inside. Sweep and hose down entryways, porches, patios and walks. Wipe down handrails and door hardware. Wipe down air conditioner chiller. Clean out basement window wells. Clean stucco, concrete and paint or stain off outside faucets and vents. Check and clean gutters. Clean exterior lights and check for broken bulbs. Vacuum furnace surfaces, hot water heater and washing machine and dryer connection points. Clean stairs and landings, and wipe down balusters and handrails. Wipe off tops, sides and bottoms of exposed ductwork.

Chapter 6 : Residential Finish Checklist | Wilson Architects, Inc.

In some cases, the punch list will also include final additions to scope with new last minute details. By preparing a complete and accurate punch list, entire construction team will have a clear understanding of the details remaining, and everyone will leave happy.

Building your new home is exciting, especially when you understand how the process works. The 10 steps to build a new home are: Be sure to ask your builder about his or her specific policies and procedures. It also gives us a chance to offer a one-on-one conversation that may not be the same via email. Prepare site and pour foundation: Often, site preparation and foundation work are performed by the same crew, but this may not be the case with a wooded lot. Using a backhoe and a bulldozer, the crew clears the site of rocks, debris and trees for the house and, if applicable, the septic system. The crew levels the site, puts up wooden forms to serve as a template for the foundation and digs the holes and trenches. Footings structures where the house interfaces with the earth that supports it are installed. If your home is going to have a well, it will be dug at this point. If the home has a full basement, the hole is dug, the footings are formed and poured, and the foundation walls are formed and poured. Once concrete is poured into the holes and trenches, it will need time to cure. During this period, there will be no activity on the construction site. After the concrete is cured, the crew applies a waterproofing membrane to the foundation walls; installs drains, sewer and water taps and any plumbing that needs to go into the first-floor slab or basement floor; and backfills excavated dirt into the hole around the foundation wall. When the curing process is complete, a city inspector visits the site to make sure foundation components are up to code and installed properly. This inspection may be repeated depending on the type of foundation slab, crawl space or basement. Your builder will then remove the forms and begin coordinating step No. The floor systems, walls and roof systems are completed collectively known as the shell or skeleton of the house. Plywood or oriented strand board OSB sheathing is applied to the exterior walls and roof and windows and exterior doors are installed. The sheathing is then covered with a protective barrier known as a house wrap; it prevents liquid water from infiltrating the structure, while allowing water vapor to escape. This reduces the likelihood of mold and wood rot. Complete rough plumbing, electrical and HVAC: Once the shell is finished, siding and roofing can be installed. At the same time, the electrical and plumbing contractors start running pipes and wires through the interior walls, ceilings and floors. Sewer lines and vents, as well as water supply lines for each fixture, are installed. Ductwork is installed for the heating, ventilation and air conditioning HVAC system, and possibly the furnace. HVAC vent pipes are installed through the roof and insulation is installed in the floors, walls and ceilings. After the roofing goes on, the house is considered "dried in. Wiring for telephones, cable TV and music systems is included in this work. Rough framing, plumbing and electrical and mechanical systems are inspected for compliance with building codes. Most likely these will be three different inspections. At this stage, drywall also known as plasterboard, wallboard or gypsum board is delivered to the building site. One of the most important qualities of insulation is its thermal performance or R-value, which indicates how well the material resists heat transfer. Most homes are insulated in all exterior walls, as well as the attic and any floors that are located above unfinished basements or crawl spaces. The most common types of insulation used in new homes are fiberglass, cellulose and foam. Depending on the region and climate, your builder may also use mineral wool otherwise known as rock wool or slag wool ; concrete blocks; foam board or rigid foam; insulating concrete forms ICFs ; sprayed foam; and structural insulated panels SIPs. Blanket insulation, which comes in batts or rolls, is typical in new-home construction. So is loose-fill and blown-in insulation, which is made of fiberglass, cellulose or mineral-wool particles. Another insulation option, liquid foam, can be sprayed, foamed-in-place, injected or poured. While it costs more than traditional batt insulation, liquid foam has twice the R-value per inch and can fill the smallest cavities, creating an effective air barrier. Fiberglass and mineral-wool batts and rolls are usually installed in side walls, attics, floors, crawl spaces, cathedral ceilings and basements. In areas where the insulation will be left exposed, such as basement walls, the batts sometimes have a special flame-resistant facing. Complete drywall and interior textures; start exterior finishes: The primer coat of paint is also applied after taping is

complete. Contractors begin installing exterior finishes such as brick, stucco, stone and siding. Finish interior trim; install exterior driveways and walkways: Interior doors, baseboards, door casings, window sills, moldings, stair balusters and other decorative trim are installed, along with cabinets, vanities and fireplace mantels and surrounds. Walls get a finish coat of paint and are wallpapered where applicable. Generally, exterior driveways, walkways and patios are formed at this stage. Many builders prefer to wait until the end of the project before pouring the driveway because heavy equipment such as a drywall delivery truck can damage concrete. Install hard-surface flooring and countertops; complete exterior grading: Ceramic tile, vinyl and wood flooring are installed as well as countertops. Exterior finish grading is completed to ensure proper drainage away from the home and prepare the yard for landscaping. Finish mechanical trims; install bathroom fixtures: Light fixtures, outlets and switches are installed and the electrical panel is completed. HVAC equipment is installed and registers completed. Sinks, toilets and faucets are put in place. Install mirrors, shower doors and finish flooring; finish exterior landscaping: Mirrors, shower doors and carpeting are installed and final cleanup takes place. Trees, shrubs and grass are planted and other exterior landscaping completed. A building-code official completes a final inspection and issues a certificate of occupancy. Your builder will walk you through your new home to acquaint you with its features and the operation of various systems and components and explain your responsibilities for maintenance and upkeep, as well as warranty coverage and procedures. This is often referred to as a pre-settlement walkthrough. Examine the surfaces of countertops, fixtures, floors and walls for possible damage. A Few Words About Inspections: Your new home will be inspected periodically during the course of construction. In addition to mandated inspections for code compliance, your builder may conduct quality checks at critical points in the process. In the story above, we point out when these inspections typically take place. A survey of the New Home Source Insights Panel found that most panelists are interested in tracking the progress of their new homes – whether that be via email communication from the builder, drivebys or even through the use of drones. Before you head to the homesite unannounced, talk to your builder early on about attending inspections, with or without your real-estate agent. For safety as well as logistical reasons, builders discourage customers from dropping in unannounced at the construction site. Chances are your builder will conduct regular walkthroughs to bring you up to speed on the progress of the work. Learn about the six key steps to your new home: Simply click on any of the six steps to your new home in the welcome graphic on the main page of our New Home Guide to learn about that step in your new home journey. Susan Bady has been writing about the housing industry for 25 years.

Chapter 7 : Buying a New Construction Home - Process, Upgrades & Unexpected Costs

STAGES OF CONSTRUCTION i»¿ The following is a chronological listing 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.

Exterior cladding Is your cladding installer an LBP or being supervised by one? Important - if not, warranties may be void Are the flashings done correctly and properly waterproofed? Are the joins in panels even and level and regular? If using flat panels, is there sufficient weatherproofing? Are battens used to aid in drainage for water that gets behind the cladding? Is the cladding finished properly so the job looks neat? Weather-tightness Avoid decks enclosed by solid walls with a lack of drainage and perhaps a handrail attached to the top of the top of the wall â€” water cannot drain and the weather proofing skin may have been pierced by the handrails. Avoid wall cladding materials finished hard down onto a deck surface or paving or paths: Avoid wall cladding that extends below ground level or landscaping materials, including mulch, built up against the wall â€” materials that are continuously damp will quickly deteriorate. Avoid decks that are constructed to the same height as the internal floor, with no fall for drainage, compounded by an outlet that can get blocked. Ensure suspended timber floors have space below the floor for ventilation to remove moisture evaporating from the ground. Avoid using silicon sealant rather than properly designed flashings. Ensure head and sill flashings are installed over windows and joinery. Ensure parapet walls have cap flashings. Kick-outs or diverters to apron flashings where roofs abut a wall surface ensure that water flows into the gutter and not down inside walls. Ensure monolithic claddings and tiled finishes have movement- control joints that allow building movement to occur without cracking the materials. Ensure adequate detailing on junctions between materials. Have they been fitted with sufficient waterproofing? Check correct and effective flashing has been installed. Gutters and downpipes Do the gutters have the correct fall to ensure no pooling of water? Are the gutters installed correctly with overflow relief in case of blockage so heavy rain does not flow into wall cavities? Have you chosen a colour that complements the roof and external colour of the house, and has that colour actually been installed? Are the correct downpipes installed â€” colour, materials, profile shape? For more information and cladding options: For information on windows and options:

Chapter 8 : Construction Punch List - Everything you need to know - Compton Construction

Residential Finish Checklist September 14, 2014 by w2arch in Architecture, Client Resources, Design Process. The following is a list of common interior and exterior fixtures and finishes that will need to be selected for most residential projects.

Have the walls been checked for plumb, square and true prior to wall sheathing? Are the gypsum boards being hung vertically or horizontally? Are the joint locations generally approved? Has the level of the gypsum board finish been agreed upon for the various areas? Are there any harsh lighting conditions or glossy paint conditions that will accent gypsum board finish flaws? Should we recycle the gypsum board waste on this project? What are the requirements for blocking sound and thermal transmission through walls and ceilings? Will any flanking paths occur? Does my schedule allow adequate time for high quality finish painting? Has the gypsum board finish been checked for quality prior to painting and after the first coat of paint? Have the painting and wallcovering final color and style selections been made in adequate time for product delivery? Can we fit all the mechanicals in the space allotted above the ceiling? Do we need to consider ceiling height changes? Have the ceiling final color and style selections been made in adequate time for product delivery? Are there concerns about the room acoustics that I need to be aware of? Are there any floor drains? Do the adjacent floor slopes make sense for the intended use of the floor? How will the flooring finish to the floor drain? How high must the floor drain be set above concrete? Have the flooring final color and style selections been made in adequate time for product delivery? Do carpet seams need to be approved by the Owner? While all information contained within is deemed accurate, it can not be guaranteed.

Chapter 9 : Custom Home Builder Selection Sheet | Get Educated on Home Building

CONSTRUCTION PHASE SPECIAL & DRY IN MATERIALS Rough Hardware, Misc. Lolly Columns Steel Beams Rough Lumber, Trusses BRICK/STONE, to finish grade GARAGE DOORS.

What Is a New Construction Home? New construction homes often exist as just a shell prior to purchase. The rough framework of the house already exists along with a flexible floor plan, and its square footage is set. In the end, it was a good thing we padded our budget, because despite our best efforts, we still wound up going over it. To get a sense of how much money you may need to allocate toward upgrades, ask your builder for an opportunity to view finished models. Our contract had simply specified the number and size of the cabinets included. The same goes for things like windows and bathroom features. Countertops can be tricky to fit and install, so it often makes sense to upgrade them during construction. Many new construction homes call for prefabricated showers and tubs. If you have your heart set on a spa shower or separate shower-tub configuration, you can save thousands of dollars in the long run by upgrading your bathroom during the construction process. Builder-grade carpet can be scratchy and prone to stains. Check your contract to see if window treatments are mentioned. Window treatments range in price. Some popular options include: However, you can save some money by installing your window treatments yourself, or by opting for curtains instead of higher-end blinds and shades. Though the cost is comparable to that of basic blinds, curtains tend to offer more in terms of aesthetics. Painting in color is a more time-intensive prospect than simply slapping on a white coat of paint. Your painter needs to work more precisely to provide you with even lines where the paint meets your ceiling and baseboards, and to avoid streaking. Expect to hit the top end of that range, or possibly more, if you opt for any of the following: Appliances Many new construction contracts call for builder-grade appliances, such as a basic fridge, oven, and stove. Many exclude dishwashers, and some exclude washers and dryers. You always have the option to upgrade your appliances for ones that are larger or more energy-efficient. Of course, it will cost you. The cost of upgraded appliances varies depending on the models you choose. Kitchen The kitchen is one area of your home that may be worth the upgrades. Common kitchen upgrades include stainless steel appliances and stone countertops. When evaluating your appliances, be sure to consider their functional details in addition to what they look like. Bathroom Depending on your contract, your bathrooms may be outfitted with prefabricated showers and tubs, standard sinks, and builder-grade toilets. Many bathroom features can be upgraded for an additional fee. Bedrooms Some contracts include specific details on what the bedrooms will entail. We painted and installed it ourselves to keep the expense to a minimum. Closet space was one of the things that sold us on our house in the first place. However, once we moved in, we realized that our pantry did not come with shelving, and that our master closet featured a single shelf for all of our clothing, shoes, and accessories. Your contract may exclude a number of exterior features as well, such as: A Deck or Patio. Decks and patios run the gamut from several thousand to tens of thousands of dollars depending on the features and materials at hand. Check your contract to see whether your builder is required to put down grass, plant trees, or provide shrubbery. With sod you get an instant lawn, whereas seed takes time to cultivate and grow. However, if you have a sizable lot, hosing down your grass on a regular basis may not be a realistic option. To save on fencing costs, see if your neighbors are interested in having their properties fenced in as well. If so, you can split the cost of your common fence lines. Many new construction homes do not include the actual finishing of the basement; others come with partially finished spaces with walls and wiring, but no heat or flooring. Your contract should spell out, in detail, exactly what work your builder is required to perform. Hiring a contractor to finish your basement can increase your overall cost exponentially. Expect to pay more if you want a bathroom, wet bar, kitchenette, or home theater room. Permit costs vary by region. Some towns charge a set fee, while others charge based on the estimated cost or value of the project. Our front door originally came with a poor, basic lock. If you have a two-car garage, double that figure. Though you can save money by installing your garage door opener yourself, keep in mind that it could be dangerous work. In an effort to cut costs, my husband insisted on installing ours on his own and wound up injuring himself in the process. Escalation Clause Before signing your contract, check to see if it has an

escalation clause. From permit issues to ongoing delays, every week seemed to bring about a new challenge and an added expense. Do you know of any other unanticipated costs that can arise during new home construction?