



## The Framework to Project Success

# Section 6.2 – Phases of the Construction Process

## 10 Phases to the Construction Process



### **Pre-Construction** 4-8 Weeks

- Permits are approved
- Details are finalized with your builder
- Financing is secured and payment methods established
- Insurance is confirmed
- A start date is set



### **Site Preparation** 1-2 weeks

- Property boundaries are staked out
- The land is clear
- Temporary utilities are set up
- Soil is graded
- Excavation prepares for foundation



## **Foundation**

**2-4 weeks**

- Footings and walls are framed
- Steel rebar is installed
- Concrete is poured
- Drainage is installed
- Concrete is waterproofed
- The area is backfilled



## **Framing**

**4-8 weeks**

- Walls and floors are built
- Roof trusses are hung
- Sheathing and weather barriers enclose the structure
- Interiors walls and openings are framed



## **Roofing and Exterior Finishes**

**2-4 weeks**

- As long as the house is dried in, this phase can happen out of order
- Includes all roofing, siding, and exterior wall finishes
- This can include windows and exterior doors or that work can be considered part of framing



## **Rough-In**

**4-6 weeks**

- Installation of all mechanical systems (plumbing, electrical, HVAC)
- Includes AV wiring
- Ends with an initial inspection of the electrical and plumbing work



**Insulation  
and Drywall**  
2-4 weeks

- Insulation of all walls that will be covered with drywall
- Drywall gets hung, taped, and textured to preferred finish
- Consider the primer coat of paint part of this phase



**Interior Finishes**  
6-12 weeks

- Install cabinets, countertops, flooring, trim, and tile
- Install lights and plumbings fixtures after countertop installation
- Finishing paint is often scheduled around other trades



### **Completion and Final Touches** 2-4 weeks

- Install appliances and AV equipment
- Finalize permanent utilities
- Complete walk-through
- Certificate of Occupancy
- Punch List



### **Landscaping** 1-2 weeks

- Seasonally dependent.
- Can occur months after the rest of the home is complete.
- Sprinklers lines are installed.
- Trees and shrubbery are planted.

## **Secrets to the Schedule and the Construction Process**

- **Work Backwards from Key Milestones**
  - Start with your desired move-in date.
  - Schedules can be built by first determining when major milestones need to be accomplished.
- **Prioritize Early Decision-Making for Long Lead Times**
  - We often recommend homeowners choose appliances first. They tend to have the longest lead times.
  - Cabinets are another material and design service with longer lead times.
- **Expect Overlapping Phases for Efficiency**
  - Builders often overlap phases both to save time and out of necessity.

- You can see exterior work start while framing is finishing or the final inspections can occur while the superficial interior finishes are waiting on subcontractors.
  - **Expect Extra Time for Inspections and Approvals**
    - Because you are dependent on local governments or HOA review boards, assume they will take longer than expected.
    - Even great builders need follow up visits from inspectors. Plan on having to wait for multiple return trips.
  - **Know Which Trades Can Overlap and Which Cannot**
    - Roofing and siding often overlap because the sider needs to install certain materials (like fascia) before the roof can be completed.
    - Mechanical trades like electricians, plumbers, and HVAC can all work at the same time, as well as many interior finish trades like trim carpenters and cabinetry.
    - Certain phases cannot overlap at all, such as foundation, insulation, and drywall.
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