



BuildChi

The Build Process

Guide To How It Works



DISCLAIMER

First, please note that this is a generalization of how builders build a home, by no means is it a one size fits all process as each builder may have some nuances to their approach, essentially separating them from the norm.

Furthermore, this is meant to be a brief overview of the process, not a deep dive, if you are looking for something more in depth I encourage you to turn to google as there is an abundance of information already offered freely online. No matter, it's worth diving deeper once you have selected a builder to see what that particular may do differently then what is traditionally expected. Knowledge is power as they say so learning more about your build will never hurt you in the end.



The Build Process

(Step 1) Permitting

- Before any construction starts, builders must submit plans to the local government to get permits to start building which takes a significant time in most instances.

(Step 2) Site Prep, Foundation & Plumbing

- Leveling of the lot is done clearing debris and rock before your foundation and below ground plumbing are ultimately set up. Once the foundation concrete is cured, this is the point when waterproofing would be arranged as well.
- Typically once your foundation is complete this is when your home's first inspection is conducted by the local government ensuring the foundation is up to code.

(Step 3) Framing

- The floors, walls and Roof, essentially the bones of your home are collectively completed during the framing stage of your build.
- It's at this stage that sheathing will be added to the exterior and covered in a protective film, which if you have ever seen homes being built is very recognizable.



The Build Process

(Step 4) Plumbing Rough Ins, HVAC & Electrical

- The piping for water & sewer lines, wiring and various receptacles, and ductwork and various HVAC related piping will be installed at this stage.
- It is following this stage that your home's 2nd, 3rd and 4th inspections are usually conducted by the local government ensuring the home is up to code, after which you will usually have what is called your pre-drywall walkthrough.

(Step 5) Insulation

- Following your Pre-Drywall walk through, it is at this time generally that your insulation will be added into your home.

(Step 6) Drywall

- At this stage your drywall will be hung and taped covering all of the walls you had just seen in your pre-drywall walkthrough and making what was essentially open space with board sticking out everywhere to partitioned off separate space.



The Build Process

(Step 7) Interior/Exterior Finishes

- At this stage a large variety of both exterior and interior finishes will be installed. Everything from countertop to various fixtures will be installed and finishing touches to complete the look of your home, like painting, will all be done in preparation of your blue tape walkthrough.

(Step 8) Blue Tape Walkthrough Repairs

- Following your Blue-Tape Walkthrough, the builder will begin making repairs and doing touch ups according to the results of your walkthrough and any inspection results, if you got one.

(Step 9) Final Walkthrough

- Once the home is ready for occupancy you will have your final walk through to review the home and confirm completion of any items pointed out during your blue tape walkthrough.

(Step 10) Closing

- Congratulations your new home is ready to take ownership of. After your final walkthrough you will finally go to your closing and the process is completed!