

PHASE I: PRE - CONSTRUCTION

- **Signing the Contract**
- **Soil Testing:** Boring samples are taken of your property and tested — this is used to design Your foundation.
- **Surveying and Plot Plans:** Your lot is surveyed and property pins are placed. A plot plan is a scaled footprint of your home on your property based on the buyer's preferred location. Requires buyer's approval.
- **Finalize Plans / Pre-Construction Meeting:** Once your complete set of plans have been Finalized, a Pre-Construction meeting will be scheduled. Foundation Engineering: The soils Report and plans are sent to an engineer to design the foundation.
- **HOA / ACC Approval:** Once all the required documentation is received, a package is sent to The HOA/ACC for plan approval. Requirements vary with every home.
- **Permits-Development, Building, and Culvert:** Applications for all required permits are completed And submitted.
- **Septic Design / Permitting:** Information is sent to a registered sanitarian/site evaluator to Design the septic system based on buyer's preferred location of components. Requires buyer's Approval/signing off.
- **Home Registration:** with TRCC, Builders Risk and Warranty

PHASE II: SITEWORK & FOUNDATION

- **Set Temporary Power:** A T-Pole is set and temporary electric meter is ordered
- **Clear Your Lot:** Your lot is checked, surveyor pins located, any clearing is done at this time And your lot is prepared for the pad to be built.
- **Culverts:** are set
- **Build Pad site:** Select fill is brought in and distributed based on the preferred location Of your new home.
- **Compaction Testing:** The pad is compacted and tested to verify it is at the Proper compaction rate.
- **Water and Sewer Taps:** Applications processed and fees paid.
- **Water Well:** is made.
- **Set Foundation Forms:** Form boards are set for perimeter of slab

- **Form Survey:** This survey is to verify the foundation will be at the required elevation
And no encroachment of building lines or easements.
- **Plumbing Grounds:** Sewer pipes in the slab are set
- **Foundation Make-Up:** Beams are dug, vapor barriers are set, post tension
And steel rebar are set.
- **Foundation Float:** Final form set, brick ledges and dropped areas
- **Foundation Inspection:** Home RWC and Quality Assurance
- **Foundation Pour:** Placement and finishing of concrete slab
- **Wreck Forms:** 24 Hours after pour the form boards are removed
- **Rough Grade:** Establish positive drainage around slab

P H A S E I I I : F R A M E

- **Frame House:** House begins to take shape, skeleton erected.
- **Cornice House:** Exterior sheathing, siding, walls are dried in
- **Windows and Exterior Doors:** are set
- **Roof Decking:** Tech Shield installed and provides surface for shingles or metal
- **Roof Shingles/metal:** Apply felt on decking and then shingles/metal; house is dried in
- **Plumbing Top Out:** Pipes ran through walls and attic; set water heater.
- **HVAC Rough In:** Run ducts; set units in the attic
- **Electric Rough In:** Wiring ran through house; Electric Walk with your Builder
- **Fireplace:** Set and the chase is ran
- **Pre-Wire Alarm:** Pre-wire door and window for alarm system
- **Prime and Paint Exterior:** Caulk, prime and paint siding, soffits and trim
- **Punch out Frame and Mechanicals:** Builder inspects and makes any necessary corrections
- **Pre-Drywall Inspections:** Home RWC and Quality Assurance
- **Verify and Measure Cabinets:** Ensures accuracy of cabinet dimensions prior to
Releasing to manufacturer
- **Insulation:** After all inspections have passed and house is ready for drywall,
Walls and sloped ceiling are insulated.

P H A S E I V : S H E E T R O C K & M A S O N R Y

- **Brick - Stone – Stucco-Hardy:** Applied after passing frame inspections
- **Drywall - Hang, Tape, Float, Skim and Sand:** Installed when insulation has been Confirmed complete
- **Texture:** Applied to walls and ceiling
- **Install Interior Door and Trim**
- **Install Cabinets**
- **Paint Interior:** Wall out and Enamel--prep, prime and paint
- **Build Electric Service and Permanent Power:** Run electric underground to the home
- **Install Septic System**
- **Kitchen Counter Tops:** Tops are measured after cabinets are installed
- **Vanity Tops:** Tops are measured after cabinets are installed
- **Tile:** Floors and Baths first; Kitchen back splash after counter tops are in

P H A S E V : M E C H A N I C A L T R I M

- **Install Propane Tank**
- **Flat Work:** Driveway and Sidewalks are confirmed with your builder; then poured
- **Final Grade:** Fill dirt brought in to spread with tractor; drainage established.
- **Electric Trim:** Install outlets and switches; power to house
- **Install Light Fixtures**
- **Plumbing Trim:** Set toilets, plumbing fixtures, disposal and sinks
- **HVAC Trim:** Install Grills
- **Interior Trim Punch Out:** Finish interior trim; shoe molding
- **Install Hardware:** Door hardware, towel bars/rings, toilet paper holders, etc...
- **Install Mirrors and Shower Enclosures**
- **Hot Punch House (mechanicals):** Make sure all outlets and lights work
- **First Paint Touch - Up (before carpet is installed):** Sheetrock patches; major touch ups
- **Set and Start A/C Units**
- **Set Front Door**
- **Weather strip Exterior Doors**

- **Install Wood Floors**
- **Install Carpet**
- **Install Appliances**
- **Clean House**

PHASE VI: FINAL INSPECTION

- **Final Survey:** This survey indicates all improvements made on your property
- **Builder Punch Out:** Make necessary corrections
- **Masterson Quality Inspection:** Third Party comes in after builder to help ensure higher quality
- **RWC Inspection and Final Grade Certificate**
- **Home buyer Inspection (Walk through):** Meet with your builder to “walk” the house and point Out any items requiring repair and touch ups. You will go over a detailed check list of all the Components in your new home
- **Builder Punch Out:** The items on your Walk through list are addressed
- **Final Inspection:** Once the items are complete, your builder will schedule a final inspection And ask you to sign off
- **Close or Final Funding:** The final draw has been disbursed to Sierra Classic Homes, completing The total amount of the sales price for your new home
- **Release of Keys:** You are now a happy new homeowner!!