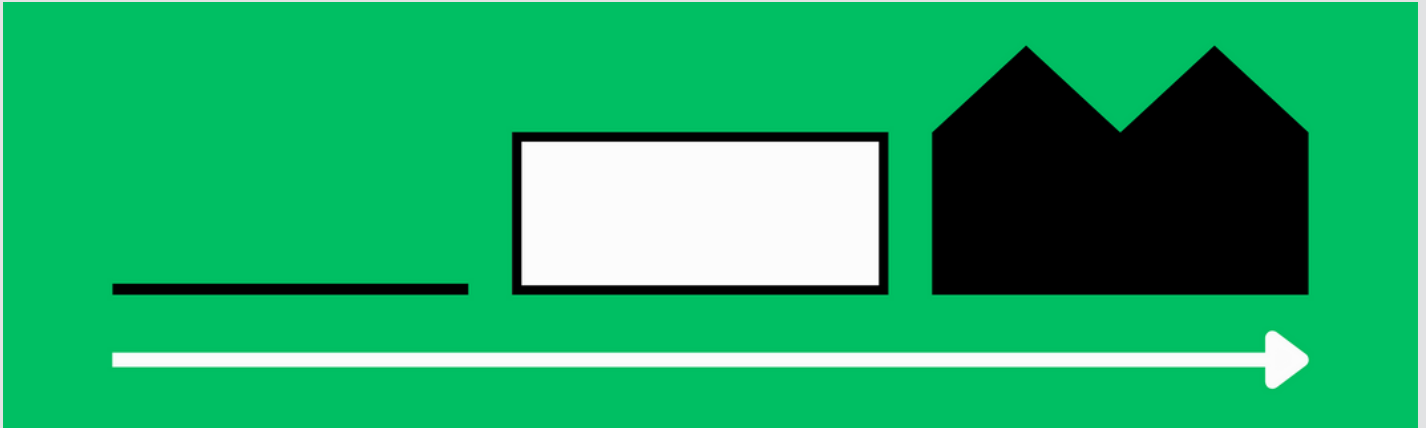


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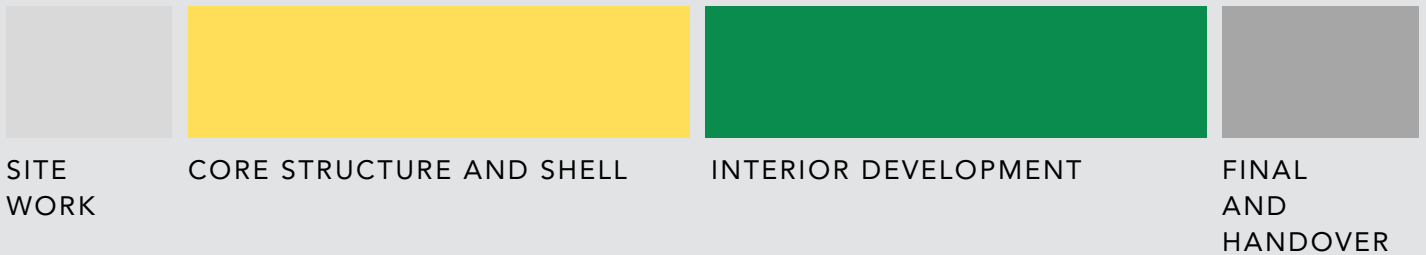
CONSTRUCTION TIMELINE

WHAT TO EXPECT DURING CUSTOM, MODERN HOME CONSTRUCTION



Whether you're venturing into a new construction project or undertaking a full-scale remodel, the process can be both thrilling and complex. Our guide is tailored to demystify this journey, providing clarity and confidence to our clients. For those building a new home from scratch, certain steps unique to new construction are marked with an asterisk (*). This guide serves as a valuable resource for all, ensuring a smooth transition from initial designs to the completion of your modern home or remodel.

STAGES OF CONSTRUCTION



SITE PREPARATION AND FOUNDATION LAYOUT

The initial step in building a new home involves marking the exact location of the house on your property. This stage includes clearing the site while striving to preserve the natural surroundings as much as possible. We then adjust the ground level, if necessary, and excavate the area to make way for the foundation.

UNDERGROUND UTILITIES SETUP

This stage involves the careful identification and modification of any existing underground services like electricity, water, sewage, and communication lines. In cases where these utilities are not present, we will establish connections by extending them to the nearest municipal access points.

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FOUNDATION AND SLAB CONSTRUCTION

The foundation serves as the essential support and anchor for your home. It can be a straightforward concrete slab or, as commonly seen in Northeastern homes, include a basement level framed by sturdy underground concrete walls. This foundational structure ensures stability and durability for the entire house.

SHEATHING AND WEATHERPROOFING

Once the home's framework is complete, the next step is to encase it in sheathing and weatherproof materials. This process seals the walls, floors, and roof (excluding windows and doors), creating a protective barrier against the elements with impervious surfaces.

HVAC SYSTEM INSTALLATION

HVAC, which stands for Heating, Ventilation, and Air Conditioning, is crucial for ensuring comfort in your home. During this phase, we perform the "rough-ins," which include the installation of ductwork, vents, and initial plumbing and electrical setups. The final equipment for these systems will be installed at a later stage.

FRAMING

Framing is the construction of your home's skeleton, usually using wood and/or steel. This crucial stage shapes the walls, floors, and roof, visibly transforming the architectural plans into a tangible structure. It's an exhilarating milestone for both our team and our clients!

WINDOW AND DOOR INSTALLATION

This stage, often termed fenestration, involves fitting the exterior windows, doors, and skylights. It's a visually transformative part of constructing the core and shell of a modern home, significantly defining its appearance and character.

PLUMBING

Running concurrently with HVAC rough-ins, this phase focuses on laying out the plumbing infrastructure. It involves running pipes for water supply and drainage, setting up connections for key areas like the kitchen, bathrooms, and laundry room. The installation of fixtures such as sinks and toilets will follow in subsequent stages.

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ELECTRICAL INSTALLATION

Aligned with the HVAC rough-ins, this stage encompasses the installation of electrical systems. It involves threading wiring through walls and ceilings to establish power connections for future outlets, lighting fixtures, appliances, and other utilities.



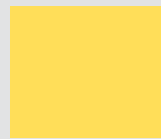
INSULATION

Effective insulation is key to the efficiency of new homes. It ensures that the conditioned air from heating and cooling systems remains inside, reducing energy usage and costs. This is achieved by carefully insulating walls, floors, roofs, and around utility lines to prevent air escape.



LOW VOLTAGE & SECURITY

The next step is to run wiring for low voltage systems like fire safety, security, internet, audio/video, and other technology. It's best to design & plan for these home features early so they can be installed before the interior walls are closed up.



DRYWALL INSTALLATION

Drywall, also known as sheetrock or gypsum board, forms the standard interior panels of your home. It encases the HVAC, plumbing, electrical systems, insulation, and other mechanical components. This phase visually delineates the interior spaces, giving our clients a true sense of the scale and layout of their new home.



EXTERIOR FINISHING

This stage involves applying the final surface materials to the exterior of your home, providing both protection from environmental elements and defining its aesthetic appeal. It includes the installation of façade materials such as siding, stone, wood, stucco, and various roofing materials like metal, slate, or shingles.



STAIRWAY AND RAILING CONSTRUCTION

The creation of a stairway and railing can vary from straightforward installations to intricate craftsmanship, depending on your home's design. In many modern homes, stairs and railings are prominent visual elements, often requiring precise geometry and skilled workmanship to achieve perfection.



FLOORING

Finish flooring (commonly made of natural hardwood, LVP, stone and/or tile) is a vitally important design element which will often flow throughout the majority of the home and create the visual aesthetic for much of the home's interiors.



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KITCHEN

Kitchen installation is a multifaceted phase that requires meticulous coordination of various elements. This includes cabinetry, countertops, appliances, fixtures, and the integration of electrical and plumbing finishes. Attention to detail is paramount in kitchen construction to ensure that the design vision is flawlessly executed.



PAINTING

While painting is often one of the final steps in construction, the specific design of the home dictates its actual timing. In some cases, it may be more efficient to spackle, sand, prime, and paint prior to the installation of other elements, such as finish flooring. This approach ensures a seamless and high-quality finish throughout the home.



MILLWORK

Any custom-built elements like benches, bookcases, cabinets and shelving will now be installed and/or built in place.



CERTIFICATE OF OCCUPANCY

The final step before moving into your new home is securing a Certificate of Occupancy. This document, issued by the local municipality, confirms that your home's construction is complete and it's ready for occupancy.



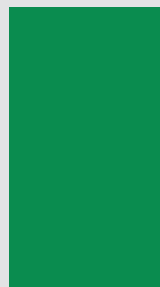
BATHROOM FINISHING

This stage focuses on completing the bathrooms by installing fixtures such as toilets, sinks, tubs, and showers. It also includes fitting furnishings and accessories like vanities, mirrors, and towel bars. Depending on the design specifics, certain elements may be deferred until after painting is finished.



FIXTURE AND FINISH

At this point, all remaining fixtures and finishes that haven't been installed are ready to be put in place. This includes the more permanent, non-movable elements like decorative lighting, ceiling fans, and window treatments, which add the final touches to your home's interior.



HARDWARE

This stage involves the installation of interior door and window hardware, along with other details such as cabinet pulls. These elements, if not already in place, are added to enhance functionality and contribute to the overall aesthetic of the home.



PUNCH LIST

Toward the end of a new home construction, the contractor, homeowner, architect, and interior designer will walk through the home and point out any final details that need to be added, fixed, or completed before the home is complete.



CLEAN-UP AND PHOTO SHOOT

As you receive the keys to your new home, our team will conduct a final clean-up. Later, once everything is settled, we'll photograph your home for our portfolio, potentially featuring it in our promotional content with your consent.

