

Phases of Construction

Phase 1: Site/Land Preparation

- Clear land/Remove trees
- Grade Property
- Prep for footers and slab
- Pour foundation and/or piers

Phase 2: Framing

- Frame structure of the house
- Dry-in structure
 - Plywood the roof and exterior of the home
 - Wrap home in water vapor barrier
 - Set windows and exterior doors

Phase 3: Mechanical Rough-in

- Plumbing
 - Placement of pipes
- Heating, Ventilation, and Air Conditioning (HVAC)
 - Duct placement
 - Mechanical placement
- Electrical
 - Running wires
 - Receptacle and light switch boxes
 - Recessed light/can light boxes
 - Security system

Phase 4: Exterior Finishes

- Exterior covering of home will begin
 - Siding
 - Stone
 - Brick
 - Stucco
- Roof will be completed
 - Shingles/metal roofing
 - Soffits and fascia

- Entryways will be built
 - Driveways
 - Entry stairs

Phase 5: Dry Wall

- Insulation
- Dry wall is hung
- Dry wall is finished and textured
 - Note: this step can be slow due to finishing technique.

Phase 6: Interior Finishes and Landscaping

Multiple subcontractors will be working simultaneously to finish their particular scope of work. The homeowner may be called upon frequently to make minor decisions.

Work being performed:

- Interior painting
- Flooring – wood, tile, carpet, etc.
- Plumbing – faucets, showerheads, toilets
- Electrical – outlets, switches, lights
- HVAC – A/C power
- Cabinets and shelving
- Trim work and carpentry
- Landscaping and irrigation

Phase 7: Completion

- Final inspections from the city/county
- Final inspections from the lender
- Final walk through with R.K. Adams Construction to create punch list for any touchups
- Final closing with bank

Phase 8: Welcome Home!