

CUSTOM CONSTRUCTION BUILDERS, INC

DESIGN & BUILD TO SUIT
NEW HOMES • ADDITIONS • REMODELING

Jamie Zajicek
2809 Birchwood Pass
Cross Plains, WI 53528

(608) 798-4345
FAX (608) 798-4245
MOBILE (608) 225-2425

cstmcons@chorus.net
www.customconstructionbuilders.com

STAGES OF CONSTRUCTION

The following is a chronological listing of the stages of the building process. Each stage is color coded to designate whether it is the builders or homeowners responsibility to complete. Remodeling would include some, but not all, of these steps.

CHECKLIST KEY:

Homeowner

Builder

Homeowner/Builder

- ☐ **Lot selection** Choose a lot or rural land in the neighborhood you would like to build your new home.
- ☐ **Hiring a builder** It is important to choose as contractor who will respect your choices and preferences. Build a quality home within the time frame given. Offer in-house design services. Assist you in locating the perfect lot and design for your new home. Contact: Custom Construction Builders, Inc. at (608) 798-4345.
- ☐ **Create preliminary plans** The builder, Architect and the homeowner work together to create a preliminary plan. Design must meet the general engineering standards of the building code, taking subdivision rules or covenants into account.
- ☐ **Specifications** The builder will establish the specifications – essentially the list of what is needed to complete the home – and briefly discuss allowances.
- ☐ **Finalize lot selection** Purchase the lot or rural land.
- ☐ **Finalize house plan** Custom Construction Builders, Inc. finalizes the plans and begins bidding out the job to subcontractors. The process can take several weeks. If there are particular subcontractors that you prefer to work with, ask the builder up front.
- ☐ **Selection products** Custom Construction Builders, Inc. will assign an allowance to cover the cost of items that the homeowner will select, such as floor covering and light fixtures. That set dollar allowance is incorporated into the base price of the house. Pre-shopping by the homeowner is something that can assist the builder in setting an appropriate allowance in the budget.
- ☐ **Secure financing/signing the contract** Custom Construction Builders, Inc. finalizes the contract documents and you sign them after you approve the final design, the price of your new home and the completion date. Secure financing with your bank.
- ☐ **Payment** Once the contract is signed the homeowner will be required to provide the builder with a down payment. The procedure for payment throughout the building process is called a “construction draw.” Most new homes will have 4 or 5 construction draws.

- ☐ **Lot is surveyed & staked out / begin construction** Excavation and foundation work begins after plans are approved and building permits are posted
- ☐ **Exterior and interior selections** You will meet with the in-house design coordinator at the office to choose exterior selections – such as: shingles and siding, window color, fascia and soffit color, column design, front and service door styles and color, and decks. She will also assist you with interior selections and review your design ideas. Selections include: interior door style and door hardware, baseboard and casing, drywall texture and paint colors, staircase and fireplace design and carpet.
- ☐ **Finalize selections** Finalize interior plans, including the kitchen and bath layout; plumbing fixtures and faucets; appliances; countertops; floor coverings; and paint colors. Our design coordinator will guide you through the process.
- ☐ **Framing** The rough framing of the house is formed. Next the roof is framed and shingles are installed. Then the windows and doors installed.
- ☐ **Rough-in of mechanical systems** The ducts, pipes, wires and other components of the heating, ventilation and air conditioning (HVAC) systems are installed.
- ☐ **Walk thru** To choose locations with the electrician for – outlets, jacks, switches and electrical fixtures.
- ☐ **Install insulation and siding/exterior finishes**
- ☐ **Interior walls completed** Insulation is sealed in place with drywall. Drywall is hung, taped and finished.
- ☐ **Paint, trim work, flooring and cabinets** Wall texturing and painting is done. Vinyl, ceramic tile or wood flooring is laid. Trim, including ceiling molding, baseboard, window and door casing, interior doors and decorative wainscoting is installed, then painted or stained. Cabinets and countertops are put in place.
- ☐ **Finalize lighting selections** The design-coordinator will assist the homeowner with light fixtures choices and recommend lighting suppliers in the area, also on the internet. The design-coordinator will work with the homeowner to choose and purchase the light fixtures of their choice.
- ☐ **Landscape design** Finalize the landscape design with our landscape architect.
- ☐ **Finishing up** Final installation of heating, air conditioning and other mechanical systems is completed. The concrete driveway and patio is poured. The deck will be built at this time. Landscaping (weather permitting) gets underway. Carpeting, shower doors, mirrors and light fixtures are installed.
- ☐ **Detailed cleaning** The grounds are interior are cleaned up by the professional cleaners.
- ☐ **Final inspection** Must have a final inspection for occupancy; in which no health or safety violations are found.
- ☐ **Insurance warranties** Homeowner secures homeowners insurance and received all warranties from the builder as well as any specific instructions about how to best operate certain faucets of the house. Custom Construction Builders, Inc. offers a one year warranty on their homes.
- ☐ **Pre-closing walk-thru** The builder will do a final walk-thru with the homeowner – to make certain everything contracted for has been completed. He will educate you on the proper use of all mechanicals.
- ☐ **Closing & occupancy** The builder receives final payment and the new home is officially your home.