



## Construction Phases

### Agreement

You may have started your new home purchase by providing a Lot Hold Payment, but we don't really start the building process until an agreement is signed. From the time that you sign an agreement and we begin construction, you will have the opportunity to make changes to your plan following our Change Order Process.

### Selections

Within fourteen days of signing your agreement you will have time to go through the selections process. This is one of the most enjoyable times of building a new home. Not only can you upgrade selections that are important to your family, you can even alter the way your home will look. We will respond very quickly to price requests for possible changes so that you can make quick decisions on your final changes. Once you have completed, no more changes can be made to your home.

### Phase 0

Once the Selections Process is completed, your work is done and our work begins. During Phase 0 we complete the planning process for the building our your new home. Individual plans are developed by our in-house CAD team based on the information you have provided via the agreement and selections. We obtain all of the permits required for the building process, and issue all of the purchase orders to the vendors that will assist in the construction of your new home. When Phase 0 is complete, usually within 28 days, all that is left to do is build in the field what has been completed in the office. The plans and purchase orders are sent to the Community Building Manager with the scheduled start date.

### Phase 1

**Form Boards** The contract has been signed, your selections made, and your home permitted. Now it is time to clear your lot (if required) and set the form boards for the foundation. Over the next few weeks, trenching and plumbing roughs are completed. Since construction has officially begun, please coordinate

all changes through your sales manager and not through the construction superintendent. This will keep your home on schedule and help avoid misunderstandings.

**Foundation** During this phase, the foundation for your new home is poured. Prior to pouring, we use a third-party engineering company to design your foundation to your specific lot. After everything is in place for pouring, the engineer inspects the work and provides us a letter that we have met all of the requirements. Then, the post-tension slab is poured.

## Phase 2

**Framing** Next comes the framing of your home. This includes the walls, roof decking, and roofing installation. Framing starts as soon as the concrete is cured. As with most major phases of construction, the length of time to complete this phase is determined by the size of your home, weather, and the scheduling of sub-contractors.

**Mechanical Roughs** Mechanical roughs include what are called “plumbing top off”, “HVAC rough” and “electrical rough”. At this point, all wires are pulled throughout the home (including cable outlets and telephone lines).

## Phase 3

**Insulation & Sheetrock** Framing and mechanical inspections are now done so it's time to install wall insulation and then begin to sheetrock. When this phase is complete, taping, bedding, and texturing of the interior walls will be finished.

**Trim & Brick** Well, a lot of work has been done up to this point, but when this phase is complete you will really be able to see your home taking shape. Interior trim and brick work now begin. The garage door is also installed. During this phase, the interior walls will be painted and baseboards, hardware, cabinets, and countertops will be installed as well.

## Phase 4

**Flatwork (Patios, Sidewalks & Driveway)** With the house nearing completion, the flatwork can now be poured. Flatwork includes any patios, all sidewalks, and the driveway. Previously, mechanical roughs were done. Now, mechanical trim is completed. This is also the time that toilets and sinks are set. All lighting and ceiling fans are installed as well.

**Carpet & Final Clean** Since most of the work has been done and traffic in the home should be minimal going forward, we can now install the carpet. Throughout the building process, the construction site is cleaned several times to

remove excess material and any trash that may have accumulated. With the home only a matter of days (or a few weeks) from being completed, a thorough interior and exterior clean is conducted. Simultaneously, sod, landscaping and fencing are installed. Prior to landscaping, the final grade is placed on the lot to ensure a smooth yard and proper drainage.

**Meters Set & Final Inspection** We are getting very close to handing you the keys. In this phase, power meters (gas and electric) are set. The home is now ready for the first official walk through.

**Closing** What a wonderful day. Coordinating with the Title Company, the Mortgage Company, and Graham Hart Home Builder, a date and time will be set for you to close on your new home. Once your mortgage is funded, you will receive the keys to your new home and you can begin moving.

*IMPORTANT NOTE: Remember that a home construction site is very dangerous. Please do not visit the site without your Community Selling Manager. Although this may not seem necessary, we only require this for your protection and the safety of your family.*