

# What has to be done first?

*You may be asking yourself how a project would actually go. Well, here's an example of a construction sequence. The following sequence for a typical construction project is offered as a guide only. Your project may vary and could contain different tasks. Please be sure to have a professional assist you with your Job Schedule and Construction Sequence.*

## **Site work**

- Survey of lot lines.
- Staking of grading perimeters by the surveyor Rough grading of building pad.
- Grading of driveways or roads.
- Utility installation
- Electrical
- Telephone
- Cable TV
- Water Sewer

## **Foundation installation**

- Provide fresh water source and portable toilet facilities.
- Layout and chalking foundation on lot.
- Plumbing trench layout by plumber if slab foundation.\*
- Digging of footings, piers and plumbing trenches.\*
- Setting of forms and steel.
- Placement of main electrical ground and conduit if underground electrical service. Electrician may also setup temporary electrical service at this time.
- Placement of sewer line under footings
- Building department inspection.
- Layout of hold down bolts and straps by framing contractor.
- Pouring of concrete footings and stemwalls.
- Placement of gravel, vapor barrier, sand and slab reinforcing.
- Building department slab inspection if applicable.
- Pouring of concrete slabs.

## **Floor framing**

- Delivery of floor framing lumber, mudsill, posts, girders, joists, and blocks.
- Install mudsill.
- Install posts and girders.
- Install joists.

## **Under floor plumbing**

- Install DWV (drain, waste, and vents).
- Install water supply lines.
- Insulate all hot water lines.
- Install gas lines.
- Cap and fill all lines for test and inspection.

## **Under floor HVAC**

- Install all under floor supply ducts.

## **Under floor Electrical**

- Install any floor plug conduits.

## **Building department "Under floor inspection".**

- Inspector signs for floor framing, rough plumbing, rough HVAC, and under floor Electrical.

## **Floor insulation**

- Insulation installed Building department inspection.

## **Wall Framing**

- First floor lumber load is delivered, subfloor, plates, studs, headers, and any cut blocks.
- Subfloor laid.
- Walls are chalked on the subfloor and plated.
- Walls are framed and stood.
- Frame is plumbed and lined.

## **Second Floor Framed**

- Second floor frame load delivered, beams, joist, subfloor, and hardware if required.

## **Second Floor Wall Framing**

- *Second floor wall lumber delivered, plates, studs, beams, headers, and any cut blocks.*
- *Walls are framed and stood.*
- *Frame is plumbed and lined.*

## **Roof Framing**

- *Roof lumber load is delivered, ceiling joists, rafters, blocks, and sheathing.*
- *Ceiling joists are installed.*
- *Rafters are erected.*
- *Roof sheathing is installed.*

## **Windows and Exterior doors.**

- *Windows are installed.*
- *Doors are installed in the frame where required for the installation of the siding.*

## **Siding and Trim**

- *Siding and trim lumber delivered, including shear wall plywood and building paper or wrap.*
- *Shear wall plywood is installed and nailed.*
- *Building department inspects nailing on shear walls.*
- *Building paper is installed.*
- *Siding and trim installed.*

## **Top out Plumbing**

- *DWV is installed to all fixtures and vents are extended through the roof sheathing.*
- *Water lines are roughed in to all plumbing fixtures.*
- *Bath tubs are set except for whirlpool type tubs.*
- *All in wall shower valves are installed.*
- *Gas lines are installed to all gas fixtures.*
- *Condensation drain lines are installed to any air conditioning air handlers.*
- *Showers are hot mopped for tile.*
- *Drains are filled to the top of the roof vents, tubs and shower pans are filled with water.*
- *Gas and water lines are pressured to insure no leaks and for inspection.*

## **HVAC Topout**

- *Rain gutters are installed on roof.*
- *Roof flashings are delivered to jobsite for roofer to install.*
- *Ducts are installed for supply and return air.*
- *Any air handlers in the attic are installed.*
- *Thermostats are located and wired.*
- *Bath vents and kitchen vents are installed.*

## **Electrical Rough in**

- *Electrician walks through house with owner to verify location of all plugs, switched, and lights.*
- *House is boxed in.*
- *Wiring is pulled.*
- *Low voltage systems are installed, television cable, telephone lines, and any computer cabling.*
- *Main and sub electric panels are made up except for circuit breakers.*

## **Rough Frame inspection**

- *This is the big inspection. Building inspector signs off all rough work.*

## **Wall and Ceiling insulation**

- *Building inspector signs off insulation.*

## **Drywall**

- *Drywall is installed and finished. Nailing inspection is required in some areas.*

## **Garage doors installed.**

## **Finish carpentry.**

- *Interior doors and trim are delivered into locked garage including shelving, base boards, window stools and any crown moldings.*
- *Finish carpenter installs all interior trim.*
- *Cabinets are delivered and installed.*

## **Interior painting**

- *Kitchens and baths are undercoated and enameled.*
- *Balance of walls are painted.*

- *Wood work is either painted or stained and finished.*

### **Ceramic Tile and countertops are installed.**

- *Appliances or a template for the appliances which set in the counters must either be on site*
- *Floor tiles are installed.*

### **Finish Plumbing**

- *Plumber sets all fixtures, tubs, valves, sinks, lavatories, and water heater.*
- *Water is on and the system is ready to use.*
- *Gas lines are pressurized for final inspection.*

### **Finish HVAC**

- *All finish grills and registers are installed.*
- *Air conditioning compressors are installed.*
- *You must provide a concrete pad for the units.*
- *Thermostats are set on the walls.*

### **Finish Electric**

- *Light fixtures are installed with bulbs.*
- *Appliances are wired.*
- *Switch and plug plates are installed.*

### **Exterior Flat work.**

- *Concrete driveways, patios, walks and any others are poured.*

### **Finish flooring**

- *Hardwood floors are installed.*
- *Carpet installed.*
- *Carpet installers remove the interior doors and place them in the garage.*

### **Finish Hardware**

- *The finish hardware is installed by the finish carpenters, door locks, bumpers, towel bars, paper holders, house numbers.*
- *Appliances are secured in place.*

### **Final inspection.**

- *Building inspector issues a certificate of occupancy.*
- *File notice of completion.*
- *Either the title company or the county recorders will record this notice.*