

working with your builder:

Sample Construction Schedule

Below, find a **sample construction schedule**. It is provided to give you an idea of what to expect when building a new home.

- **Land/Lot Development**
 - Purchase
 - Clear Title (if not already owned)
 - Accessible to Modular Transporter (conduct site accessibility study)
 - **conduct prior to purchase if not already owned**
 - Perk / Probe Test (or public sewer if available)
 - **conduct prior to purchase if not already owned**
 - Land Surveyed (if not already owned)
- **Forms/Procedures/Permits**
 - Select Modular Home and Options
 - Develop and Finalize Prints, Plans, Options, Finishes and Specs
 - Contracts Signed
 - Sign-Off on Plans and Specs
 - Secure Financing
 - Set Target Occupancy Date
 - Issue Deposit
 - Establish Construction Activities/Schedule
 - Obtain and Post Permits
 - Building
 - Electrical
 - Plumbing
 - Mechanical
 - Road/Culvert
 - Application for Gas/Electrical Service
 - Site Survey (stake out)
- **Foundation and Sitework**
 - Order Steel Beams and Columns
 - Deliver Dumpster and Port-a-Potty
 - Site Preparation, Remove Obstacles
 - Layout and Excavation
 - Form Footings
 - Pour Footings
 - Footing Inspection
 - Install Footing Drains and Basement Stone
 - Install Under-Slab Utilities
 - Block Delivery/Foundation Systems
 - Construct/Install Foundation Walls
 - Inspect Foundation Drains
 - Apply Foundation Damp-Proofing and Vapor Barrier
 - Install Anchor Clips/Bolts, Sill Plate and Sealer
 - Install Sump Pump Crock and Rough Plumbing
 - Install Basement Windows
 - Install Foundation Drain Tile and Cover
 - Prep Opening in Floor for Posts/Support Columns
 - Pour Basement Floor
 - Backfill
- **Site Preparation**
 - Foundations and Footings are Completed
 - Foundation is Square and Level
 - Foundation and Footings have passed Inspection
 - Obstacles for Crane and Transporters have been Removed
 - Access Route for Crane and Transporters is planned

- Crane Pad is Ready and Firm
- Set Crew and Crane Schedules are Confirmed
- Bulldozer and Operator Scheduled and Confirmed
- Utility Crews have been Scheduled for Turn-off / Turn-on (if applicable)
- Weather Forecast for Set Day looks Adequate
- Payment for Delivery Day Confirmed and Available
- **Modular Home Set**
 - Modules Delivered/Received
 - Unwrap Modules
 - Check Inventory of Ship-Loose Materials
 - Mark Mating Lines on the Foundation
 - Locate Pick-Points on the Modules, Prepare for Lifting
 - Module Set
 - Fasten and Check Module
 - Prepare Mating Surfaces
 - Prepare Wires, Pipes, Ducts and Stairs
 - Posts/Support Columns Set/Installed
 - Stairs to Basement Set/Installed
 - Lift Jointed Roof Sections with Crane
 - Lift Dormers and Other Roof Elements
 - Make the Home Weather-Tight and Secure
 - Sign Set-Release
- **Exterior Finishing**
 - Siding Completed
 - Masonry Work Completed
 - Prime, Paint or Stain Exterior Surfaces
 - Install Shutters
 - Install Chimney Stack
 - Install Gutters and Downspouts
 - Optional Garages Completed
 - Optional Porches, Decks and Patios Completed
- **Interior Electrical**
 - Install Circuit Breaker Box
 - Install Meter Box, Conduit Master, Service Entrance Cable & Basement Cable
 - Connect Wiring of Modular Units and Tie-In to Junction Box
 - Connect Service in Garage and Outbuildings if Applicable
 - Install Sump Pump
 - Install 220v Service for Range/Dryer
 - Electrical Inspection
- **Plumbing Connections**
 - Drill/Install Well & Pump or Hook-Up to Public System
 - Install/Inspect Septic and Drainage Systems or Hook-Up to Public Systems
 - Install Shower Doors
 - Install Supply and Drain Lines/Connect to Stubbing
 - Install Gas Pipes to Range/Dryer/Water Heater if Applicable
 - Check and Tighten Shut-Off Valves
 - Plumbing Inspection
- **HVAC**
 - Install/Connect AC System
 - Install Oil Tank and Line to Furnace if Applicable
 - Install Electric Water Heater and Connect to Breaker Box
 - Connect Chimney Flue Into Furnace
 - For Baseboard Electrical Heat, Connect Circuits at Junction Box
 - Vent Dryer
 - Install Security System
 - Connect Central Vac System
 - Mechanical Inspection
- **Interior Finishing**
 - Finish/Patch Drywall
 - Paint Interior Walls
 - Finish Interior Trim and Doors/Adjust
 - Install or Seam Vinyl, Hardwood, Laminate or Carpeting at Mate Walls

- Clean-Up
- **Exterior Final Finish**
 - Complete Garage Floors, Steps, Service Walks, etc.
 - Install Exterior Lights and Bulbs
 - Finish Grading
 - Landscaping
 - Garage Doors
 - Exterior Clean-Up
- **Closing**
 - Punch List
 - Final Clean-up - Remove Dumpsters & Port-a-Potty
 - Walk Through with Customer
 - Final Building Inspection
 - Occupancy Permit
 - Owner Occupancy