



No Doubt Homes

“Your New Home From Start to Finish”

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Thinking about building your new home can be overwhelming. We wanted to document the typical steps that are taken from start to finish. When you break it down this way it is much more palatable.

To make things easier, we combined the designing process, the building process, and the financial process.

Building Process-Black

Designing Process-Red

Financial Process-Green

LETS GET STARTED!

Find Land (0-2 months)

This is the first step in designing your home. The topography will dictate what should or should not be built.

Find multiple land options

Walk the land with us

Septic? / Sewer?

Well/ City Water

Natural Gas/Propane

Rough Design/ Project Estimate (0-2 months)

This is where you meet with our architect and do your first design of your new home.

House will be budgeted based on standard selections

Allowances estimated

Standard Specs and Selections are talked about and reviewed

Contract Established (Months 3+4)

A contract between you and NDS is put in place. This contract will come with a DRAW schedule that will be used with your financial institution. The DRAW determines how your loan is paid out to us based on your build. The DRAW is broken down into phases. The phases are “inspected” by the financial institution to make sure they have been completed. Based on these “inspections”, the draw is paid out. These “inspections” are NOT the same ones that are conducted by the county/city to make sure things are built the correct way. **Any CHANGE-ORDERS/UPGRADES after this step are paid by the buyer at the time of determination.**

Full transparency on budget

Allowances detailed

Prepare Construction Site and Pour Foundation (Months 3+4)

Apply for and Acquire Permits

Construction Crew Levels Site

Puts Up Wooden Forms for the Temporary Foundation

Footings Are Installed

Before a builder can put a shovel in the ground, local government must approve the design and provide permits for everything from the zoning and grading (changing the contour of the land to accommodate your home and driveway) to the septic systems, home construction, electrical work, and plumbing. Once permits are acquired, physical construction can begin.

Often, site preparation and foundation work are performed by the same crew, but this may not be the case with a wooded lot. Using a backhoe and a bulldozer, the crew clears the site of rocks, debris, and trees for the house and, if applicable, the septic system. The crew levels the site, puts up wooden forms to serve as a template for the foundation and digs the holes

and trenches. Footings (structures where the house interfaces with the earth that supports it) are installed. If your home is going to have a well, it will be dug at this point.

If the home has a full basement, the hole is dug, the footings are formed and poured, and the foundation walls are formed and poured. If it's slab-on-grade, the footings are dug, the area between them is leveled and fitted with utility runs (e.g. plumbing drains and electrical chases); and the slab is poured monolithically with the footings.

Once the concrete foundation is poured, it will need time to cure. During this period, there will be limited activity on the construction site.

After the concrete is cured, the crew applies a waterproofing membrane to the foundation walls (if a basement); installs drains, sewer, and water taps and any plumbing that needs to go into the first-floor slab or basement floor; and backfills excavated dirt into the hole around the foundation wall (if a basement).

Inspection #1 (County/City)

When the curing process is complete, a city inspector visits the site to make sure foundation components are up to code and installed properly. This inspection may be repeated depending on the type of foundation (slab, crawl space or basement). We will then remove the forms and begin coordinating the framing phase.

Complete Rough Framing (Months 5 thru 12)

- Floor System, Walls, Roof Systems Are Completed
- Sheathing Applied to Exterior Walls, Covered With Protective Wrap

The floor systems, walls and roof systems are completed (collectively known as the shell or skeleton of the house). Plywood or oriented strand board (OSB) sheathing is applied to the exterior walls and roof and windows and exterior doors are installed. The sheathing is then covered with a protective barrier known as a house wrap; it prevents liquid water from infiltrating the structure while allowing water vapor to escape. This reduces the likelihood of mold and wood rot.

Customer Selections (Months 5 thru 12)

At this point a walk through of your physical house is done with you. This where we talk about electrical outlets, low voltage wants, cabinets, etc. **Any Change-Orders are noted and handled.**

Electrical outlets are determined

Low Voltage Requirements

Cabinets- What type (custom or prefab/paint or stain), design, and locations

Plumbing Options

Electrical and Plumbing Fixtures are discussed

Flooring is Discussed

HVAC is Discussed

Insulation is Discussed

Complete Rough Plumbing, Electrical HVAC (Months 5 thru 12)

The Following Are Installed:

Pipes and Wires

Sewer Lines and Vents

Water Supply Lines

Bathtubs, Shower Units

Ductwork for HVAC System

HVAC Vent Pipes

Once the shell is finished, siding and roofing can be installed. At the same time, the electrical and plumbing contractors start running pipes and wires through the interior walls, ceilings and floors. Sewer lines and vents, as well as water supply lines for each fixture, are installed.

Bathtubs and one-piece shower/tub units are put in place at this point because there's more room to maneuver large, heavy objects.

Ductwork is installed for the heating, ventilation, air conditioning (HVAC) system, and possibly the furnace. HVAC vent pipes are installed through the roof and insulation is installed in the floors, walls and ceilings.

After the roofing goes on, the house is considered "dried in." An electrician then installs receptacles for outlets, lights and switches and runs wires from the breaker panel to each receptacle. Wiring for telephones, cable TV and music systems is included in this work.

Note that HVAC ducts and plumbing are usually installed before wiring because it's easier to run wires around pipes and ducts than vice versa.

Inspections #2, #3, #4 (County/City)

Rough framing, plumbing, and electrical and mechanical systems are inspected for compliance with building codes. Most likely these will be three different inspections. At the very least, the framing inspection will be conducted separately from the electrical/mechanical inspections.

At this stage, drywall (also known as sheetrock, wallboard, or gypsum board) is delivered to the building site.

Install Insulation (Months 5 thru 12)

Common Types of Insulation in New Homes

Fiberglass

Cellulose

Spray Foam

Structural Insulated Panels

Foam Board or Ridged Foam

Insulation plays a key role in creating a more comfortable, consistent indoor climate while significantly improving a home's energy efficiency. One of the most important qualities of insulation is its thermal performance or R-value, which indicates how well the material resists heat transfer. Most homes are insulated in all exterior walls, as well as the attic and any floors that are located above unfinished basements or crawl spaces.

The most common types of insulation used in new homes are fiberglass, cellulose and foam. Depending on the region and climate, your builder may also use mineral wool (otherwise known as rock wool or slag wool); concrete blocks; foam board or rigid foam; insulating concrete forms (ICFs); sprayed foam; and structural insulated panels (SIPs).

Blanket insulation, which comes in batts or rolls, is typical in new-home construction. So is loose-fill and blown-in insulation, which is made of fiberglass, cellulose, or mineral-wool particles. Another insulation option, liquid foam, can be sprayed, foamed-in-place, injected or poured. While it costs more than traditional batt insulation, liquid foam has twice the R-value per inch and can fill the smallest cavities, creating an effective air barrier.

Fiberglass and mineral-wool batts and rolls are usually installed inside walls, attics, floors, crawl spaces, cathedral ceilings and basements. Manufacturers often attach a facing such as kraft paper or foil-kraft paper to act as a vapor barrier and/or air barrier. In areas where the insulation will be left exposed, such as basement walls, the batts sometimes have a special flame-resistant facing.

Complete Drywall and Interior Fixtures, Start Exterior Finishes (Months 5 thru 12)

Drywall is Hung and Taped

Texturing is Completed

Primary Coat of Paint is Applied

Exterior Finishes (Brick, Stucco, Stone) Are Installed

Drywall is hung and taped so the seams between the boards aren't visible, and drywall texturing (if applicable) is completed. The primer coat of paint is also applied after taping is complete. Contractors begin installing exterior finishes such as brick, stucco, stone and siding.

Customer Selections

At this point a walk through of your physical house is done with you. This where we start to talk finishing touches. **Any Change-Orders are noted and handled.**

Paint Colors are Finalized

Trim is Finalized

Closets are Finalized

Outdoor Living is Finalized

Landscaping is Discussed

Driveway/Hardscape is Discussed

Finish Interior Trim, Install Exterior Walkways and Driveway (Months 5 thru 12)

Doors, Windowsills, Decorative Trim Installed

Cabinets, Vanities,

Fireplace Mantles Installed

Final Coat of Paint

Exterior Walkways and Driveway Finalized

Interior doors, baseboards, door casings, windowsills, moldings, stair balusters and other decorative trim are installed, along with cabinets, vanities and fireplace mantels and surrounds. Walls get a finish coat of paint and are wallpapered where applicable.

Generally, exterior driveways, walkways and patios are formed at this stage. Many builders prefer to wait until the end of the project before pouring the driveway because heavy

equipment (such as a drywall delivery truck) can damage concrete. But some builders pour the driveway as soon as the foundation is completed so that when homeowners visit the construction site, they won't get their shoes muddy.

Install Hard Surface Flooring, Countertops, Complete Exterior Grading (Months 5 thru 12)

Ceramic tile, vinyl and wood flooring are installed as well as countertops. Exterior finish grading is completed to ensure proper drainage away from the home and prepare the yard for landscaping.

Finish Mechanical Trims; Install Bathroom Fixtures (Months 5 thru 12)

Light fixtures, outlets and switches are installed, and the electrical panel is completed. HVAC equipment is installed, and registers completed. Sinks, toilets and faucets are put in place.

Install Mirrors, Shower Doors, Finish Flooring, Exterior Landscaping (Months 5 thru 12)

Mirrors, shower doors and carpeting are installed, and final cleanup takes place. Trees, shrubs and grass are planted, and other exterior landscaping completed.

Inspection #5

A building-code official completes a final inspection and issues a certificate of occupancy. If any defects are found during this inspection, a follow-up inspection may be scheduled to ensure that they've been corrected.

Final Walk-Through (Closing)

This is where you spot items that need to be corrected or adjusted!

Your builder will walk you through your new home to acquaint you with its features and the operation of various systems and components and explain your responsibilities for maintenance and upkeep as well as warranty coverage and procedures. This is often referred to as a pre-settlement walk through. It's also an opportunity to spot items that need to be

corrected or adjusted, so be attentive and observant. Examine the surfaces of countertops, fixtures, floors, walls for possible damage. This helps eliminate the possibility of a dispute that may arise during move-in.

A Few Words About Inspections

Your new home will be inspected periodically during construction. In addition to mandated inspections for code compliance, your builder may conduct quality checks at critical points in the process. (In the story above, we point out when these inspections typically take place.) The idea is to catch any problems before construction is finished, though some issues may not surface until you've lived in the home for a period of time.