

START

Stage
1

Pre-Construction

You've made the big decision. Now, just a few more choices will start you on the path to your new home.

- At contract signing your structural options will be selected.
- Décor and low voltage options (flooring, countertops, alarm, TV and data) are selected (within 30 days of contract signing).
- Lot is released to construction with a Start Package, once your loan is approved.
- We start your home once we have received:
 1. Structural options
 2. An approved plot plan
 3. Your signed contract
 4. Applicable permits

Stage
2

Permit Application

While you select your low voltage and décor options, we'll take care of the permits.

- Our Superintendent applies for a permit with local City or County. Structural options must be included with permit submittal.
- Superintendent evaluates options for anticipated start.
- Cannot proceed to Stage Three unless low voltage and décor options have been selected.

Stage
3

Foundation

Final plotting, plumbing and foundation (including your house, garage and porches) are poured.

- Home is laid out per plot map, trenched and formed (which includes foundation related structural options).
- No new structural options can be chosen at this point (refer to your sales contract package).
- Rough plumbing is installed and inspected.
- The City or County will perform a foundation inspection to ensure that all structural options are installed.

Stage
4

Framing

Your home and dreams begin to take shape.

- Lumber and trusses are delivered.
- The framer lays out and frames all walls and windows.
- All trusses are rolled, set and sheathed.
- The City or County will perform a framing inspection to ensure that all structural options are in place.

Stage
5

Interior Mechanical Construction

What's on the inside counts.

- All plumbing, electrical, heat and air is roughed in.
- Sheetrock is delivered to the house.
- Fireplace box is set (if chosen).

Stage
6

Exterior Shell Construction

What's on the outside counts too.

- Exterior doors and windows are delivered and installed.
- Roofing is installed.
- Exterior siding and stucco lath are installed.

Stage
8A

Interior Finish

Finishing the top, the bottom, and everything in between.

- All interior trim (doors, window sills and baseboard) is delivered and installed.
- All interior painting is completed.
- Cabinets and hardware are set.
- Bathtub / shower surrounds and counter tops are installed.
- The plumbing, electrical, heating and air conditioning systems are now completed.
- Faucets, electrical switch plates, fixtures and the furnace unit, are all installed.
- Shower enclosures are installed.
- All floor coverings are installed.
- Appliances are placed and levelled.
- Fireplace hearth and mantle are installed. (if chosen).

Stage
7

Frame Inspection

Many inspections ensure that everything is just right.

- All plumbing, electrical, heating, ventilation, air conditioning and exterior weatherproofing are inspected by City or County.
- The City or County will perform a frame inspection.
- Insulation, polyseal and sheetrock are installed and inspected.
- The walls and ceiling are then textured after sheetrock is taped and sanded.

Stage
8B

Exterior Finish

Your home curb appeal takes shape.

- The color stucco coat is applied or painted.
- Driveway and walkways are poured.
- Lot is finish graded.
- Exterior siding is painted.
- Exterior masonry (rock or brick) are completed.
- Landscaping and fencing are installed.

Stage
9

Detail Finish

Details, details, details...

- All doors, windows, trim, and fixtures are inspected to meet Florsheim standards.
- Final Clean-up is performed.
- Touch-up paint and fine detailing are performed.

Stage
10

Welcome Home

FINISH

Our house becomes your home!

- A Florsheim Superintendent inspects the house prior to the final customer walk through.
- Homeowner orientation walk-thru with the Superintendent.
- Completion of any fine detail or punch list items.
- Your loan funds and closes escrow.
- We present the keys and welcome you to your new home!

These are typical construction stages and are intended to be used as a general guideline. Some functions may occur in different stages, depending on weather, accessibility to lot or availability of product. Florsheim Homes reserves the right to change materials, construction methods and timing as deemed appropriate.

**Depending on weather, sometimes fencing and landscaping are installed after move-in.*