

# AJ Construction, Inc. ♦ Construction Schedule

## Rock Solid Customer Satisfaction

435-628-2125

### Step 1 ► Construction Contract

You select your home site, your home plans, and discuss what you want incorporated into the home with the builder. You then sign a construction contract and secure a construction loan.

### Step 2 ► Preconstruction

Your home site is surveyed and staked, marking the lot boundaries and placement of the home. You then meet with an AJ Construction Representative to review your plans in detail.

### Step 3 ► Permits

AJ Construction works with approved officials to pull all permits required to proceed with building your new home. This process can take anywhere from one to four weeks depending on which city the home site is located in. Until all permits are in place, we cannot proceed to the foundation stage.

### Step 4 ► Foundation

The ground is excavated and the foundation is poured. Once cured, the foundation is waterproofed and backfilled with dirt. Under slab plumbing is installed, floors are poured, and utility lines are run from the street to your foundation.

### Step 5 ► Framing

Your exterior and interior walls are framed, during which time wall sheathing is added to enclose the house; this reduces the possibility of water or air penetration. Then the roof is added. Once your home is under roof, you will be contacted to begin making selections for your home such as electrical, cabinet, heating and cooling, lighting, appliances, and faucets.

### Step 6 ► Mechanical

At the mechanical stage, HVAC, plumbing and electrical systems are roughed in, installing pipes, wiring and duct work. Bathtubs, shower units, furnace(s), and other large items are also installed. Before we can proceed to the insulation state, the framing and rough mechanicals must pass inspection by the city.

### Step 7 ► Insulation

Insulation is added between studs in all exterior walls, between ceiling joists forming vaults, and under any exterior floor surfaces. Gaps between framing members and around windows are then insulated to reduce potential air leaks.

### Step 8 ► Interior Finishes

Drywall is installed and finished. Attic insulation is blown. Interior doors, cabinets and trim are installed, then painted and/or stained. Other materials such as tile, countertops, mirrors, and flooring are installed. The HVAC, plumbing, and electrical work are also finished. This includes, but is not limited to, installing the air conditioner, water heater, light fixtures, faucets, and appliances. Finally, initial drywall and paint touchup are done, and the home is cleaned.

### Step 9 ► Exterior Finishes

Since all exterior finish items are completed, weather permitting, there is no set schedule to when they will be done. At some point after drywall is installed, you can expect to see stucco applied to the home, and brick and/or stone installed where applicable. Driveways, sidewalks, and patios are poured. Once these items are complete, the exterior of the home will be painted.

### Step 10 ► Landscaping

Your yard is graded to slope away from the foundation as required by city code. Deck, fence and sprinklers are installed if these options have been added to the home, and then the yard is landscaped and sodded.

### Step 11 ► Walk-Through

The final walk-through is scheduled. During the walk-through, you will be assisted by an AJ Construction Representative in making a "punch list" of any cosmetic or mechanical defects needing attention.

### Step 12 ► Inspection/Completion of Home

A city official will conduct a final inspection of the home to ensure that it meets all current building codes. Once the interior and exterior items are found to be satisfactory, a Certificate of Occupancy will be issued.

### Step 13 ► Post Completion of Home

A one-year warranty is backed on your home. At eleven months you may initiate this service by submitting a list to AJ Construction via facsimile, email or mail. Make your list as detailed as possible, including complete descriptions of the items needing attention. Upon receipt of your warranty service request, AJ Construction will contact you to schedule an appointment to make repairs covered under the warranty. Some work may require the attention of a subcontractor, in which case they will contact you directly to schedule the work.