



# How To Build A Custom Home

Welcome! Embarking on building your dream home can be very exciting... and very stressful. Here at Trend West Custom Home Builders, we'll walk with you every step of the way.

\*Note: This list does not include every possible step, but should help you visual each step that will come up and the approximate timeline

## *Step 1: Buying The Land*

- 1. Frontage on County Road
- 2. Land Survey
- 3. Title Search
- 4. Title Insurance
- 5. Water Table for Well
- 6. Septic System Soil Test
- 7. Solar Heat
- 8. Land Easily Improved

## *Step 2: Before Closing*

- 1. Review Loan Documents
- 2. Prepare Specifications Sheet
- 3. Prepare Complete Materials/Cost Estimates
- 4. Submit Loan Application
- 5. Septic System Permit
- 6. Building Permit
- 7. Construction Loan Closing

## *Step 3: After Closing*

- 1. Building License Required?
- 2. Compliance Bond Required?
- 3. Contact Well Digger (If No Existing Well)
- 4. Prepare Site Plan

## *Step 4: Subcontractors*

- 1. Check References

- 2. Are They Bonded & Licensed?
- 3. Liability Insurance?
- Get Written Estimates
- Do They Guarantee Their Work? For How Long?

\*Note: This section is only needed if you would like to select the subcontractors personally. If not, we will complete this section.

## *Step 5: Site & Foundation*

- 1. Rough Grading
- 2. Cut Driveway
- 3. Get Water Meter (Or Dig Well)
- 4. Clear Home Site
- 5. Install Temporary Power Pole
- 6. Crawl Space or Basement
- 7. Pre-Treat for Termites
- 8. Waterproof/Backfill
- 9. Slab and Garage
  - Form Boards
  - Plumbing
  - Gravel
  - Vapor Barrier
  - Pour Concrete
- 10. Spot Foundation Survey
- 11. Gas, Sewer, and Misc Utility Lines

## *Step 6: Framing*

- 1. Check Foundation Level/Square
- 2. Basement Walls and Beams
- 3. Subfloor, 1st Floor
- 4. Set Special Tubs, 1st Floor
- 5. Walls & Partitions, 1st Floor
- 6. Subfloor, 2nd Floor
- 7. Set Special Tubs, 2nd Floor
- 8. Walls & Partitions, 2nd Floor



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## *Step 6: Framing (Continued)*

- 9. Wall Sheathing
- 10. Ceiling Joists
- 11. Rafters & Trusses
- 12. Roof Sheathing & Felt
- 13. Framing Inspection
- 14. Install Doors & Windows
- 15. Measure Cabinets

## *Step 7: Exterior Masonry/Misc Tasks*

- 1. Schedule Delivery of Exterior Windows, Doors, Siding, and Trim
- 2. Install Factory Built Fireplace (If Specified)
- 3. Install Brick/Stone (If Specified)

## *Step 8: Siding & Exterior*

- 1. Install Siding
- 2. Install FLashing
- 3. Install Garage Doors
- 4. Exterior Paint & Stain
- 5. Clean Up

## *Step 9: Plumbing Rough*

- 1. Rough-In For Bath, Kitchen, etc.

## *Step 10: Heating & Cooling Rough*

- 1. Plan Single or Multiple System(s) Due To Floorplan
- 2. Rough-In Heating & Cooling

## *Step 11: Electrical Rough*

- 1. Create Wiring Plan For Outlets and Switches
- 2. Rough-In Wiring

## *Step 12: Insulation*

- 1. Determine R Value & Insulation Needed
- 2. Install Insulation

## *Step 13: Drywall & Texture*

- 1. Install Drywall
- 2. Texture Ceiling & Walls

## *Step 14: Trim & Cabinets*

- 1. Install Cabinets
- 2. Install Baseboards
- 3. Install Interior Doors If Not Installed Previously
- 4. Finish Fireplace

## *Step 15: Interior Paint & Wallpaper*

- 1. Paint Interior Walls and Trim
- 2. Install Wallpaper

## *Step 16: Final Finish*

- 1. Finalize All Plumbing, Electrical, and HVAC Work
- 2. Test Utilities
- 3. Install Tile, HArdwood, Carpet and Vinyl
- 4. Install Mirrors & Bath Accessories
- 5. Install Gutters and Screens
- 6. Landscaping, Driveway, and Patio Finishing Touches
- 7. Final Inspection

## *Step 17: Final Clean Up*

- Fix Nicks, Touch Up Paint, Clean Interior, Etc
- Install Appliances

## *Step 18: Move-In*

- Move In and Enjoy Your New Home!