

12

Phases



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YOUR 12 "DOING IT RIGHT" CONSTRUCTION PHASES

KEEPING YOUR BUILD ON TIME & ON BUDGET!

There are essentially **12 phases to the construction process**. Coordinating and overseeing the many sub-trades is essential to ensure you stay on budget and to ensure that the end result is what you want. Together with you, we oversee and review each of these 12 phases....plus we give you 24 hour access to all the on-going activities at the job site, so you will know the who, what, where, when, why and how your new home is progressing.

1) The Right Lot Selection is imperative to ensure that you don't end up with a lot that won't accommodate your design plans

2) The Right Design - for your new home to ensure your new home meets all your needs. Our designers can help you through the home design and develop a specification document for you.

3) The Right Budget - once your design is determined and all your requirements have been documented, we provide very accurate estimates as well as alternatives if necessary, so that you may accommodate and work within your planned budget.

4) The Right Contract Documents - now that you have determined your lot, your design, your budget, then we will enter into an initial contract agreement. In order to get the things that you want and the right materials you want we will put all material specifications in writing and in as much detail as necessary, to create clear, complete, and accurate construction plans and specifications.

5) The Right Site Excavation - In order to build your home we need to excavate the chosen build site to provide your foundation with a firm solid load bearing capacity that will carry the weight of your house and not shift or sink.

6) The Right Foundation - the foundation is the structure on which the rest of your house is built. Whether it is stone, concrete, steel, or wood; a basement, crawl space, pilings, or slab on grade, it needs to be strong and square and dry.

7) The Right Framing - to ensure that the basic structure is strong and square. Framing will take anywhere from a week for a small house, to several months for a larger one. You will be able to watch the basic structure take shape very fast. Your home will suddenly have walls, a roof, and windows.

8) The Right Rough-ins - during this phase, dozens of people will be installing the inner workings of your house. For example...plumbing, heating, air-conditioning, lighting, security systems, central vacuum lines, television cable, entertainment systems, computer networks, exhaust fans, phone lines, fireplaces, and prepared areas for things yet to be installed.

9) The Right Finishing - after everything has been roughed-in properly, it is time to finish the walls, install the doors & trim, hang the cabinets, put down the hardwood flooring, install ceramic tile, and cover everything that doesn't move with either paper, plastic, or paint. After the paint, the next things to be installed are the light fixtures, counter tops, appliances, plumbing fixtures, mirrors, shower doors, security systems, door knobs, towel bars, and toilet paper holders.

10) The Right Exterior Finishing - while work is progressing inside, there is much to be done outside as well...the exterior finishing will need to be designed and installed to provide the main structure with long term protection from the elements.

11) The Right Landscaping - the blending of home and land is essential for keeping things cooler in the summer and warmer in the winter...the right landscaping will transform any house into a real home.

12) It's Been Done Right Completion - prior to us "turning over the keys" we will do a thorough walk through of your home to make sure everything is completed to your satisfaction. We will also take time to review the mechanical workings of your home and review the New Home Warranty booklet and your customer maintenance manual for your home.

Your new home is covered under the **2-5-10 year New Home Warranty** underwritten by **Travelers Guarantee Company of Canada**. Every new home goes through a "breaking in" phase and it's our guarantee that all warranted items in your home are corrected in a timely manner.

**Call Rod 250-751-5855 or Stan 250-619-2113
to Learn More About the Ecklundson Difference!**