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brefcobuilders.com

STAGES OF CONSTRUCTION

The following is a chronological listing of the stages of the building process. Each stage is color coded to designate whether it is the builder's or homeowner's responsibility to complete. Check off each stage as you progress. Remodeling would include some, but not all, of these steps.

CHECKLIST KEY:

Homeowner

Builder

Homeowner/Builder

- Lot selection-** Choose a lot or rural land in the neighborhood you would like to build your new home.
- Hiring a builder-** It is important to choose a contractor who will respect your choices and preferences. Build a quality home within the time frame given. Assist you in locating the perfect lot and design for your new home. Contact: Brefco Builders, Ilc. At (920) 619-6669.
- Create preliminary plans-** The builder, Architect and the homeowner work together to create a preliminary plan. Design must meet the general engineering standards of the building code, taking subdivision rules or covenants into account.
- Specifications-** The builder will establish the specifications – essentially the list of what is needed to complete the home – and briefly discuss allowances.
- Finalize lot selection-** Purchase the lot or rural land.
- Finalize house and site plan-** Brefco Builders, Ilc. Finalizes the plans and begins bidding out the job to subcontractors. The process can take several weeks. If there are particular subcontractors that you prefer to work with, ask the builder up front.
- Landscape design-** Finalize the landscape design with a landscape architect.
- Selecting products-** Brefco Builders, Ilc. Will assign an allowance to cover the cost of items that the homeowner will select, such as floor covering and light fixtures. That set dollar allowance is incorporated into the base price of the house. Pre-shopping by the homeowner is something that can assist the builder in setting an appropriate allowance in the budget.
- Secure financing / signing the contract-** Brefco Builders, Ilc. finalizes the contract documents and you sign them after you approve the final design, the price of your new home and the completion date. Secure financing with your bank.
- Payment-** Once the contract is signed, the homeowner will be required to provide the builder with a down payment. The procedure for payment throughout the building process is called a "construction draw." Most new homes will have 4 or 5 construction draws.
- Lot is surveyed and staked out**
- Begin construction-** Excavation and foundation work begins after plans are approved and building permits are posted.

- Exterior and interior selections-** You will meet with the in-house design coordinator at each suppliers office to choose exterior selections – such as – shingles and siding, window color, fascia and soffit color, front and service door styles and color, column design and exterior detail, deck and patio design. They will also assist you with interior selections and review your design ideas. Selections include – Interior door style and door hardware, baseboard and casing, and staircase components.
- Finalize selections-** Finalize interior plans, including the kitchen and bath layout; plumbing fixtures and faucets; appliances-range vent; cabinetry and countertops; floor coverings and paint colors. Their design coordinator will guide you through the process.
- Framing-** The rough framing of the house is formed. Next the roof is framed and shingles are installed. Then the windows and doors are installed.
- Rough-in of mechanical systems-** The ducts, pipes, wires and other components of the heating, ventilation and air conditioning (HVAC) systems are installed.
- Walk thru-** To choose locations with the electrician for – outlets, jacks, switches and electrical fixtures.
- Finalize lighting selections-** The design-coordinator will assist the homeowner with light fixtures choices and recommend lighting suppliers in the area and also on the internet. The design-coordinator will work with the homeowner to choose and purchase the light fixtures of their choice.
- Install insulation and siding/exterior finishes**
- Interior walls completed-** Insulation is sealed in place with Sheetrock. Sheetrock is hung, and plaster finished.
- Paint, trim work, flooring and cabinets-** Painting is done. Vinyl, ceramic tile or wood flooring is laid. Trim, including ceiling molding, baseboard, window and door casing, interior doors and decorative wainscoting is installed, then painted, stained trims are usually prefinished. Cabinets and countertops are put in place.
- Finishing up-** Final installation of heating, air conditioning and other mechanical systems is completed. The concrete driveway and patio is poured. The deck will be built at this time. Landscaping (weather permitting) gets underway. Carpeting, shower doors, mirrors and light fixtures are installed.
- Detailed cleaning-** The grounds and interior are cleaned up by the builder or professional cleaners.
- Final inspection-** Must have a final inspection for occupancy; in which no health or safety violations are found.
- Insurance warranties-** Homeowner secures homeowner's insurance and receives all warranties from the builder as well as any specific instructions about how to best operate certain facets of the house. Brefco Builders, llc. offers a one year warranty on their homes.
- Pre-closing walk-thru-** The builder will do a final walk-thru with the homeowner – to make certain everything contracted for has been completed. He will educate you on the proper use of all mechanicals.
- Closing and occupancy-** The builder receives final payment and the new home is officially your home.