

New Home Build Process

Step 1) Foundation

The foundation of the home is critical to long term construction integrity. Dave is very hands-on at this stage and ensures that our crew has done things right. We use an ICF (insulated concrete form) foundation as a standard. This can be the full height of the basement in some cases but often we build a daylight basement. In the latter case, the ICF portion is generally 4'6" tall and we then construct a 2x6 wall 4'6" high on top of that. We prefer a 9' basement as we can get 3' windows in there and the ceilings are still 8' under any bulkheads. After the concrete for the foundation is poured, we prefer to let it sit and cure for about a week before we backfill. This is done to improve the integrity of the foundation and ensures that it is stable enough to compact around. Before backfilling the foundation, we install the appropriate damp proofing and a perimeter drainage system. Once the backfill is done we generally get a foundation draw from you.

Step 2.) Framing to Lockup

Once the foundation is cured and the foundation is backfilled, framing can begin. The framing is the longest single step in the building process. We have our own framing crew of journeyman carpenters and apprentices. You will get to know the crew throughout the build. We will have you shopping for shingles, flooring, cabinets, siding, and other items during this stage. Once the roof is sheeted, the shingles and windows and doors get installed. This safeguards the home from further wet weather and the plumbers get in there to do their rough-in phase. When the plumbing installation in the basement or crawlspace is complete, gravel and radon mitigation piping are installed and the ground is prepped and levelled for the concrete slabs. Once the concrete is poured and cured for a day, the framing crew completes any basement framing prior to mechanical and electrical rough-ins. It is at this stage that you need to know what lighting you are putting in so that the wiring is correctly located and the correct boxes are installed. Now that the rough-ins are complete, we are officially at lockup and we will be looking for another draw.

Step 3.) To Drywall

Now the walls get insulated with batt insulation, blown-in for the ceiling, and foam for areas that are tricky to insulate such as where floors meet lower walls or where there are plumbing pipes on outside walls. Vapour barrier is installed with attention to detail so that you have the most air tight home possible. The insulation inspection is completed prior to moving on to the messiest part of the whole project – drywall. There are generally two different crews involved at this stage. The boarding crew comes in and installs all of drywall, and then, when they are all done, the mudder comes in and gets the house to him/herself for about 2 weeks. During this time, just after lockup, we also start work on the siding installation. Siding is normally complete just after drywall

is. Once the drywall is all sanded, we send in 1-2 of our crew to do a thorough vacuuming. Primer and the first coat of paint are next. Once the siding and primer are complete, we will be looking for the drywall draw.

Step 4.) Finishing

This next phase of the project is the most rewarding. As soon as that first coat of paint goes on the wall, all of the stress up to this point starts to diminish and we feel that the project is starting to feel like a home. We are about 4 months in at this point so we know you quite well and have seen you at least once a week by now, often more. You have chosen all of your flooring, cabinets, lighting, and finishings by now so all that is left to do is pick some stain colours, backsplash, mirrors, and towel bars. We are nearly there. Right after the first coat of paint, the cabinets get installed and another flurry of activity starts as the plumbers, electricians, and mechanical crews are back in, sometimes all at once, as is our finishing carpenter to get some window trim on and doors in. We get them all through to do what they can prior to the flooring installation. The flooring and tile can take a bit of time if there is lots of tile work to do. As the flooring is installed, our finishing carpenter gets in there to do more doors, more trim, baseboard, railings, closets, and install hardware. Any stone countertop goes in as well as backsplashes.

Step 5.) Final Items

The last trade in the house is the painting crew. Their initial coat of paint provides a base but the walls have been damaged a bit with all of the other trades through so they patch, fill nail holes in the trim, and get to work on the final coat of paint. If we haven't done so already, we will get the final exterior grading done, yard cleanup, and any landscaping that is in the contract. Mirrors and some other finishing touches happen before a final walk-through. Dave will arrange a walk-through once the home is complete to see if there are any further items to finish or touch-up. He will show you how to work and maintain your furnace, ERV, Navien and any other equipment. We will get our substantial completion draw and you will get your keys. We will have you sign your warranty paperwork and the warranty period starts at completion.

Step 6.) The first year

During the first year in your new home, you won't remember everything that Dave told you about your ERV or you may have a plug, tap or light that are acting up. Please contact us to take care of anything like this that comes up – especially if it seems odd. We have excellent trades and have very few issues but the odd thing will happen, such as a faulty plumbing valve, and we will remedy them. You will be provided with a book within our communication software regarding your 2-5-10 warranty. Please save this and read through it so that you understand what the warranty is covering. We are here for the long haul and are committed to building you a home that you can be proud of. Our goal at the end of the job is that you will refer us to your friends, family, and colleagues. If we are not meeting your needs or you don't understand something,

please feel free to communicate that to either one of us at any time. All of our clients are different and we adapt our communication as best we can for each of you.