



SPLITTGERBER
Professional Builders

The Professional Building Process

Many of our clients have asked us - "what is involved in building a custom home?" This section is intended to help you understand the overall process. We at Splittgerber construction want to assist you in making the decisions necessary to accomplish this project. as a custom homebuilder, we specialize in the individual attention you deserve and will need with the design, construction and follow-up service of your new home. we believe that in order to provide you with excellent service and determine your needs and desires accurately, it is crucial for us to communicate clearly with you. Building a custom home is a fun and exciting process and we want to share that positive experience with you.

Pre-Construction

- Initial meeting with contractor
- Preliminary determination of size & budget for home
- Rough schematic drawings or conceptual floor plan
- Tour of potential building sites with contractor
- Tour of homes built by contractor
- Sign professional service agreement with contractor
- Select site and sign lot reservation agreement
- Meet lender to determine financing needs/loan application
- Initial meeting with architect(s)
- Select architect and sign contract to design home
- Preliminary architectural drawings
- Preliminary determination of finishes and allowances
- Preliminary pricing based on drawings
- Review of soils report and design of foundation plan
- Final architectural drawings and site plan completed
- Plans bid by subcontractors
- Cost estimate reviewed by contractor with owner
- Revisions/changes to plan or specifications
- Revisions to cost estimate
- Review of construction loan draw process
- Explanation of change order process
- Sign contract to build with contractor
- Cost breakdown, plans to appraiser & construction lender
- Submit plans to architectural review committee
- Closing on construction loan

Construction

- Review construction schedule/sequence of events
- Review owner decisions to be made during phase two
- Stake out/orientation of home on lot
- Excavation of site
- Open hole inspection by engineer
- Pour concrete footings
- Pour concrete foundation walls
- Dampproof and insulate foundation walls
- Underground plumbing
- Backfill and spread gravel
- Pour concrete slabs at basement and garage
- Commence framing
- Set Windows
- Rough-in plumbing/gas piping
- Rough-in HVAC
- Electrical walk-through with owners
- Rough-in electrical wiring/stereo/security/ central/vac
- Install fireplaces and venting
- Exterior siding installed
- Roofing
- Insulation
- Drywall/prime/texture walls
- Brick masonry/Dryvit