SGS DEVELOPMENT INC.

HOME REBUILDING PROJECT TIMELINE

From Permits to Certificate of Occupancy

A clear overview of the major stages of a residential rebuild. Actual sequencing may vary by project, jurisdiction, inspections, utilities, and site conditions.

1. PERMITS & PRE-CONSTRUCTION — Getting Ready to Build

- ■ Approved construction plans
- ■ Building permits issued
- ■ Contractor agreements finalized
- ■ Construction budget confirmed
- ■ Project schedule established
- ■ Utility requirements coordinated
- ■ Site logistics and construction access planned

HOMEOWNER CHECKPOINT: Make sure you understand the approved plans, project scope, budget, payment schedule, and construction timeline before work begins.

2. SITE PREPARATION & GRADING — Preparing the Property

- ■ Site clearing and debris removal
- ■ Survey/layout of proposed improvements
- ■ Grading and excavation
- ■ Soil preparation as required
- ■ Underground utility preparation
- ■ Drainage and site preparation

HOMEOWNER CHECKPOINT: Required inspections are completed as applicable before proceeding.

3. FOUNDATION — Building the Base of the Home

- ■ Foundation layout
- ■ Footings excavated
- ■ Reinforcement installed
- ■ Plumbing and utilities coordinated where required
- ■ Foundation inspections
- ■ Concrete placement
- ■ Foundation completed and prepared for framing

4. FRAMING — The Home Takes Shape

- ■ Floor system
- ■ Exterior and interior walls
- ■ Structural beams and supports
- ■ Second-floor framing, if applicable
- ■ Roof framing
- ■ Sheathing
- ■ Required structural inspections

HOMEOWNER CHECKPOINT: At this stage, homeowners begin to see the actual size, layout, rooms, doors, and windows of the home.

5. ROOFING, WINDOWS & EXTERIOR PROTECTION — Closing In the Structure

- ■ Roofing system
- ■ Windows installed
- ■ Exterior doors installed
- ■ Weatherproofing
- ■ Flashing
- ■ Exterior building envelope preparation

HOMEOWNER CHECKPOINT: The goal is to protect the structure from weather before interior finishes begin.

6. ROUGH MEP & FIRE SPRINKLERS — Mechanical • Electrical • Plumbing

- ■ Rough plumbing
- ■ Rough electrical
- ■ HVAC systems
- ■ Gas lines, where applicable
- ■ Fire sprinkler system
- ■ Low-voltage/data preparation, where applicable
- ■ Rough MEP inspections

HOMEOWNER CHECKPOINT: Most of these systems are installed inside the walls and ceilings before they are closed.

7. INSULATION & DRYWALL — Closing the Walls

- ■ Required rough inspections completed
- ■ Insulation installed
- ■ Insulation inspection
- ■ Drywall installed
- ■ Drywall finishing
- ■ Interior walls and ceilings prepared for finishes

8. INTERIOR FINISHES

Turning the Structure Into a Home

- ■ Interior doors and trim
- ■ Cabinets
- ■ Kitchen installation
- ■ Bathroom finishes
- ■ Countertops
- ■ Tile
- ■ Flooring
- ■ Interior painting
- ■ Fixtures and finish hardware

9. MEP FINISH & FINAL CONNECTIONS

Completing the Home's Systems

- ■ Plumbing fixtures
- ■ Electrical switches, outlets and fixtures
- ■ HVAC registers and equipment
- ■ Appliances
- ■ Water heater
- ■ Final utility connections
- ■ Fire sprinkler completion
- ■ Required system testing

10. EXTERIOR FINISHES & SITE WORK

Completing the Property

- ■ Exterior siding/stucco and finishes
- ■ Exterior paint
- ■ Driveways and walkways
- ■ Drainage improvements
- ■ Exterior lighting
- ■ Fencing, where applicable
- ■ Landscaping
- ■ Final site cleanup

11. FINAL INSPECTIONS & PUNCH LIST

Preparing for Completion

- ■ Contractor quality-control walkthrough
- ■ Homeowner walkthrough
- ■ Punch-list items identified
- ■ Corrections completed
- ■ Final building inspections
- ■ Final MEP inspections
- ■ Required agency approvals

12. CERTIFICATE OF OCCUPANCY / PROJECT COMPLETION

Welcome Home

- ■ Final approvals received
- ■ Certificate of Occupancy or applicable final approval issued
- ■ Final homeowner walkthrough
- ■ Warranties and important project documents provided
- ■ Final project records organized
- ■ Construction closeout completed

REBUILD WITH KNOWLEDGE. REBUILD WITH CONFIDENCE.

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SGS DEVELOPMENT INC.

HOMEOWNER REBUILDING CHECKLIST

A Practical Guide for Managing Your Home Rebuild

1. BEFORE CONSTRUCTION

Plans & Permits

- ■ Confirm construction plans reflect the home you intend to build
- ■ Review room layouts, dimensions and major design selections
- ■ Confirm required plans have been submitted and/or approved
- ■ Verify required building permits before construction begins
- ■ Keep copies of approved plans and permits

Contractor & Project Team

- ■ Verify contractor license information
- ■ Confirm appropriate insurance documentation
- ■ Understand who will manage your project
- ■ Identify your primary project contact
- ■ Know which architects, engineers or other professionals are involved

Contract & Budget

- ■ Review the complete construction contract
- ■ Make sure the scope of work is clearly defined
- ■ Understand what is included and excluded
- ■ Review the construction budget
- ■ Understand allowances for materials and finishes
- ■ Review the payment schedule
- ■ Maintain a contingency for unforeseen conditions or changes

HOMEOWNER TIP: Do not rely solely on verbal agreements. Important changes to scope, price or schedule should be documented.

2. BEFORE WORK STARTS

- ■ Establish an anticipated construction schedule
- ■ Confirm site access and construction logistics
- ■ Confirm temporary utilities, if required
- ■ Discuss demolition/site clearing requirements
- ■ Confirm utility locations and requirements
- ■ Photograph existing site conditions
- ■ Create a project file for contracts, plans, permits, receipts and correspondence

3. SITE WORK & FOUNDATION

- ■ Site clearing completed
- ■ Survey/layout completed
- ■ Grading and excavation completed
- ■ Drainage requirements addressed
- ■ Underground utilities coordinated
- ■ Footings and foundation prepared
- ■ Required reinforcement installed
- ■ Required inspections completed
- ■ Concrete/foundation completed

HOMEOWNER TIP: Confirm required inspections have occurred before major work is covered or concealed.

4. FRAMING & STRUCTURE

- ■ Floor system completed
- ■ Walls framed
- ■ Structural beams/posts installed
- ■ Roof structure completed
- ■ Door and window openings verified
- ■ Room layouts reviewed
- ■ Required structural inspections completed

HOMEOWNER TIP: Walk the project. Compare the physical layout with the approved plans before walls are closed.

5. ROOF, WINDOWS & WEATHER PROTECTION

- ■ Roofing installed
- ■ Windows installed
- ■ Exterior doors installed
- ■ Flashing completed
- ■ Weatherproofing completed
- ■ Building envelope protected from weather

6. ROUGH MEP & FIRE SPRINKLERS

- ■ Plumbing locations reviewed
- ■ Electrical outlets and switches reviewed
- ■ Lighting locations reviewed
- ■ HVAC system installed/roughed-in
- ■ Gas system coordinated, where applicable
- ■ Fire sprinkler system installed
- ■ Low-voltage/data locations reviewed, if applicable
- ■ Required rough inspections completed

HOMEOWNER TIP: Before drywall, review locations for outlets, lighting, plumbing fixtures, appliances, HVAC components and other items that will eventually be concealed.

7. INSULATION & DRYWALL

- ■ Rough inspections approved
- ■ Insulation installed
- ■ Required insulation inspection completed
- ■ Drywall installed
- ■ Drywall finished
- ■ Walls and ceilings prepared for finishes

8. KITCHEN, BATHS & INTERIOR FINISHES

- ■ Cabinets installed
- ■ Countertops installed
- ■ Kitchen finishes completed
- ■ Bathroom finishes completed
- ■ Tile completed
- ■ Interior doors installed
- ■ Trim/baseboards installed
- ■ Flooring installed
- ■ Interior painting completed
- ■ Finish hardware installed

Review Your Selections

- ■ Cabinet selections
- ■ Countertops
- ■ Flooring
- ■ Tile
- ■ Plumbing fixtures
- ■ Lighting
- ■ Paint
- ■ Appliances
- ■ Doors and hardware

9. MEP FINISH & FINAL CONNECTIONS

- ■ Plumbing fixtures installed
- ■ Electrical devices and fixtures installed
- ■ HVAC equipment completed
- ■ Appliances installed
- ■ Water heater completed
- ■ Utilities connected
- ■ Fire sprinkler system completed
- ■ Required testing completed

10. EXTERIOR & SITE COMPLETION

- ■ Exterior siding/stucco completed
- ■ Exterior paint completed
- ■ Driveway/walkways completed
- ■ Drainage improvements completed
- ■ Exterior lighting installed
- ■ Fencing completed, if applicable
- ■ Landscaping completed
- ■ Property cleaned of construction debris

11. FINAL WALKTHROUGH & PUNCH LIST

- ■ Walk every room
- ■ Test doors and windows
- ■ Check cabinets and drawers
- ■ Test plumbing fixtures
- ■ Test lights, switches and outlets
- ■ Review flooring, tile and paint finishes
- ■ Review exterior finishes
- ■ Identify incomplete or corrective work
- ■ Prepare a written punch list
- ■ Confirm punch-list items are completed

12. PROJECT CLOSEOUT

- ■ Final inspections completed
- ■ Required corrections completed
- ■ Final building approval obtained
- ■ Certificate of Occupancy or applicable final approval received
- ■ Warranties received
- ■ Manuals and product information received
- ■ Final project documents organized
- ■ Final payments documented
- ■ Project completion records retained

SGS DEVELOPMENT INC.

PROTECT YOURSELF & YOUR PROJECT

Key Practices for an Organized Rebuild

Keep Good Records

Maintain copies of contracts, plans, permits, change orders, invoices, payment records, inspection documents and important communications.

Document Changes

Make sure changes affecting scope, cost or schedule are properly documented.

Track Your Budget

Know your original contract amount, approved changes, payments made and remaining project balance.

Follow Inspections

Keep track of required inspections and approvals as the project progresses.

Understand Payments

Know what construction milestone each payment represents and maintain documentation of payments and applicable lien releases.

Maintain a Contingency

Unexpected site conditions, owner-requested changes, material changes and other circumstances can affect construction costs.

Ask Questions

If you do not understand something about your plans, contract, budget, schedule or construction, ask questions before moving forward.

REBUILD INFORMED. REBUILD PREPARED.

Every construction project is different. This handout is a general educational resource and does not replace project-specific architectural, engineering, legal, financial, insurance, utility, or governmental requirements.

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