



WHITE OAK
BUILDERS
CUSTOM HOMES & RENOVATIONS



OUR PROCESS

QUALITY HOME CONSTRUCTION, STEP BY CAREFUL STEP

You've signed your purchase agreement. You've selected your floor plan and made your design choices. You've put down your first deposit. And, now, it's time for construction to begin.

Your new home construction comprises eight distinct phases, from excavating the foundation all the way to the final cleaning and inspection. Here is a general overview of each phase of construction.



PHASE ONE: EXCAVATION

Construction begins with home site excavation. Your home's position is staked on the lot and prepped for the foundation.

For homes with a basement or block wall construction, the concrete footing - the base on which your home's foundation will rest - is poured, and when it's set, a gravel fill is placed around the footing or under the basement slab for drainage.



PHASE TWO: FOUNDATION

Depending on the region your home is built in, your new home's foundation consists of a slab, block or poured wall foundation.

SLAB CONSTRUCTION: Forms are set and an outline of the new home begins to take shape. Underground plumbing is installed and tied into the public sewer system. After a bit of prep work, the slab is poured which creates the foundation for your home.

POURED WALL FOUNDATION: Concrete is poured into foundation form panels. Once the concrete is set, foundation waterproofing is applied, and drain tile piping is installed. Underground plumbing is installed and tied into the public sewer system. Next your basement slab is poured, and the concrete floors are finished.



PHASE THREE: FRAMING

Framing is the phase where things really start to take shape. Many homeowners think their home is near completion at the end of this stage. Actually, we are still only about one third of the way through the construction process! So, while the phases beyond this one may seem much slower in progress, it's because we are getting into the fine details which may not be apparent but are vital to your finished home.

In the framing phase, the subfloor, walls, and roof structure are built, and your roof is shingled. Window and cull-door units are installed, and any backfilling around the foundation is done.



PHASE FOUR: ROUGH MECHANICS

"Rough mechanics" is the term used for the mechanical portions of building including heating, air conditioning, plumbing and electric. This construction phase is a swarm of activity, as plumbing and indoor sewer pipes, your furnace and ducts, and electric wiring, outlets, and switches are installed. Insulation is installed in the walls, and drywall is staged in each room for future installation. Water, gas and electric utilities are also connected to your home.

Toward the end of this phase, the Builder will perform a pre-drywall review with you. This review is an opportunity to go over the work already done on your home and discuss work to be completed in the next four phases



PHASE FIVE: DRYWALL

"Rough mechanics" is the term used for the me-chanical portions of building including heating, air conditioning, plumbing and electric.

This construction phase is a swarm of activity, as plumbing and indoor sewer pipes, your furnace and ducts, and electric wiring, outlets, and switches are installed.



PHASE SIX: FINISH WORK

The finishing phase is probably one of the most exciting phases. You'll see many of the selections you made at your come to life. This is when the Builder installs kitchen and bath cabinetry, countertops, interior doors and trim, stair rails, and many other detail features. Kitchen appliances and hard flooring are installed, and both the interior and exterior of your home is painted.



PHASE SEVEN: FINISH MECHANICS

"Finish mechanics" are the visible portions of the rough mechanics. Plumbing hardware, such as faucets, showerheads, commodes, and so on, are installed. Switch plates, plug covers, and light fixtures are put into place, as are your thermo-stat, outdoor air/heat pump unit, and register and return air covers. Carpeting is installed, and your yard is finish-graded, seeded or sodded.

This is generally an anxious time for many homeowners. Your home construction process is nearing completion and you are awaiting a finish date.



PHASE EIGHT: FINAL INSPECTIONS AND WALK-THROUGH

During this phase, finishing touches are added, such as cleaning the windows, floors, baths, kitchen, etc. Building and Quality Assurance Inspections are scheduled and completed to ensure all of the finishing touches on your new home have been completed according to your custom plan.

After your Homeowner Orientation and Closing, your custom built home will be ready for you to move into!

**HAVE QUESTIONS ABOUT THE HOMEBUILDING PROCESS WITH US?
WE'D LOVE CHAT! CONNECT WITH US BY EMAIL OR PHONE.**