**Wedding Venue Construction Steps in order**

Preconstruction

Obtain financing commitment.

Select a lot to build on. Sign a contract to purchase the lot.

Obtain house plan that fits your budget and the size of the lot.

Have lot surveyed, mark corners, building lines, elevation requirements.

Close the purchase of the lot.

Give a copy of your house plan with specifications to your lender.

Prepare a site plan, showing location of house on lot, to scale.

Complete your cost-estimating procedures.

Purchase Builder’s Risk insurance policy.

Obtain building permit. Post the permit at the job site.

Obtain temporary power and water for job site.

Order portable toilet for job site.

Foundation week 1-2

Hire foundation contractor.

Meet with foundation contractor, establish house corners.

Prepare foundation materials list.

Hire plumbing contractor.

Begin site preparation, if needed.

Dig footings.

Order foundation materials.

Have footings pass inspection.

Pour concrete footings.

Have multiple sources compile framing and materials list (take-off) with prices.

Hire framing contractor.

Make sure your window selections are in stock or on order.

If crawlspace foundation, lay concrete block.

If concrete slab foundation, frame for slab.

Rough-in plumbing.

Have plumbing pass inspection.

Foundation - week 1-2 (continued)

Have soil treated for termites, if required.

Rough-in electrical conduit, if needed.

Measure plumbing locations for accuracy.

Check slab frame for square corners, level boards, grade beams, and accurate dimensions.

Have foundation pass inspection.

Pour concrete slab.

Order lumber delivery for framing.

Order foundation survey if required by lender.

Framing - week 3-4

Begin framing.

Hire electrical contractor.

Hire HVAC contractor.

Hire cabinet maker.

Hire insulation contractor.

Make additional framing material orders as needed.

As framing continues, and before completion, check to see that:

 - walls that will have cabinets are straight

 - doors are level

 - doors open and close smoothly

 - windows are level

 - sufficient deadwood is in ceiling framing

 - joists are sized and spaced according to plan

 - stair riser measurements are according to code

 - plumbing is within framed walls or if furr-out is needed

 - utility company roughs-in gas line, if needed

 - fireplace is roughed-in

Measure for cabinets.

Make cabinet and countertop selections.

Mechanicals - week 5-6

Rough-in plumbing

Hire roofer

Rough-in HVAC

Rough-in electric

Hire drywall contractor

Hire brick or siding contractor

Have roofing supplier do material estimate, order roofing materials

Install roofing

Rough-in security system and any other in-wall systems

Install door locks. Keep house locked during non-working hours.

Verify HVAC tonnage

Have plumbing, electrical, HVAC pass inspection

Insulate walls and other as needed

Mark floors, locating electric outlets, switches, air vents, prior to hanging wallboard

Have framing pass inspection

Have wallboard supplier calculate board count

Return unused lumber

Have brick inspection pass, if needed

Order wallboard

Brick, Siding, Miscellaneous - week 7-8

Order brick materials, or siding material

Hang and finish wallboard

Screw down wood subfloors in addition to nailing done by framers

Install brick or siding

Hire concrete flatworker

Have public utility run gas line if needed

Do interior clean out

Brick, Siding, Miscellaneous - week 7-8 (continued)

Dig underground electric service trench, if needed

Have trench pass inspection

Refer to floor markings; verify no plugs, switches, or vents are covered by wallboard

Hire trim carpenter

Have your lumber sales rep do trim material take-off

Do exterior clean up of scrap brick, all trash

Rough-grade lot

Caulk windows, doors, and flashing after brick or siding complete

Trim and Miscellaneous - week 9-10

Hire painter

Order trim material

Install trim

Frame for concrete flatwork

Arrange for concrete delivery

Check flatwork forms for level and squareness

Make paint color and paint grade selections

If brick steps will be added, dig a footing for support

Pour concrete flatwork

Clean brick

Paint and Miscellaneous - week 11-12

Return excess trim material

Interior clean out

Paint prime coat

Have wallboard finisher return for touch up on primed walls

Finish paint

Install garage door

Install gutters

Cabinets and Miscellaneous - week 13-14

Install cabinets

Measure for and order cabinet countertops

Make flooring selections

Install wood and tile flooring

Select lighting fixtures

Select plumbing fixtures if not already done

If building deck, do after rough-grade and before landscaping

Order mirrors, glass, closet racks, bath hardware fixtures

Hire landscaper

Install countertops

Mechanical Finals - week 15-16

Plumbing final

HVAC final

Security system final

Order and deliver appliances

Deliver light fixtures

Electric final

Have plumbing, electric, and HVAC pass inspection

Order shoe mold, door knobs, door stops

Trim final

Landscape final

Install mirrors, glass, and hardware

Insulate attic

Final - week 17-18

Install carpet

Paint touchup

Have building pass final inspection

Place order for permanent power

Have HVAC contractor start up system when power is on

Final clean