

Build Sub-Assemblies/Mark Plates

Building sub-assemblies entails building the frames for all windows and doors using wood studs (planks) and a hammer/nails. Marking the plates means laying out the pieces of wood that eventually will be the interior/exterior walls of the house and measuring from one end and marking the outlines of where windows, doors, and other walls will be installed later.

Foundation Prep

This involves installing the screenings, French drain, and silt fence. First, you clean out rocks and debris from the foundation area, then you cover the area with screenings (a special kind of dirt). Next, you install the French drain, which involves digging a small trench around the exterior of the foundation and inserting a pipe into the trench to form a drain for water. Finally, you install the silt fence, which is a small fence that keeps rocks and dirt from being washed into the street or onto neighboring property in the event of a storm.

Floor System

This involves installing the support beams that make up the sub-floor, where the finished floor of the house eventually will sit. The sub-floor sits on top of the concrete foundation wall. After installing the floor system, the house will look like a big platform.

Frame Exterior/Interior Walls

This entails building the “bones” of the walls using wood plates/studs. Once each individual wall frame is built, you can raise the walls and install them in their correct location in the house. After this, you cover the wall frames with OSB (sheets of plywood).

Cap Plates/Porch Beam/Dress Gables

Cap plates are pieces of wood that are installed on the tops of the walls as a way to tie perpendicular walls together for strength. The porch beam involves cutting and connecting the support beams for the roof of the front porch. Dress gables means covering the gable trusses (the end pieces of the roof “bones”) with OSB (sheets of plywood).

Sheath roof/blue board/attic deck/deadwood/etc.

Sheathing the roof means covering the exterior of the roof with OSB (sheets of plywood). Blue board is a sheet of insulation that you install on the outside of the exterior walls of the house. The attic deck involves installing flooring in the attic. Deadwood is pieces of wood that you install on top of the walls in order to provide a place into which you can nail the drywall.

Shingles

This involves installing shingles on top of the roof. A pattern is followed so that the shingles end up spaced evenly apart and then the shingles are nailed into place. You work starting from the perimeter of the roof and going up toward the peak.

Vinyl Siding

Vinyl siding is the paneling on the exterior walls of the house. Installing vinyl siding entails carefully measuring siding pieces to fit the wall and then interlocking neighboring pieces until the entire wall is covered.

Paint Interior Walls

Painting interior walls involves carefully painting around the edges and corners of walls using a paint brush. Then, you cover the rest of the wall using a roller. Ceilings are also painted using rollers attached to long handles. Each wall/ceiling gets two coats of paint.

Laminate Flooring

Most rooms in the house receive laminate flooring. Installing laminate flooring involves interlocking neighboring pieces of flooring and gently hammering them so that they fit snugly together. At the ends of rows, you must measure carefully so that a supervisor can cut the final piece to the correct length.

Interior Trim/Doors

Interior door installation entails placing a door into its frame, making sure the door is level and that it can swing open freely, then securing the door in place. It is important to make sure that the gaps around the edges of the door are even all the way around.

Finish Interior Trim (Baseboard)

Installing baseboard means installing the trim that sits at the base of walls. It's important to measure carefully prior to cutting pieces of baseboard to fit the length of a wall. At corners, two pieces of baseboard are coped, which is a special method of cutting two pieces so that they fit snugly together.

Paint Interior Trim

Painting interior trim means painting interior doors and baseboard. Prior to painting, the gaps around door frames and above the baseboard must be caulked and all nail holes must be filled in with putty. Normally doors receive two coats of paint and baseboards receive one.

Interior Hardware

Interior hardware includes doorknobs, door stops, blinds, towel racks, toilet paper holders, mirrors, and shelves. These tasks are straight-forward and mostly involve using a screw driver and following the manufacturer's instructions for installation.

Landscaping

Landscaping is one of the last tasks completed before a home is complete. It involves rolling out sod, planting flowers and trees, and installing the mailbox. Both the front and back yards are worked on.

Punch & Clean

This is the final checklist of tasks to do before the house is move-in ready. It normally includes repairing drywall, repainting, re-hanging doors, and repairing wood nicks. This day also involves cleaning all floors, tubs, sinks, and appliances.