The Building Process

**Statement of introduction**

If you are in Microsoft Word and would like to Read Aloud. Got to: Top dropdown in word, You can go to Review Then find <Read Aloud> press on it the doc will be read to you allowd.

Thou we are promoting complete builds that are from ground up, that does not mean we do not do additions such as basements remodels or even ADUs. The illustration of the full process will show the different sections used for other smaller jobs within the steps.

**The 35 Steps to Building a House: Your Start-to-Finish Guide**

**The Real Estate Industry**

Step 1: Find and purchase the lot

Step 2: Research the type of house you want

Spec (speculative) homes

Tract homes

Custom homes

Step 3: Research and hire the building team

Not to sound presumptuous but **Colorado Blue Construction** would be my choice. As we mentioned in this web site, we are responsible for the overall coordination of a project, as a general contractor Colorado Blue Construction also acts as building designer and supervisor (a tradesman in charge of a crew). Below is where Colorado Blue begins the construction process.

**The Step-by-Step Detail Process**

In this next outline we present a little more detail to the general outline. Please keep in mind this outline is a work in progress. We will continue to the detail within the steps .

**$=** Invoice – Some charges are up-front, and others are paid after work is complete.

IN= Inspections- Inspection are a variable. The time frame for inspection is in the hands of the township.

Step 4: Get the required permits from the township

Before the expensive process of excavation have the property/ lot surveyed and evaluated.!!!.

Prior to construction, Colorado Blue Construction will contact your municipal office and discuss your plans. They will know what permits are necessary and they might already have a relationship with the municipality, which could help speed up the process.

[Permits you will need](https://www.thisoldhouse.com/home-finances/21097121/5-common-construction-laws-you-should-know-before-you-build) could include:

* Building permit
* Electrical permit
* Plumbing permit
* HVAC permit
* Grading permit if needed

If you’re on a budget, you could get the permits yourself, but then [you’ll be considered the general contractor](https://www.homelight.com/blog/buyer-cheapest-way-to-build-a-house/), and you would be liable if there’s a problem during construction or inspections.

**$ =** Since the Engineering to obtain permits are paid up front. Colorado Blue Construction LLC will provide Invoice with contract agreement.

Step 5: Clear the property

Before the expensive process make sure the reports of the survey and evaluation of the property have been done.!!!.

Property clearing is the process of taking scrubs, trees, and other debris off the top of the soil. Heavy equipment may be needed to remove items. In addition, it is important identify what is underground before you move to the next step

Step 6: Level the site

Leveling is what it means, that is to level the property. This will take in most cases heavy equipment such as Caterpillar wheel or track loader equipment, A grader, and other smaller equipment like skids. The size and capacity of the equipment is dependent on the size and soil content. The process is also taking the vegetation of the surface. In addition, leveling down to the clay and spreading this soil around the location.

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Step 7: Prepare the land for the foundation or basement.

The foundation ensures that a house stays where it is supposed to. There are four types of foundations:

1.) A slab-on-grade

2.) full basement.

3.) Sub-marginal crawl space.

4.) Flush Crawl Space.

Measure out the location using the correct formulas. Plan out driveway, patios, and other flatwork surfaces to be poured. Depending on the scale of your proposed structure, you may need to hire an experienced General Contractor such as Colorado Blue Construction. They will provide on of their group of architect, financial consultant, and engineer before you even lay the first stone. Overall, concrete slab house foundation is the most common type. These foundations are made from poured concrete – usually between four and eight inches deep – and reinforced with steel bars called.

If it is a slab foundation, a layer of compressed gravel is added within the foundation perimeter for drainage, along with a vapor barrier and layer of sand. Wire mesh is laid for reinforcement and concrete is poured within the defined area after conduits are in place for necessary plumbing and electrical work.

Colorado Blue Construction has the experience in these matters and most importantly they have these professionals contracted.

Step 8: Install footings

The overview of how to build a foundation for a house is similar to what is necessary to build a foundation for other structures, such as a detached garage.

As with any type of construction, obtain any necessary permits before beginning a project.

* Layout the area for the foundation and mark the perimeter.
* Ensure that no underground utilities are present.
* Dig out dirt for the footings and slab according to the plans while following building and safety codes.

Step 9: Pour the foundation

Once the footing is in place, depending on the design and project your will pour either a slab foundation, a Crawlspace, or a full basement pour.

The concrete will go through a curing process to reach maximum strength. This will take some time. It will take from 30 days to 60 days depending on weather conditions. Colorado Blue Construction we begin preparation for inspection. The foundation will have to be waterproofed depending on the foundation of the home.

The construction of the home can continue.

* Build forms for the footings and for the slab. Install rebar.
* Pour concrete footings.
* When footings have cured, pour the concrete for the slab into the prepared location.

Step 10: Install drains, sewers, taps

Once the foundation has cured, drains, sewer lines, water taps, and other plumbing that is needed on the first floor will be installed. Then, the contractors will fill in the trenches surrounding the foundation with excavated dirt.

Step 11: Have an **inspection** done on the foundation

After the footings, foundation, plumbing, and electrical basics have been laid, [there will be an inspection](https://www.homelight.com/blog/buyer-new-construction-home-inspection/) to make sure the foundation was done correctly and follows local code requirements.

Some things the [inspector will look](https://nextdayinspect.com/new-construction-home-inspection/foundation-and-footing-inspection/) at typically include:

* The footing’s width, depth, and condition
* Waterproofing
* Grading
* Reinforced bars

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Step 12: Build the frame of the house

Once the inspector gives the project the green light, next comes the framing. This is the step that is in the interior of the home.

The framing crew will construct lumber for the walls, flooring, ceiling, and roof trusses. This step could take between one and two weeks to complete. The floor system, walls, and roof system (collectively known as the shell or skeleton of the house) are completed.

**To be continued: Please check back next weak for more.**

Step 13: The sheathing is applied to exterior walls

Step 14: Install windows and exterior doors

Step 15: Install HVAC system and ventilation

Step 16: Rough plumbing

Step 17: Have an **inspector** evaluate the new plumbing

Step 18: Install electrical wires and panels

Step 19: Get an HVAC and electrical **inspection**

Step 20: The roof is put on the home

Step 21: Insulation is installed

Step 22: Drywall is hung

Step 22b: The walls and ceiling are textured

Step 23: Walls are painted

Step 24: Exterior finishes are installed

Step 25: Flooring is laid throughout the house

Step 26: Windowsills and trim are completed

Step 27: Cabinets and vanities are installed

Step 28: Light fixtures, outlets, and switches are installed

Step 29: Countertops and appliances are installed in the kitchen

Step 30: Bathroom fixtures are installed

Step 31: Mirrors are hung

Step 32: Landscaping and hardscaping is completed

Step 33: Final home **inspection**

Step 34: Final walkthrough

Step 35: Closing