

CUSTOM HOME CONSTRUCTION CRITICAL PATH GUIDE

From Pre-Construction
to Final Inspection



AARON ANTHONY INC.
FINE HOMEBUILDING

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CUSTOM HOME CONSTRUCTION CRITICAL PATH GUIDE

At Aaron Anthony, Inc. Fine Homebuilding, we understand that building your dream home is a deeply thoughtful and personal journey, transforming your vision from paper into a tangible reality. With decades of experience in high-end homebuilding, I've developed this step-by-step guide, as a general overview of the custom home construction sequence, often referred to in the industry as the "critical path".

Since founding Aaron Anthony, Inc. Fine Homebuilding in 2000, I've dedicated my career to offering specialized, comprehensive custom home building services that go far beyond those of a typical general contractor. My philosophy is fewer projects, with more attention to each project produces superior results. From property acquisition and land entitlements, through pre-construction planning and permits, to construction and final occupancy, we provide you with expert management through personal attention to you, the entire build team, and every detail of your home, every step of the way.

Whether you're looking to build a new home, take-on an extensive remodel or ambitious rebuild. If you're planning to hire a licensed general contractor or considering taking it on yourself. If you just want to learn more about the custom home construction process, you're off to a good start with this guide.

An important note: Every project is unique. There will be numerous nuances to this path for your own project, and this guide is intended only as a resource to introduce you to the process.

I hope this guide is helpful to you. Thank you for trusting Aaron Anthony, Inc. to assist you in your homebuilding journey. I am here with all the services needed to completely manage your project, or council you through it. I want your custom home building experience to be as rewarding as your new home will be!



Warm regards,
Aaron Brown
Founder & President
Aaron Anthony, Inc. Fine Homebuilding

PRE-CONSTRUCTION

This guide assumes you're ready to begin work in the field: Your property, plans, and permits are completed and approved. All equipment, fixtures, windows, doors, flooring, and surface finishes have been selected, and your trades and suppliers are under contract.

| Task | Trade | Description |
|--------------------------------|---------------------------------|--|
| Agency Field Meetings | Manager or Owner | Any agencies (eg.: HOA, POA, Fire, Power, City, County) requiring a pre-construction field meeting on-site prior to commencement of any work. |
| Cal Green Site Measures | Earthwork Contractor | Follow and install all BMP's (best management practices) and SWPPP (stormwater/erosion prevention) requirements per plans and specifications. |
| Temporary Power | Local Temp Power Company | Permitting and installation of a temporary power pole for the duration of construction. |
| Temporary Water | Earthwork Contractor or Plumber | Permitting and installation of a water meter and temporary stand pipe with hose bib(s) for the duration of construction. |
| Temporary Sanitation | Local Port-a-Potty Service | Install temporary toilet with regular service for the duration of construction. |
| Waste Disposal | Local Sanitation Service | Delivery and regular service of a construction dumpster (follow responsible local agency recycling requirements for the duration of construction). |

PRE-CONSTRUCTION Continued.

| Task | Trade | Description |
|--|-----------------------------------|--|
| Survey | Licensed Surveyor | Locate and offset-stake corners of structure(s) for foundation contractor. Verify building setbacks from property lines. Establish benchmark elevation. |
| Document Distribution | Manager or Owner | Plan and report distribution to relevant trades. |
| Window & Ext. Door List | Window & Exterior Door Vendor | Supply Framing contractor with the Window and Exterior Door schedule, including rough openings for all exterior units. They need this for placement of embed hardware. |
| Floor Finishes | Floor Vendor | Floor finishes (ex: tile, wood, LVP, stone, etc.), particularly thickness of flooring, needs to be finalized at this point for several of the future trades. |
| Equipment Appliance & Fixture Specs | Manager or Owner | Distribute all equipment specs (HVAC, Water heating, fireplaces, pumps, generators, elevators, etc.), appliance and fixture specs to framer, plumber, and electrician. |
| Pre-Construction Meeting | Manager or Owner & Initial Trades | Project kick-off meeting with Foundation, Framing, Steel, Plumbing, Electrical, Mechanical, Insulation contractors to address any individual trade concerns and schedule |

FOUNDATION WORK

Tasks are listed sequentially, in the order they are typically completed. Some tasks may be completed simultaneously.

| Task | Trade | Description |
|--------------------------------|-----------------------------|---|
| Foundation Chalk-Out | Foundation Contractor | Chalk-out the foundation for excavation per plans, use a Surveyor-provided staking if available. |
| Embed Hardware Steel | Structural Steel Contractor | If the project contains structural steel including ground floor columns, there will be embed hardware (templates) to order and deliver to the site now. |
| Embed Hardware Framing | Framing Contractor | If the project contains hold-downs (HDU's) or specialty structural hardware that is embedded in the foundation, order and deliver to the site now. |
| Utility Chalk-Out | Plumber and Electrician | Chalk-out any underground utility trenches for sewer/water/gas/power. |
| Foundation Excavation | Foundation Contractor | Excavate all footings and underground utility trenches to dimensions and depths as shown on plans and marked in the field. |
| Geotechnical Inspection | Geotechnical Engineer | If required on plans (or by governing authority), Soil/Geotech will field verify excavation depths and soil compaction/composition for foundation. |

FOUNDATION WORK Continued.

| Task | Trade | Description |
|-------------------------------|-----------------------------|--|
| Foundation Forms | Foundation Contractor | Form boards installed for foundation. |
| Foundation Utilities | Mech/Elec/Plumb Contractors | For slab foundations: all underslab rough-in work completed and inspected. For raised foundations: all utility stubs and sweeps in place at stem wall forms. Electrical service ground in place. |
| Slab Vapor Barrier | Foundation Contractor | Install vapor barrier and or water intrusion prevention system per geotechnical report, plans and specifications. |
| Foundation Insulation | Insulation Contractor | For slab foundations: all vapor barrier and underslab insulation installed and inspected by governing authority. |
| Foundation Steel | Foundation Contractor | Reinforcing steel installed at foundation: this includes the steel and framing contractors, field-locating their embed hardware for foundation contractor to place. |
| Foundation Ventilation | Manager or Owner | For raised foundations only: account for the method of crawlspace ventilation and timing/sequence on installation of this venting |

FOUNDATION WORK Continued.

| Task | Trade | Description |
|--------------------------------|---------------------------------|--|
| Shear Panel Cross-Check | Foundation Contractor | Verify that the window and exterior door schedule rough openings will work with the shear panel lengths as shown on the plans. Resolve discrepancies before pour. |
| Concrete Mix Design | Engineer of Record | Obtain batch plant mix design from Foundation contractor and submit to E.O.R. for approval before pour. |
| Foundation Inspections | E.O.R. &/or Governing Authority | Required pre-pour foundation inspection by the Engineer of record and/or the local governing authority that issued the building permit. |
| Foundation Photo/Video | Manager or Owner | Verify correct hold down and anchor bolts are in place with proper thread exposure. Verify reinforcing steel has proper clearance from forms. Photo/Video all for records. |
| Foundation Pour | Foundation Contractor | Collect all concrete tickets from individual trucks for your records. Install concrete foundation. Strip forms. Clean-up for waterproofing and/or backfill. |

FOUNDATION WORK

Continued.

| Task | Trade | Description |
|----------------------|----------------------------------|--|
| Waterproofing | Waterproofing Contractor | If required, install waterproofing and below-grade drainage system at stem walls per plans and specifications, through inspection. |
| Backfill | Concrete or Earthwork Contractor | Backfill and compact around perimeter foundation to grade. On raised foundations, clean out and backfill interior of foundation to level |

FRAMING & ROUGH TRADES

Tasks are listed sequentially, in the order they are typically completed. Some tasks may be completed simultaneously.

| Task | Trade | Description |
|------------------------------------|-----------------------------|---|
| Rough Framing | Framing Contractor | Framing material and associated hardware delivery. For raised foundations: rough framing through floor joists only. |
| Crawlspace Utility Rough-In | Mech/Elec/Plumb Contractors | For raised foundations: Install all underfloor plumbing, electrical and HVAC work. |
| Underfloor Inspections | Governing Authority | Required underfloor utility inspections prior to insulation. Plumbing waste system on test. |
| Underfloor Insulation | Insulation Contractor | For raised foundations: all underfloor vapor barrier and insulation installed and inspected by governing authority. |
| Floor Sheeting | Framing Contractor | For raised foundations: floor diaphragm (typically plywood sheeting) installed and inspected by governing authority. |
| Rough Framing | Framing Contractor | Rough framing structure through roof sheeting, window/door openings & shear panel. Obtain inspection from governing authority (approval to install roof and windows). |

FRAMING & ROUGH TRADES Continued.

| Task | Trade | Description |
|-------------------------------------|-----------------------------|--|
| Window & Ext. Door Order | Manager or Owner | Schedule final measure/walk with vendor and immediately order as soon as framer has completed all rough openings for these items. |
| Overhead Doors | Overhead Door Installer | Field measure for all overhead doors. |
| Fireplace Order | Fireplace Vendor/Installer | Final measure and order all pre-fab fireplaces. |
| Stairs | Finish Carpenter | If a pre-fab stair assembly is specified, it should be field measured for, and ordered now. |
| Plumbing Fixtures Ordered | Manager or Owner | Order all plumbing fixtures: sinks, tubs, drains, faucets, etc. This information will be needed by several trades moving forward. |
| Appliances | Appliance Vendor/ Installer | Depending on availability/ lead-time to obtain, some may need to be ordered now. Eliminate any risk or spec-change/re-selection later. |

ROUGH TRADES & ROOFING

Tasks are listed sequentially, in the order they are typically completed. Some tasks may be completed simultaneously.

| Task | Trade | Description |
|--|---------------------------------|--|
| Plumbing Rough-In & Top Out | Plumbing Contractor | Complete rough plumbing including waste/water/gas, valve and drain installation and venting through roof. |
| Ventilation Penetrations | Mechanical & FP Contractors | All exterior envelope venting penetrations completed: eave vents, exhaust vents for bath fans, laundry fans, kitchen exhaust, combustion vents, etc. |
| Fireplace Rough-In | Fireplace Contractor | Built-in pre-fab fireplace box installation and completion of venting to 100%. This may occur in conjunction with roof dry-in. |
| HVAC & Electrical Mock-Ups & Penetrations | HVAC and Electrical Contractors | Electrician and HVAC mock-up all vent registers, device fixture locations without pulling any wire or running and ductwork. Job walk with Owner for OK before proceeding All rough trade penetrations through roof completed |
| Roof Dry-In | Roofing Contractor | Dry-in (waterproof) roof including all penetrations and load all roofing materials (hold on installing roofing until all other trades are 100% off the roof). |
| Finish Framing | Framing Contractor | Complete any required head-outs for mechanical and electrical, install all backing for millwork and cabinetry, install any interior timber work, shim/shave, plumb/level for drywall. |

ROUGH TRADES & ROOFING

Continued.

| Task | Trade | Description |
|-----------------------------------|---------------------------------|--|
| Cabinetry Measured/Ordered | Cabinet Contractor | Field Measure for all cabinetry/review & approve shop drawings/order. This is a multi-week process that needs to start now. Confirm all selected plumbing fixtures will fit. |
| Slab and Tile Ordered | Slab and Tile Vendor | Finalize all selections and order based on approved Cabinetry shop drawings. |
| Interior Door Order | Door Vendor or Finish Carpenter | Order all interior doors. Doors that will not receive casing need to be ordered with kerfed jambs to receive drywall. |
| Electrical Rough-In | Electrical Contractor | Rough-in all electrical fixtures and devices. |
| Fire Suppression Rough-In | Fire Sprinkler Contractor | Rough-in fire sprinklers |
| HVAC Rough-In | HVAC Contractor | Rough-in all HVAC ducting and attic or under floor equipment. |
| Low Voltage Rough-In | Low Voltage Contractor | Any structured wiring rough-in Video / Audio / Data/ Security. |
| Roof Installation | Roofing Contractor | Complete installation of roof. Coordinate completion of any exterior veneers that may interfere with roof installation. |

EXTERIOR FINISHES

Tasks are listed sequentially, in the order they are typically completed. Some tasks may be completed simultaneously.

| Task | Trade | Description |
|---------------------------------------|----------------------------|---|
| Window & Ext. Door Install | Window Install Contractor | Installation of windows and exterior doors. |
| Threshold Protection | Manager or Owner | Installation of protective materials over door thresholds to prevent trade damage for the balance of construction. |
| Rough Inspections | Governing Authority | Required rough inspections for framing, plumbing, mechanical & electrical in order to housewrap and insulate. Rough inspection fire sprinklers. |
| Utilities Connected | Governing Authority | Check with governing authority if you can have your utilities connected at this time: electric / gas / sewer. IF not now, when? Contact utility agency. |
| Housewrap | Exterior Siding Contractor | Installation of any above ground exterior surface waterproofing, flashing and vapor/moisture barrier. Completion of water tight building envelope to 100% |
| Exterior Veneers | Mason, Siding Contractor | Installation of all exterior finish veneers such as stone, brick, wood siding, etc. This may occur in conjunction with insulation and drywall. |

INTERIOR FINISHES

Tasks are listed sequentially, in the order they are typically completed. Some tasks may be completed simultaneously.

| Task | Trade | Description |
|------------------------------|----------------------------|--|
| Insulation | Insulation Contractor | Installation of all remaining insulation materials to 100%. |
| Insulation Inspection | Governing Authority | Required inspection for insulation in order to install drywall. |
| Shower Pans | Tile Contractor or Hot Mop | Installation of shower pans / hot mop as required for future shower finish materials. |
| Shower Pan Inspection | Governing Authority | Inspection of shower pans / hot mop in order to drywall. |
| Interior Doors | Finish Carpenter | If interior doors receive no casing, the kerfed jambs to receive drywall get installed now. If the doors will receive casing, the doors get installed later. |
| Stairs | Finish Carpenter | If applicable, installation of pre-fab stair rough structure is likely necessary prior to drywall. |
| Drywall | Drywall Contractor | Installation of drywall at all ceilings and walls through "nailing" |

INTERIOR FINISHES Continued.

| Task | Trade | Description |
|---------------------------------------|-------------------------|--|
| Drywall Inspection | Governing Authority | Required inspection for drywall in order for drywall contractor to tape/mud/finish ceilings and walls. |
| Drywall | Drywall Contractor | Completion of drywall to 100% (this means paint-ready). |
| Primer Int. Ceilings and Walls | Painting Contractor | Primer all walls and ceilings prior to installation of cabinetry, millwork, other finish carpentry. |
| Overhead Door | Overhead Door Installer | Install overhead door(s) to 100% |
| Paint and Stain Exterior | Painting Contractor | Paint and stain exterior to 100% upon completion of exterior veneers. |
| Cabinetry | Cabinet Contractor | Installation of cabinetry. |
| Plumbing Fixtures | Manager or Owner | Deliver any undermount sinks to the slab contractor for templating and installation. |

INTERIOR FINISHES Continued.

| Task | Trade | Description |
|---------------------------------|--------------------------|---|
| Interior Doors | Finish Carpenter | Installation of all interior doors. |
| Stone, Slab and Tile | Slab and Tile Contractor | Installation of all slabs and tile at all surfaces to 100% including grout/sealer. This may be different trades and these can work in conjunction. |
| Casework / Millwork | Finish Carpenter | Installation of all crown, casing at doors and windows, limited baseboard (depending on the floor finish). This trade can work in conjunction with slab and tile contractors. |
| Glass & Mirror | Glass Contractor | Field measure for all glass and mirror including shower/tub enclosures, shelves, doors, etc. |
| Paint and Stain Interior | Painting Carpenter | Paint and stain interior to 100%. Baseboards and base shoe at hardwood floor areas get pre-finished and set aside (not installed yet). |
| Lighting Fixtures | Manager or Owner | Deliver all lighting fixtures not supplied by the electrician to job site. Label and place at installation location. |

INTERIOR FINISHES Continued.

| Task | Trade | Description |
|-----------------------------------|---------------------------|---|
| Plumbing Fixtures | Manager or Owner | Deliver all plumbing fixtures not supplied by the plumber to the job site. Label and place at installation location. |
| Cabinetry Hardware | Manager or Owner | Deliver all cabinetry hardware not supplied by cabinet contractor to the job site. Mark install location on door or drawer, place product inside door or drawer. |
| Door & Window Hardware | Manager or Owner | Deliver all interior door & window hardware to the job site, including screens. Label hardware for location and store for distribution and install by finish carpenter. |
| Accessory Hardware | Manager or Owner | Deliver all accessory hardware (ex.: towel bars, TP holders, robe hooks, coat hooks, etc.) to the job site. Label for location. Mark location with tape on surface. |
| Finish Electrical | Electrical Contractor | Installation of all electrical fixtures and devices. Completion of all electrical connections to 100%. |
| Finish Fire Suppression | Fire Sprinkler Contractor | Installation of fire sprinkler trim and completion of fire department final inspection. |

INTERIOR FINISHES Continued.

| Task | Trade | Description |
|-----------------------------------|----------------------------|--|
| Finish Plumbing | Plumbing Contractor | Installation of all plumbing fixtures and devices. Completion of all connections to 100%. |
| Finish Fireplaces | Fireplace Vendor/Installer | Installation of all finish trim at fireplaces to 100% including start-up. |
| Hardwood Flooring | Flooring Contractor | Installation of all hardwood flooring to 100% excluding base shoe. |
| Baseboards & Base Shoe | Finish Carpenter | Installation of pre-finished baseboards to 100%. |
| General Clean-Up | Housekeeping | General clean-up and wash of all surfaces (vacuum and dust). Windows washed in/out. Protection and stickers removed. This is preparation of HVAC start-up. |
| Finish HVAC | HVAC Contractor | Installation of all registers, returns and vent trim. Completion of HVAC to 100% including start-up. |
| Finish Appliances | Appliance Vendor/Installer | Installation of all appliances to 100%. |

INTERIOR FINISHES

Continued.

| Task | Trade | Description |
|---------------------------|----------------------|--|
| Finish Cabinetry | Cabinetry Contractor | Installation of any appliance panels, toe kick, toe skins, other finish cabinetry trim and cabinet hardware. Final adjustments of all doors and drawers to 100%. |
| Finish Hardware | Finish Carpenter | Installation of all door, window, screen and accessory hardware to 100%. |
| Glass & Mirror | Glass Contractor | Installation of all glass and mirror to 100%. |

FINAL OCCUPANCY

Tasks are listed sequentially, in the order they are typically completed. Some tasks may be completed simultaneously.

| Task | Trade | Description |
|----------------------------------|---------------------|---|
| Owner's Binder or Folder | Manager or Owner | Development and assembly of all appliance, equipment and product manuals, warranties, etc. into a binder or file box. |
| Final Inspection | Governing Authority | Final inspection of residence for occupancy. |
| Carpeting | Flooring Contractor | Installation of all carpeting to 100%. |
| Detailed Cleaning | Housekeeping | Thorough and detailed washing, cleaning and polishing of all surfaces throughout. Ready for occupancy. |
| Paint and Stain Touch-Ups | Painting Contractor | Detailed touch-ups of paint and stain as required after all finishes are installed and all trades are gone. |
| Walk Thru and Testing | Manager or Owner | Room-by-room inspection and test of all doors, drawers, windows, lighting, electrical, plumbing, appliances, flooring, hardware, surfaces. Making deficiency list and remedy. |

As you can see, building a home is no small undertaking. Successful execution requires the focused time and attention of someone acting as a project manager. If that's going to be you, the amount of time spent daily managing your project on and off site depends on a number of factors, including:

- The size and complexity of the project.
- The level of completeness and detail in your plans and specifications.
- The level of experience and competence in the trades and vendors that you select.
- The knowledge and experience you personally have in the custom home construction field

CONGRATULATIONS!

You've reached the end of my Custom Home Construction Critical Path Guide. Building your dream home is a consuming endeavor. The experience is a testament to the vision, determinations, and commitment from you and your entire team from beginning to end.

At Aaron Anthony Inc., we believe your new home is a unique reflection of you. From the first steps of pre-construction to final walk-through, every decision you make and detail you plan is in pursuit of that reflection. We are honored to provide you with the services and tools to successfully create a space that supports your lifestyle and becomes your sanctuary for years to come.

We are here to be a partner and resource for you, in the capacity that suits your needs best. Please contact us to discuss how we can be of service to your project. Here's to building not just a house, but a home to fill with memories and possibilities.



Warm regards,
Aaron Brown
Founder & President
Aaron Anthony, Inc. Fine Homebuilding

