



## Wood House Homes

*“the best kept secret in the log home and timber frame industry”*

Although every Log or Timber Frame home is as unique as the people who own it, most are built using the same basic steps. The following sample schedule will help you to learn the sequence of events and how to plan for your new home.

Wood House Homes offers a stack & set or dry-ins anywhere in the US and turn keys in East Tennessee and Western North Carolina.

**Stack & Set:** Wood House will erect the log walls and second floor timbers for you or your contractor and you will take over and finish.

**Dry-In:** Wood House will build the sub floor on your foundation (foundation should be completed by local contractor according to Wood House prints), logs are stacked and decks and porches are built. Exterior windows and doors are installed and trimmed. Roof is built to the felt (conventional standard, heavy timber is optional and available), gables and dormers are framed sheathed and exterior log siding installed. Second floor timbers are notched in and T&G installed, interior walls are framed. Temporary stair set is installed from first to second floor. #10 and #12

**Turn Key:** Wood House will manage your project start to finish. #1 to # 30

Requirements to Start:

Submit a plan or call me to work with you on a plan.

Receive an estimate for your home plan.

Place a deposit (10%) to lock in price and get drawings started.

Receive drawings for your approval or corrections.

Place confirmation deposit (50%) to order logs and materials.

Log package is delivered pay final (40%) construction begins.

Construction payments are in a draw schedule listed in agreement.

## 1. CONSTRUCTION SCHEDULE:

- \* Building permit office
- \* Zoning board, community association
- \* Financial Institution
- \* Insurance Agency
- \* Individual Subcontractors

## 2. SITE CLEARING AND EXCAVATIONS

- \* Call excavation contractor to confirm work schedule
- \* Cut or grade entrance road or driveway
- \* Install culverts, spread crushed stone, etc.
- \* Clear building site and material storage area
- \* Dig basement, haul or store dirt

## 3. WATER WELL

- \* Call water well contractor to confirm work schedule
- \* Drill water well

## 4. SEPTIC SYSTEM AND DRAIN FIELD

- \* Call septic contractor to confirm work schedule
- \* Install septic tank and drainage field

## 5. TEMPORARY UTILITIES

- \* Call contractors and utilities to confirm work schedule
- \* Install temporary toilet facilities
- \* Install temporary electricity (100amp panel)
- \* Call for inspections as needed

## 6. FOOTINGS

- \* Call contractors and confirm work schedule
- \* Locate and dig footings and pier pads
- \* Install access pipe for under-foundation utilities
- \* Call for footing inspections
- \* Pour concrete foundation footings and pier pads

## 7. PEST PROTECTION

- \* Call contractor and confirm work schedule
- \* Apply pest protection chemicals

## 8. FOUNDATION

- \* Call concrete contractor to confirm work schedule
- \* Install and Inspect based on foundation system
- \* Install waterproofing as needed
- \* Pour concrete floors as needed

## 9. BACKFILL AND ROUGH GRADE

- \* Call excavation contractor to confirm work schedule
- \* Backfill around foundation
- \* Rough grade slope for lawn

## 10. SUBFLOOR (Included in Wood House Dry In #10 & #12)

- \* Call carpentry contractor to confirm work schedule
- \* Install sub-floor, beams and posts as required (per plans)

## 11. DELIVERY OF LOG HOME PACKAGE

- \* Confirm delivery schedule
- \* Confirm amount for final payment for logs
- \* Arrange to have certified checks available
- \* Prepare material storage area
- \* Assemble equipment/manpower to unload logs
- \* Unload materials, protect per instructions (**owner's responsibility**)

## 12. WEATHERTIGHT LOG SHELL and INTERIOR WALLS

- \* Erect log walls
- \* Install exterior windows and doors and trim
- \* Build decks and porches
- \* Erect Interior walls
- \* Install second floor system and T&G
- \* Install roof system, fascia, frieze and rake boards (per plan)
- \* Frame, sheath and install log siding on gables and dormers
- \* Install rough stairs first to second floor

## 13. FRAMING Inspection

- \* Call for framing inspection

## 14. ROOFING

- \* Call roofing contractor to confirm work schedule
- \* Install metal, shingles or shakes

## 15. FIREPLACE AND CHIMNEY

- \* Call masonry contractor to confirm work schedule
- \* Erect fireplace and chimney

## 16. EXTERIOR STAIN AND GUTTERS

- \* Clean, caulk, stain and top coat exterior log walls and siding
- \* Install gutters

## 17. PLUMBING

- \* Call plumbing contractor to confirm work schedule
- \* Install rough plumbing system
- \* Call for plumbing inspection

## 18. HEATING, VENTS AND AIR CONDITIONING (HVAC)

- \* Call HVAC contractor to confirm work schedule
- \* Install rough HVAC ductwork and equipment
- \* Call for mechanical inspection

## 19. ELECTRICAL

- \* Call electrical contractor to confirm work schedule
- \* Install rough electrical wiring and service panel
- \* Install phone, cable & computer lines
- \* Call for electrical inspection

## 20. CEILING AND WALL INSULATION

- \* Call insulation contractor to confirm work schedule
- \* Install ceiling insulation (if conventional roof system)
- \* Install wall & floor insulation and sound proofing (as required)

## 21. INTERIOR WALLS AND CEILINGS

- \* Call drywall or carpentry contractor to confirm work schedule
- \* Install drywall or tongue and groove as required

## 22. INTERIOR FINISH AND TRIM

- \* Call carpentry contractor to confirm work schedule
- \* Install interior doors, hardware and all trim

## 23. PAINT, STAIN AND WALLCOVERINGS

- \* Call painting contractor to confirm work schedule
- \* Caulk interior walls as required
- \* Apply interior paint, stain and topcoats

## 24. FINISH FLOOR COVERINGS

- \* Call flooring contractor to confirm work schedule
- \* Install hardwood flooring, tile, padding and carpet (as required)

## 25. CABINETS, VANITIES AND MISC. HARDWARE

- \* Install cabinets and countertops
- \* Install vanities, soap dishes, mirrors and medicine cabinets
- \* Install closet shelves
- \* Install tub and shower doors and rods

## 26. FINISH PLUMBING

- \* Install plumbing fixtures and appliances
- \* Call for final inspection

## 27. FINISH HVAC

- \* Install final HVAC equipment and test
- \* Call for final inspection

## 28. FINISH ELECTRICAL

- \* Install fixtures, appliances and outlet covers
- \* Call for final inspection

## 29. LANDSCAPING

- \* Pour concrete for walkways and driveway
- \* Call landscaping contractor to confirm work schedule
- \* Finish grading, seeding, sod and shrubbery

## 30. FINAL BUILDING INSPECTION

- \* Inspect work of sub contractors and make punch list
- \* Review punch list (deficiencies) with contractors
- \* Re-inspect building after corrections and accept work
- \* Obtain lien waivers and pay final payments
- \* Call for final building inspection
- \* Obtain occupancy permit
- \* Notify financial institution of completion (if applicable)
- \* Notify insurance company of completion and switch to home owner policy
- \* Notify any other agencies of completion

### ***MOVE IN AND ENJOY THE LOG HOME OR TIMBER FRAME LIFESTYLE***

\*\* Keep in mind because we provide dry-ins and turn keys Wood House Homes operates on a first come first serve basis and our delivery and building schedule books up quickly. I recommend that you place a deposit and get started on plans 6 months or as soon as possible before you are ready to start construction\*\*

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