

Home Project Timeline

A RESOURCE BY HONEST ABE LOG HOMES

ALL LOG OR TIMBER HOME CONSTRUCTION FOLLOWS THE SAME BASIC STEPS. THIS TIMELINE DETAILS THE EVENTS THAT WILL OCCUR AS YOU BUILD YOUR NEW HOME.



1. PRECONSTRUCTION STEPS

- GATHER DESIGN IDEAS.
- VISIT LOG HOME MODELS, TOURS & EVENTS.
- PURCHASE LAND.
- PRELIMINARY BUDGETING.
- SELECT LOG OR TIMBER FRAME MANUFACTURER.
- DEVELOP PRELIMINARY PLANS.
- SELECT GENERAL CONTRACTOR / SUBS.
- ARRANGE FOR FINANCING.
- PRELIMINARY CONSTRUCTION SCHEDULE.
- FINALIZE FLOOR PLANS.
- ORDER PACKAGE FROM LOG OR TIMBER COMPANY.
- ARRANGE FOR BUILDER'S RISK INSURANCE.
- APPLY FOR PERMITS.
- FINALIZE BIDS FROM GENERAL CONTRACTOR OR SUBS.
- FINALIZE FINANCING.
- ARRANGE FOR TEMP ELECTRICITY.
- GIVE NOTICE OF PROJECT INITIATION TO LOG COMPANY.
- BREAK GROUND!

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2. CONSTRUCTION SITE PREP

- CUT OR GRADE ENTRANCE ROAD OR DRIVE.
- CLEAR SITE.
- EXCAVATE BASEMENT.
- WATER. WELL OR PUBLIC?
- INSTALL SEPTIC AND DRAIN FIELD.
- INSTALL TEMP TOILET FACILITIES.
- LOCATE AND DIG FOOTINGS AND PIER PADS.
- CALL FOR FOOTING INSPECTION.
- POUR FOOTINGS AND PIER PADS.
- TREAT SITE FOR TERMITE PREVENTION.
- INSTALL FOUNDATION WALLS.
- BACK-FILL AROUND FACILITIES.
- NOTIFY LOG OR TIMBER HOME REPRESENTATIVE OF FOUNDATION.

3. DRY-IN CONSTRUCTION

- CONFIRM DELIVERY HOME PACKAGE DATE.
- CONFIRM AMOUNT DUE ON DELIVERY.
- PREPARE MATERIAL STORAGE AREA.
- PREPARE FOR OFF-LOADING OF PACKAGE.
- CHECK MATERIALS AGAINST SHIPPING MANIFEST.
- THE HOME PACKAGE SHOULD BE CONSTRUCTED TO DRY-IN COMPLETION BY THE LOG AND TIMBER HOME COMPANY OR BY YOUR OWN LABOR SOURCE.
- ELECTRICIAN SHOULD BE ON-SITE BEFORE LOG ERECTION TO MARK ELECTRICAL CHASE LOCATIONS SO THE DRY-IN CREW CAN DRILL AS NEEDED.

4. AFTER DRY-IN, OUTSIDE

- APPLY EXTERIOR TREATMENT, STAIN & SEALER.
- INSTALL FINISHED ROOFING.
- INSTALL PORCH RAILINGS.
- INSTALL GARAGE DOORS.
- INSTALL GUTTER AND DOWN SPOUTS.
- FINISH GRADING, TOP SOIL, SEEDING, SODDING, SHRUBBERY, ETC.



5. AFTER DRY-IN, INSIDE

- ERECT FIREPLACE AND CHIMNEY.
- ROUGH IN PLUMBING, HVAC, ELECTRICAL SERVICE.
- CALL FOR INSPECTIONS OF MECHANICALS AND FRAMING.
- INSTALL CEILING, GABLE END & WALL INSULATION IF APPLICABLE.
- INSTALL COVERING FOR INTERIOR PARTITIONS & CEILINGS.
- APPLY PAINT, STAIN, WALLPAPER, ETC.
- INSTALL HARDWOOD FLOORING, TILE, CARPET, ETC.
- INSTALL INTERIOR DOORS AND HARDWARE.
- INSTALL INTERIOR WINDOW, DOOR, BASEBOARD & CEILING TRIM.
- INSTALL CABINETS AND COUNTERTOPS.
- INSTALL VANITIES, BARS, MIRRORS, ETC.
- INSTALL CLOSET SHELVING, POLES, ETC.
- INSTALL STAIR TREADS, RAILINGS, BALUSTERS.
- INSTALL TUB AND SHOWER DOORS.
- INSTALL PLUMBING FIXTURES AND APPLIANCES.
- INSTALL FINAL HVAC AND TEST.
- INSTALL ELECTRICAL FIXTURES, APPLIANCES , OUTLET COVERS, ETC.

MANY OF THE STEPS LISTED HERE ARE CARRIED OUT BY THE GENERAL CONTRACTOR.

WE HAVE INCLUDED THEM FOR EDUCATIONAL PURPOSES.

ALTHOUGH NOT ALL ITEMS ARE APPLICABLE TO ALL HOMES AND SITUATIONS, WE HOPE THAT THIS WILL SERVE AS A USEFUL GUIDE AS YOU PREPARE TO BUILD YOUR OWN LOG OR TIMBER FRAME HOME.

6. FINAL INSPECTIONS

- INSPECT ALL WORK & MAKE A PUNCH LIST OF CORRECTIONS AND OVERSIGHTS.
- RE-INSPECT AFTER PUNCH LIST COMPLETE.
- OBTAIN LIEN WAIVERS.
- CALL FOR FINAL INSPECTIONS.
- OBTAIN OCCUPANCY PERMIT.
- NOTIFY FINANCIAL INSTITUTION OF COMPLETION.
- NOTIFY INSURANCE COMPANY OF COMPLETION.

