

	<u>Timing</u>	<u>Notes</u>
Address	Through Township- Our township trustees are only there a few times/hours a month, but we got it approved the day we took it	Also register mail address with USPS- took a few weeks
Driveway Permit	7 days	Through ODOT (Ohio Dept. of Transportation because we built on a State road)
Soil Samples	1 month	
Site Survey/Septic Design	- Site Survey said 6 weeks out but took more like 8 weeks- dependent on how backed up your contractor is	- They used this for official plans which was sent to the Septic Designer who overlaid Septic Plans
	- Once the Septic Designer got the Site Survey and soil results this only took a 2 weeks	- We gave a set of plans we drew up that showed approx. footage off the road, size of house, angle of house, etc.
House Plans	This took almost 10 weeks and I had to stay on top of them. (working on at the same time as septic etc.)	<ul style="list-style-type: none"> - We did not have to have an engineer stamp - Our plans had trusses not rafters (trusses are stamped by the manufacture of the trusses) - Our plans had the basic electric work up (i.e. pointed out where the double oven was, smoke detectors, etc.) but did not include the number of circuits needed which we got that number from our electrician (we needed this for the permit application)
Township Permit	Through our Township- they are only there a few times/hours a month, but again this was approved the day we took it	You will need your Site Survey
Septic Permit	Approved within a week, typically whoever is doing your septic gets this for you but he was busy so we just went ahead and got it	<ul style="list-style-type: none"> - Through the Board of Health - You will need your Site Survey, Township Permit, and Septic Design
Building Permit through County	The process of turning them in, rejection, then resubmitting and approval took 5 days	<p>You will need your approved Septic Permit, multiple sets of plans, Site Survey, Township permit, and plus we had to fill out an application</p> <p>We had our plans not accepted once because we needed to mark two small things (CO detectors outside all bedrooms and bathroom exhaust fans needed to vent outside)</p>
Temporary Electric	We had to wait on land clearing and loan completion	This was through our electric company and our electrician helped set it up
Loan Process	Pre-approved in March, construction loan finalized in August. (6 months) <i>(I think this can go faster if you stay on top of the bank. We were not in a rush.)</i>	<p>Items Bank Requested:</p> <ul style="list-style-type: none"> Financials Records (W2, Tax Returns, paystubs, etc.) Cost breakdown (Builder's cost plus all "other" costs) Builder's Contract Builder's Risk Insurance (through your agent)- this is good for one year <p>Additionally, since we did do some land clearing and half driveway before our loan was approved we had to send a Letter of Intention Application fee, plus down payment</p>

Final plan design with Builder		Once we had the loan closing date we scheduled a time with our Builder to go over the plan.
Foundation Poured (footers and basement walls)	- 2 weeks out from loan closing - I think this depends on what projects they have going and where you are on the list	Footers need inspected. Also, if like us you do a roughed-in future bathroom in the basement, this will need inspected before you pour concrete.
Framing	Completed within a month of ground breaking	Framing needs inspected.
Dried In	Within 2 months of foundation being poured	This includes outside wall sheeting, windows, and doors installed
HVAC, Electric and Plumbing	These all take a lot of time. I'm hesitant to even give a typical time frame as it is really on-going the entire time you are building.	Once your house has doors and windows and can be locked you can start on these projects All this will need a "rough-in" inspection and a final inspection.
Water Tap and Permanent electric	From applying for the taps/meters to install this was about 10 days.	Through whoever your utilities are through. Make sure you meet with these utility companies before they install so you know where you'll be running these from the road to your house. Once the tap/permanent electric is done you can run these pipes/conduit to your house
Septic Installation	2 weeks	This can actually be installed as soon as your basement walls are up and your pipe is through the wall. Again, we did not have city sewer and the wait list for contractors in our area was a YEAR . Seriously. It is based on how wet it is, and for us we picked the wettest year in Ohio. This will need an inspection.
Exterior and Interior Insulation	3-5 days	This will need to be inspected too. When in doubt get everything inspected.
Drywall	2-3 weeks	You have to have insulation and HVAC done. Side note: make sure your HVAC does not run when they are sanding drywall. Trust me.
Painting and staining	1-2 weeks	
Doors and Trim	1 week	Trim might go on after flooring. I think this is based on preference.
Flooring	1 week	
Kitchen Cabinets, Appliances, and Counter-Tops	Cabinet Design took 2 weeks, then 30 days to get the Cabinets in Cabinet installation took 2-3 days	Flooring will need to go in first because you'll want to install your cabinets on top of the flooring. You want to make sure you are timing this right. Our cabinets came in about 4 weeks too early, which the company who we bought the cabinets from was nice enough to let us store them in their warehouse.
Final grading		This will typically include some final landscaping and sidewalks.
Final Inspection		
Occupancy Permit		