**

**This sample construction schedule can provide you with an idea of what to expect when building a modular home.**

**Step 1: Land/Lot Development**

1. Purchase
2. Clear Title (if not already owned)
3. Accessible to Modular Transporter (conduct site accessibility study)
	* conduct prior to purchase if not already owned
4. Perk / Probe Test (or public sewer if available)
	* conduct prior to purchase if not already owned
5. Land Surveyed (if not already owned)

**Step 2: Forms/Procedures/Permits**

1. Select Modular Model, Options
2. Develop and Finalize Prints, Plans, Options, Finishes and Specs
3. Contracts Signed
4. Sign-Off on Plans and Specs
5. Secure Financing
6. Set Target Occupancy Date
7. Issue Deposit
8. Establish Construction Activities/Schedule
9. Obtain and Post Permits
	* Building
	* Electrical
	* Plumbing
	* Mechanical
	* Road/Culvert
10. Application for Gas/Electrical Service
11. Site Survey (stake out)

**Step 3: Foundation and Sitework**

1. Order Steel Beams and Columns
2. Deliver Dumpster and Port-a-potty
3. Site Preparation, Remove Obstacles
4. Layout and Excavation
5. Form Footings
6. Pour Footings
7. Footing Inspection
8. Install Footing Drains and Basement Stone
9. Install Under-Slab Utilities
10. Block Delivery/Foundation Systems
11. Construct/Install Foundation Walls
12. Inspect Foundation Drains
13. Apply Foundation Damp-Proofing and Vapor Barrier
14. Install Anchor Clips/Bolts, Sill Plate and Sealer
15. Install Sump Pump and Rough Plumbing
16. Install Basement Windows
17. Install Foundation Drain Tile and Cover
18. Prep Opening in Floor for Posts/Support Columns
19. Pour Basement Floor
20. Backfill

**Step 4: Site Preparation**

1. Foundations and Footings are Completed
2. Foundation is Square and Level
3. Foundation and Footings have passed Inspection
4. Obstacles for Crane and Transporters have been Removed
5. Access Route for Crane and Transporters is planned
6. Crane Pad is Ready and Firm
7. Set Crew and Crane Schedules are Confirmed
8. Bulldozer and Operator Scheduled and Confirmed
9. Utility Crews have been Scheduled for Turn-off / Turn-on (if applicable)
10. Weather Forecast for Set Day looks Adequate

Payment for Delivery Day Confirmed and Available

**Step 5: Modular Home Set**

1. Modules Delivered/Received
2. Unwrap Modules
3. Check Inventory of Ship-Loose Materials
4. Mark Mating Lines on the Foundation
5. Locate Pick-Points on the Modules, Prepare for Lifting
6. Module Set
7. Fasten and Check Module
8. Prepare Mating Surfaces
9. Prepare Wires, Pipes, Ducts and Stairs
10. Posts/Support Columns Set/Installed
11. Stairs to Basement Set/Installed
12. Lift Jointed Roof Sections with Crane
13. Lift Dormers and Other Roof Elements
14. Make the Home Weather-Tight and Secure
15. Sign Set-Release

**Step 6: Exterior Finishing**

1. Siding Completed
2. Masonry Work Completed
3. Prime, Paint or Stain Exterior Surfaces
4. Install Shutters
5. Install Chimney Stack
6. Install Gutters and Downspouts
7. Optional Garages Completed
8. Optional Porches, Decks and Patios Completed

**Step 7: Interior Electrical**

1. Install Circuit Breaker Box
2. Install Meter Box, Conduit Master, Service Entrance Cable & Basement Cable
3. Connect Wiring of Modular Units and Tie-In to Junction Box
4. Connect Service in Garage and Outbuildings if Applicable
5. Install Sump Pump
6. Install 220v Service for Range/Dryer (or run gas line)
7. Electrical Inspection

**Step 8: Plumbing Connections**

1. Drill/Install Well & Pump or Hook-Up to Public System
2. Install/Inspect Septic and Drainage Systems of Hook-Up to Public Systems
3. Install Shower Doors
4. Install Supply and Drain Lines/Connect to Stubbing
5. Install Gas Pipes to Range/Dryer/Water Heater if Applicable
6. Check and Tighten Shut-Off Valves
7. Plumbing Inspection

**Step 9: HVAC**

1. Install/Connect AC System
2. Install Oil Tank and Line to Furnace if Applicable
3. Install Electric Water Heater and Connect to Breaker Box
4. Connect Chimney Flue Into Furnace
5. For Baseboard Electrical Heat, Connect Circuits at Junction Box
6. Vent Dryer
7. Install Security System
8. Connect Central Vac System
9. Mechanical Inspection

**Step 10: Interior Finishing**

1. Finish/Patch Drywall
2. Paint Interior Walls
3. Finish Interior Trim and Doors/Adjust
4. Install or Seam Vinyl, Hardwood, Laminate or Carpeting at Mate Walls
5. Clean-Up

**Step 11: Exterior Final Finish**

1. Complete Garage Floors, Steps, Service Walks, etc.
2. Install Exterior Lights and Bulbs
3. Finish Grading
4. Landscaping
5. Garage Doors
6. Exterior Clean-Up

**Step 12: Closing**

1. Punch List
2. Final Clean-up - Remove Dumpsters & Port-a-potty
3. Walk Through with Customer
4. Final Building Inspection
5. Occupancy Permit
6. Owner Occupancy