

McKee Homes Presale Building Process

Prepare site: The first step in the construction process is preparing the site by removing brush and small trees, grading the lot, and staking out the corners of the home site.

Preconstruction: Once a homebuyer has chosen a neighborhood, lot and floor plan for their new home, and a contract has been signed by both parties, a preconstruction meeting is scheduled with the homebuyer and a representative from McKee Homes. The construction process, features and options will be reviewed with the homebuyer at the preconstruction meeting and a timeline will be set based on the close date on the contract. If any changes to the structure of the home have been requested they will be reviewed and the completion date of the home may be adjusted to allow for the additional work to be completed. The close date of the home will be accessed again at the drywall stage and the buyers will be notified if it needs to be adjusted at that time.

Foundation: Once the local county building department has issued the building permit, the foundation can be started. Any plumbing pipes and electrical conduits that need to run through the foundation will be added at this time and the foundation will be formed and prepared for the concrete pour

First Inspection: The first inspection done by the local building inspection office will be done at this time. This is to make sure everything in the foundation that is about to be poured is done correctly and up to code.

Pour Foundation: Once the foundation has passed the initial inspection, the concrete is poured and finished. This is a one-step process with slab foundations, however stem-wall and crawl-space foundations may be done in two steps. In that case, a separate inspection is done before each pour. Once the foundation is completed the framing lumber and roof trusses are delivered to the jobsite.

Rough Framing: The floor systems, for homes with a crawl-space, walls and roof systems are completed (collectively known as the shell or skeleton of the house). Plywood or oriented strand board (OSB) sheathing is applied to the exterior walls and roof. The sheathing is then covered with a protective barrier known as house-wrap, which prevents liquids from infiltrating the structure, while allowing water vapor to escape. This reduces the likelihood of mold and wood rot. The roof sheathing is covered with felt paper which serves as underlayment for the roof shingles. Once the house-wrap and roofing underlayment are in place the exterior doors and windows are installed.

Pre Rough-In Walk Through: The homebuyer is invited to join the project manager on a pre rough-in walk through of the framed house. This walk through will give the homebuyer a chance to discuss the in-wall rough wiring, plumbing and HVAC which will be installed prior to drywall according to the selections and options they have chosen for their new home.

Rough Plumbing, Electrical and HVAC: When the rough framing stage is completed, ductwork is installed for the heating, ventilation and air-conditioning (HVAC) system. Electricians install the main circuit panel, switch and outlet boxes, and run sheathed copper wires through the interior walls, ceilings and floors. Plumbers install bathtubs and one-piece shower/tub units, sewer lines and vents, as well as water supply lines for each fixture. If the home will have gas appliances and/or a gas fireplace, the gas pipes are installed and run to each location. The security system wiring and gas fireplace are also installed at this time.

Once the plumbing and HVAC vent pipes are installed through the roof sheathing, the roof shingles and flashing can be installed. The siding installation also begins at this time. This stage is often referred to as the house being "dried-in."

Second Inspection: Before insulation and drywall can be installed in the house, the framing, rough electrical, plumbing and HVAC must be inspected. This is usually done at one time but can sometimes be broken up into multiple inspections.

Insulation: The most common types of insulation used in new homes are fiberglass, cellulose and foam. Insulation plays a key role in creating a more comfortable, consistent indoor climate while significantly improving a home's energy efficiency. One of the most important qualities of insulation is its thermal performance or R-value, which indicates how well the material resists heat transfer. Our homes are insulated in all exterior walls, as well as the attic and any floors that are located above unfinished basements or crawl spaces.

Third Inspection: The insulation is inspected at this time to ensure that it is installed according to the local building codes and is the correct R-value for each location.

At this stage, drywall (also known as plasterboard, wallboard or gypsum board) is delivered to the jobsite. Sheetrock®, a registered trademark of USG Corporation, is sometimes used as a generic term for drywall.

Pre Drywall Walk Through: Another walk through with the project manager and homebuyer can be scheduled at this point to go over all plumbing, HVAC, electrical, and other utilities that will be covered up by the drywall to make sure everything is in the correct location.

Drywall: Drywall is hung and taped so the seams between the boards aren't visible and drywall texturing (if applicable) is completed. The primer coat of paint is also applied after taping is complete and dry.

Interior Trim, Cabinets and Paint: Interior doors and casings, baseboards, window sills, moldings, stair balusters and other decorative trim are installed, along with cabinets, vanities and fireplace mantels and surrounds.

Once the interior woodwork and cabinetwork is complete the walls and trim are painted. Any staining or natural wood finishing is done at this time, and countertops, including kitchen granite, are installed.

Exterior: Contractors finish the exterior of the home at this time by installing detail finishes such as brick or stone and finish installing the exterior trim and siding. The driveway is graded, formed and poured, along with any sidewalks. The exterior finish grading is completed to make sure proper drainage away from the home and to prepare the yard for landscaping.

Interior Finish: Sinks, toilets, shower doors and final plumbing fixtures in the bathroom and kitchen are installed. Light fixtures, outlets and switches are installed and the electrical panel is completed. HVAC equipment is installed and registers completed. If there is a security system, it is also finished at this time.

Hardwood or laminate flooring and final finishes such as mirrors, bath accessories and gas logs are installed at this time. Once the bulk of the home is finished and there won't be a lot of foot traffic from workers in the home, the carpets are installed. Final drywall and paint touchups are done and a final punch list is created to take care of anything that still needs to be completed.

Exterior Finish: Sod and grass are installed in the yard and any other landscaping details such as shrubs, pine straw or small trees are also installed by the landscaping crew. The garage slab, driveway and walkways are pressure washed to remove any dirt or mud that may have accumulated during the construction process. The home is now clean and ready for final inspection.

Final Inspection: The final inspection of the home is done at this time. This is by far the most extensive inspection as it covers all trades and certifies that the home is ready for occupancy.

Final Walk Through: The McKee Homes project manager will schedule a walkthrough with the homebuyer to acquaint them with their new home, its features and the operation of various systems and components. They will also explain the warranty process and give the homebuyer an informational packet that includes the appliance and equipment manuals, as well as explain the homebuyers' responsibilities for maintenance and upkeep. This is also an opportunity for the homebuyer to point out any items that need to be corrected or adjusted. A final punch list will be created at this time based for any items that need to be corrected or adjusted and one more pre-closing walkthrough will be scheduled with the homebuyer.