



**Nickel Group Developments (NGD)** knows the excitement our clients feel when building their new dream home. It can be even more exciting when they understand the development and production process. As a custom builder NGD wants our clients to be aware of the purposeful steps we take to ensure the success of their project...and of course we invite them along to be participants in the story.

**Take a peek** at our production schedule below to get an idea how we transition through from land purchase to occupancy.

## **NGD PRODUCTION SCHEDULE**

1. Land Purchase (Infill or Conventional)
2. Design and Planning (with **CLIENT**)
3. City Approvals for Zoning/Re-Subdividing
4. Lot Servicing (Water-Sewer-Gas-Power)
5. Demolition of Existing Build, if Required (Demo Permit Needed)
6. Development Permit Application
7. Building Permit Application
8. Land Survey/Lot Staking
9. Soil Bearing Reports (If Required by Engineer)
10. Footings and Deck Piles
11. Inspection of Footing (Building Permit Required)
12. Foundation Walls
13. Weeping Tile/Gravel
14. Inspection of Weeping Tile/Gravel (Building Permit Required)
15. Framing
16. **CLIENT** Designs Cabinetry with Selected Provider
17. **CLIENT** Selects Countertops
18. Pick Windows & Doors with **CLIENT**
19. Window & Door Install
20. Walk Throughs with Client for Electrical/Plumbing/Mechanical Rough-ins
21. Roofing (Colour Selected by **CLIENT**)
22. **CLIENT** Selects Flooring at Flooring Provider
23. Electrical Rough-ins
24. Electrical Fixture Selections with **CLIENT**
25. Plumbing Rough-ins
26. Plumbing Fixture Selection with **CLIENT**



27. Mechanical Rough-ins/Zones Selected by **CLIENT**
28. Framing Inspection (Building Permit Required) Covers all Framing and Rough-ins
29. Concrete Flatwork
30. Garage Door Selected by **CLIENT**
31. Garage Door Installed
32. TYVEK Wrap Exterior of New Home
33. Insulation and Poly
34. Exterior Steps Designed and Placed (Concrete or Other)
35. Select Exterior Colours with the **CLIENT**
36. Insulation/Poly Inspection (Building Permit Required)
37. Exterior Siding Installed
38. Drywall/Mud & Tape to Builder Standards
39. Paint Colour Selection with **CLIENT** (3 Colours)
40. Cabinet/Vanity Installation
41. Trim Carpentry Rough-ins (Doors/Casing/Doorknobs) Selected by the **CLIENT**
42. Flooring Install
43. Baseboards Installed
44. Exterior Landscaping (Driveways-Grass-Fencing) Weather Permitting, as Designed by **CLIENT**
45. Decking & Railing Installed
46. Countertops on all Cabinets Installed
47. Final Plumbing
48. Final Electrical
49. Final Mechanical
50. Final Inspection for Occupancy (Building Permit Required)
51. Final Clean (Ducts etc.)
52. Final Grade as per Elevation Drawings/Surveying
53. **OCCUPANCY**
54. 1 YR Warranty (Progressive New Home Warranty)

**THESE STEPS ARE NOT ALWAYS IN PERFECT ORDER,**

**BUT IT IS OUR COMPANY'S GOAL!!**

**Note:** If Spec Build, remove "**Client**" and replace with "**Builder**"

