



PRESENTS

**HOME OWNER'S GUIDE
TO PIDEL'S CONSTRUCTION
PROCESS**

PIDEL HOMES (519) 763-6782

HOME OWNER'S GUIDE TO PIDEL'S CONSTRUCTION PROCESS

Clients may visit the site at anytime under proper safety conditions

(Please refer to the "Site Safety Waiver" signed with your Agreement of Purchase & Sale)

**Clients may call at any time during the construction process for a personal inspection
with a Pidel Homes representative**

Pre Delivery Inspection will occur between 2 weeks to 3 days prior to the scheduled closing date

Mandatory Municipal Inspections during the Process of Building Your Home

- ❖ Excavation inspection
- ❖ Foundation inspection
- ❖ Exterior Service inspection
- ❖ Plumbing rough in inspection
- ❖ HVAC rough in inspection
- ❖ Electrical rough in inspection
- ❖ Framing inspection
- ❖ Insulation inspection
- ❖ Final plumbing inspection
- ❖ Final electrical inspection
- ❖ Final building & HVAC inspection
- ❖ Final gas inspection

FOUNDATION

- ❖ The foundation requires 7 to 10 days to complete
- ❖ Before the house is excavated, an Ontario land surveyor will place stakes on the lot so that Pidel can accurately dig the foundation for your new home
- ❖ At this time, an inspector from the local municipal building department will inspect the excavation before the footings are poured
- ❖ The excavation will be larger than the actual finished foundation
- ❖ The cement footings are formed after the excavation
- ❖ After the footings are poured, ¾" clear stone is placed in the basement to the same height as the footings
- ❖ After the stone is in place, form boards will be erected to receive the concrete for the walls
- ❖ The openings are framed in for future basement windows, cold cellar door and cellar vents
- ❖ The concrete is poured into the forms.
- ❖ The following day the forms are removed and the form ties are broken off
- ❖ Small pieces of rod will stick up on top of the foundation. These are the anchor bolts that will be used to fasten the wood framing to the foundation
- ❖ The foundation will probably look smaller than expected
- ❖ The basement windows will be installed with other windows and doors during the framing process
- ❖ Before the house is backfilled the foundation is sprayed with water resistant tar then wrapped to prevent water leaks. The sprayed areas are only where the foundation wrap is not required, such as the garage
- ❖ Weeping tiles are installed after the foundation is tarred and wrapped
- ❖ The weeping tiles are used to carry any water away from the foundation
- ❖ Stone is then placed around the exterior base of the foundation, over the weeping tile
- ❖ Next, the exterior service connections are made such as sewer & water hook up

- ❖ Once this work is complete, the inspector from the local municipal building department will inspect the foundation and the exterior service connections prior to the home being backfilled

BACKFILL

- ❖ Backfilling of the foundation happens at the end of the 7 to 10 day time period
- ❖ The area around the foundation is backfilled with dirt
- ❖ The garage area is also backfilled and compacted to support the weight of the garage concrete slab
- ❖ After the foundation is back filled, the hydro meter base is installed & set up to receive the hydro meter
- ❖ The electrical service panel is temporarily installed for inspection so that the hydro meter can be installed and energized
- ❖ The gas line for the heating system is installed by the local Gas utility shortly after the back filling is completed
- ❖ If steel beams are required for the basement, they will be delivered and may be placed in position at this time by a crane
- ❖ The steel decking for porch is installed at this stage and supported from below to handle the weight of the porch concrete slab
- ❖ Window wells are installed if required
- ❖ Now we are ready to begin framing

FRAMING

- ❖ Framing of the home usually begins within a week after the foundation is backfilled
- ❖ Framing is approximately 2 to 3 weeks in duration, depending on the size of the home as well as weather conditions
- ❖ If a one piece tub & shower is included, it will be installed during the framing stage

- ❖ Once the home is framed, the installation of the windows and exterior doors is completed and deadbolts are installed to secure the home.
- ❖ Window screens are installed closer to the finish time of the home
- ❖ Roof shingles are installed immediately after the framing is complete
- ❖ Skylights, if included, will be installed with the shingles
- ❖ The garage door installation follows shortly after the installation of the windows
- ❖ Stairs will also be installed at this time (if they are oak or maple, temporary stairs may be installed)
- ❖ Temporary guard rails will be installed around the stair openings

ROOFING

- ❖ Roof shingles are placed onto sheeted roof
- ❖ Before the shingles are installed, the plumber will install the vent stack for the waste water plumbing
- ❖ Roofing paper is installed onto the first 3' 0" of the roof deck under the shingles as additional protection
- ❖ Ice and water shield is installed under the shingles in all valleys
- ❖ Roof vents are installed to allow proper ventilation in the attic space
- ❖ If skylights are included, they will be installed at this time
- ❖ Shingles are left behind for future repairs

MECHANICAL ROUGH INS

- ❖ The kitchen and vanity layouts are marked. Measurements are taken and the cabinetry is ordered. In addition, the swings of doors, mechanical details, and phone and cable locations are marked.
- ❖ Plumbing, heating and electrical rough in is next and normally requires one week to complete

Plumbing

- ❖ The plumbing rough in takes about 2 days to complete
- ❖ The plumber installs the ABS pipe that carries away the waste water in the home
- ❖ Supply rough in is installed for shower heads, bath tub faucets, sinks etc. before the home is insulated
- ❖ Whirlpool tubs and deep soaker tubs are set in place while the plumber is roughing in the piping (Whirlpool tubs are mortared & boxed if they are a drop-in style)
- ❖ All supply lines and waste pipes are leak tested at the rough in stage, depending on the requirement of the municipality

Heating

- ❖ The mechanical contractor will cut out small rectangular squares in each room for warm air supply
- ❖ Wall vents for cold air returns will be framed in before the drywall is installed
- ❖ Any ductwork that will be covered by insulation and drywall is installed at this time
- ❖ All exhaust fan venting for kitchen, bathrooms, laundry etc. is roughed in
- ❖ HRV venting rough in will be done along with the piping for the individual return vents
- ❖ All venting to the exterior of the house for future furnace, HRV and water heater is roughed in at this stage
- ❖ The furnace, HRV and water heater is installed after the basement cement floor is poured and exterior vents are completed

Electrical

- ❖ The electrical rough in takes about 2 days to complete
- ❖ All wiring for switches, plugs and light fixtures is installed
- ❖ Receptacles for stove & dryer are also wired in
- ❖ Central vacuum piping is installed

- ❖ If the electrical panel is in the garage, a conduit is installed under the garage floor before the concrete is poured to allow for any electrical requirements needed for future basement finishes
- ❖ All pre-wiring is done for telephone & cable
- ❖ *At this time the client must complete any security or audio equipment wiring rough ins*
- ❖ At this point all the mechanical rough-ins are complete
- ❖ Before calling for a framing inspection by the municipality, we will
 - Perform a final framing check
 - Replace any studs that are crooked or below quality
 - Straighten walls & ceilings if necessary
 - Replace any studs and blocks that were removed during the mechanical rough ins
- ❖ The porch and garage floor is formed, ready for concrete and the top of the foundation is tarred before the bricklayer begins to set the bricks
- ❖ Oak or Maple stairs are installed and properly protected
- ❖ A framing and mechanical rough-in inspection is performed by the local municipal building department
- ❖ An electrical inspection is also done at this stage

CONCRETE FLOORS

- ❖ The concrete floor in the basement is poured
- ❖ The porch and garage may also be poured at this time (seasonal considerations)
- ❖ When the porch is poured, the roof will be temporarily supported
- ❖ All concrete floors are saw-cut after they have hardened to prevent large cracks from occurring (however, cracks may still occur)

- ❖ The porch is the only concrete slab that is finished with a rough surface for the purpose of traction
- ❖ A saw-cut will also be done on the front porch to prevent cracking of the concrete (depending on the size of the porch)

FURNACE & HRV INSTALLATION

- ❖ The furnace, water heater & HRV systems are installed at this time
- ❖ All ductwork in the basement is installed at this time
- ❖ Any gas lines required for stoves, dryers etc. are done at this time
- ❖ The furnace is switched on once the gas meter is connected
- ❖ The water heater is also connected but is not operational until the final plumbing work is complete
- ❖ The HRV connection, register covers and system balancing will take place at the finishing stage
- ❖ Basement insulation blanket is done around this time

INSULATION

- ❖ Insulating the home is the next step
- ❖ This process usually requires one day to complete
- ❖ Batt insulation is installed into walls
- ❖ Windows are foamed to seal all cavities
- ❖ Poly vapour barrier is installed over insulation
- ❖ All vapour barrier joints are taped and caulked
- ❖ An inspector from the local municipal building department will inspect the insulation work prior to the drywall being installed
- ❖ Note that garages are insulated even where not required

DRYWALL

- ❖ Drywall is the next step in the construction process
- ❖ Installation of the drywall takes 2 to 3 days to complete
- ❖ After the ceiling drywall is installed, the attic insulation is “blown in” according to the specified R-value
- ❖ The stairwell to basement and garage is drywalled
- ❖ Drywall installation is checked and any deficiencies are rectified before the taping process begins

TAPING

- ❖ Once the drywall has been installed the taping process begins
- ❖ Taping requires 5 to 7 days to complete
- ❖ All drywall joints are taped with compound & square corner bead is installed (round bead is installed only where specified)
- ❖ Garage taping is done according to the Building Code and is not paint ready
- ❖ California ceilings are then applied
- ❖ All walls are then sanded
- ❖ All taping surfaces are checked for any deficiencies and rectified at this time
- ❖ At this time the home will receive the prime coat of paint

BRICK

- ❖ Once the framing is complete, we will begin to brick the house
- ❖ This process usually takes 3 to 4 days to finish, weather permitting
- ❖ Scaffolding is set up to install the bricks
- ❖ Black felt paper is installed behind the brick

- ❖ Now is the time that the client should make contact with the bricklayer if the client is providing an address stone
- ❖ Control joints may be necessary in brick walls
- ❖ At this time you will see broken and damaged brick scattered on the ground – most of this brick debris will be cleaned up when the driveway is installed
- ❖ Following the completion of the brick, the pre-cast front step is installed

SIDING

- ❖ After the brick work is complete, the siding company follows
- ❖ The siding is installed along with the soffits, fascia, eavestroughs & down spouts
- ❖ Small pieces of down spout are attached to the main pipes – these will be installed once the top soil is in place – timing will vary according to the seasons
- ❖ All window and door openings are caulked

SUB – FLOOR PREPARATION

- ❖ All sub floors are cleaned
- ❖ After the taping process is complete, all sub floors are screwed down
- ❖ All sub floors are inspected for squeaks and rectified

RAILING

- ❖ Railing is installed after the walls are primed
- ❖ The railing will be stained when the final coat of paint is applied
- ❖ The stain colour will be as close as possible to the selected choice
- ❖ If the house has wrought iron or painted spindles, they will be installed after the final painting is complete

FIREPLACE

- ❖ If a gas fireplace has been selected, it will be installed at this time
- ❖ Any tile work around the fireplace is completed
- ❖ The mantle is installed
- ❖ The mantle will be stained when the final coat of paint is applied
- ❖ The stain colour will be as close as possible to the selected choice

CERAMICS

- ❖ Ceramic tiles are installed on floors & walls
- ❖ The tile installation takes 3-4 days to complete
- ❖ The tiling process begins with the installation of mesh to the sub floor and concrete spread over the mesh
- ❖ Next a thin layer of tile glue is applied and the tiles are set in place
- ❖ After the tiles have set, the spaces are filled in with a grout mixture that complements the tile colour
- ❖ Once the grout is set, the tiles are cleaned to remove any grout residue
- ❖ Ceramic floors will be covered with 6ml poly when complete to prevent damage to the tiles
- ❖ Accessory fixtures such as towel bars, tissue holders and soap dishes are installed at this time
- ❖ All tubs, showers and accessory fixtures are siliconed at the joints to prevent water penetration
- ❖ Clients will be unable to visit the house during this process in order to protect the ceramic floor from damage
- ❖ If a ceramic backsplash has been selected, it will be installed following the kitchen cabinet installation

HARDWOOD

- ❖ Hardwood floors installed once the ceramic work is complete
- ❖ This process requires one full day depending on the amount of hardwood to be installed
- ❖ The tongue & groove installation will allow for expansion as the temperature and humidity levels change in the house during the season
- ❖ The hardwood will not be installed tight to the walls in order to allow for expansion and contraction
- ❖ After the hardwood has been completed the floors are covered for protection

LIGHT FIXTURES

- ❖ Switches and plugs are installed (this may happen before the ceramics are done)
- ❖ The electrician will install all light fixtures once the ceramic work is complete
- ❖ Exterior light fixtures and receptacles are also installed

KITCHEN CABINETS & VANITIES

- ❖ After the hard surface flooring is finished, the kitchen cabinets, vanities and countertops are installed
- ❖ This installation normally takes one day
- ❖ Counter tops are covered after installation
- ❖ If granite countertops have been selected, they will arrive in about 2 to 3 weeks
- ❖ If a microwave/hood fan unit is being installed, the homeowner will be asked to provide it at this time

PLUMBING FINISH

- ❖ The plumber will now install the sinks, faucets and toilets and make the final plumbing connections

- ❖ Exterior hose bibs are connected and a backflow prevention device is installed on each hose bib
- ❖ All water lines in the basement are completed at this time

HEATING FINISH

- ❖ All ductwork is connected
- ❖ All exhaust fans are connected
- ❖ All floor registers and grills are installed
- ❖ Standard hood fan is installed
- ❖ HRV system is completed

TRIM & MILLWORK

- ❖ Trim around windows and doors is installed
- ❖ Trim & millwork requires two days to complete
- ❖ All interior doors are installed
- ❖ Any French doors and mirrored doors are completed at this time
- ❖ Any custom millwork is completed at this time
- ❖ Telephone and cable jacks are installed following the completion of the trim work

BASEMENT

- ❖ All steel beams are cleaned
- ❖ All plumbing and rough in piping is cleaned
- ❖ Any bridging that is missing is re-installed
- ❖ The floor drain cover is put on
- ❖ If a sump pump is installed, its operation will be checked
- ❖ All basement windows are checked for proper operation
- ❖ All insulation disturbed is repaired
- ❖ At this time the basement is cleaned

EXTERIOR FINISH

- ❖ The lot is rough graded at this time
- ❖ The driveway and patio stones for the walk way are installed
- ❖ The stone is placed in window wells
- ❖ Cold cellar vent covers are put on
- ❖ A temporary guard is installed on the patio door and/or side entry, if required
- ❖ A step and handrail from house to garage is installed
- ❖ The foundation will have a finish coat of parging (seasonally applied only)
- ❖ The garage floor is cleaned

PRE-PAINT FINISH & CHECK

- ❖ All walls are checked for minor imperfections and rectified as required
- ❖ All doors and trim work are checked for minor imperfections and rectified as required
- ❖ The home is thoroughly cleaned and prepared for the application of the final coat of paint and stain

FINAL PAINT

- ❖ At this time, clients will now have no access to the home until the Pre Delivery Inspection
- ❖ The final paint coat is applied to the home and will take 3-4 days to finish
- ❖ Railing and fireplace mantle are stained and varnished
- ❖ Oak or Maple stairs are stained and varnished
- ❖ Any exterior painting is also completed (weather permitting)

FINAL FINISHES

After the home has been painted the following happens:

- ❖ Electrician will complete lighting and install switch & plug covers
- ❖ Mirrors are installed
- ❖ Door hardware & window screens are installed
- ❖ Wrought iron or painted railing spindles are set in place
- ❖ All floors are vacuumed
- ❖ All floors are checked for squeaks etc.
- ❖ The house is cleaned and readied for the carpet installation

CARPET

- ❖ Carpet and underlay are the final installation to take place
- ❖ A “tack strip” is nailed to the perimeter of the floor. This is a narrow piece of wood with small nails attached that stick up on an angle to grip the carpet
- ❖ The underlay is fastened to the sub floor
- ❖ The carpet is then cut to fit and stretched onto the tack strip

FINAL CLEANING

- ❖ After the carpet is installed final touch ups are done
- ❖ The home is thoroughly cleaned
- ❖ Cabinets are thoroughly cleaned, inside and outside
- ❖ All tiled floors are washed
- ❖ All heat registers are vacuumed and washed
- ❖ Bathroom tubs, showers, mirrors and tiles are cleaned
- ❖ Bathroom, kitchen fixtures and faucets are cleaned
- ❖ Windows are cleaned, inside and outside
- ❖ Concrete floors are cleaned

- ❖ Railings and trim work are dusted
- ❖ A thorough vacuuming of the home completes the final cleaning process

PRE - DELIVERY INSPECTION

Your home is now ready for occupancy.

- ❖ A pre-delivery inspection is scheduled in advance (usually in the late afternoon) so that you may view your completed home, assess its condition and receive your Tarion Certificate
- ❖ The pre-delivery inspection may take as long as the client requires

CLOSING DAY

- ❖ The keys to your new home are available through your solicitor *after the completion of all legal transactions*
- ❖ Garage door keys can be found in the garage, hanging on the overhead garage door frame
- ❖ Mail delivery and postal code information can be obtained by contacting Canada Post
- ❖ Garbage pick up information can be obtained through the local municipality
- ❖ Homeowner must now contact and arrange the transfer of accounts for the following:
 - Local hydro utility
 - Local gas utility
 - Rental water heater utility
- ❖ *If your telephone number changes, please notify Pidel Homes*

REMEMBER, we at Pidel Homes are only a phone call away

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