

Number		Task	Resource
1		Single Family House – 2 Story (3,000 square feet with full basement)	
1.1		General Conditions	
	1.1.1	"Finalize plans and develop estimate with owner, architect"	
	1.1.2	Sign contract and notice to proceed	
	1.1.3	Apply for Permits	
	1.1.3.1	Secure foundation permit	General contractor, Architect, Owner, Mortgage lender
	1.1.3.2	Secure framing permit	General contractor, Architect, Owner, Mortgage lender
	1.1.3.3	Secure electrical permit	General contractor
	1.1.3.4	Secure plumbing permit	General contractor
	1.1.3.5	Secure HVAC permit	General contractor
	1.1.3.6	Secure miscellaneous permits	General contractor
1.2		Site Work	
	1.2.1	Clear and grub lot	Site excavation contractor
	1.2.2	Install temporary power service	Electric company
	1.2.3	Install underground utilities	Electric company
1.3		Foundation	
	1.3.1	Excavate for foundations	Site excavation contractor
	1.3.2	Form basement walls	Concrete contractor
	1.3.3	Place concrete for foundations & basement walls	Concrete contractor
	1.3.4	Cure basement walls for 7 days	
	1.3.5	Strip basement wall forms	Concrete contractor
	1.3.6	Waterproof/insulate basement walls	Concrete contractor
	1.3.7	Perform foundation inspection	Inspector
	1.3.8	Backfill foundation	Site excavation contractor
1.4		Framing	
	1.4.1	Install 1st floor joists	Framing contractor
	1.4.2	Lay 1st floor decking	Framing contractor
	1.4.3	Frame 1st floor walls	Framing contractor
	1.4.4	Frame 1st floor corners	Framing contractor
	1.4.5	Install 2nd floor joists	Framing contractor
	1.4.6	Frame 2nd floor decking	Framing contractor
	1.4.7	Frame 2nd floor walls	Framing contractor
	1.4.8	Frame 2nd floor corners	Framing contractor
	1.4.9	Complete roof framing	Framing contractor
	1.4.10	Conduct framing inspection	Inspector
1.5		Dry In	
	1.5.1	Install 1st floor sheathing	Framing contractor
	1.5.2	Install 2nd floor sheathing	Framing contractor
	1.5.3	Install roof decking	Framing contractor
	1.5.4	"Install felt, flashing and shingles"	Framing contractor
	1.5.5	Hang 1st floor exterior doors	Framing contractor
	1.5.6	Install 1st floor windows	Framing contractor
	1.5.7	Install 2nd floor windows	Framing contractor
1.6		Exterior Finishes	
	1.6.1	Complete exterior brick	Masonry contractor
	1.6.2	Complete exterior siding	Framing contractor
1.7		Utility Rough-Ins and Complete Concrete	
	1.7.1	Rough-in plumbing	Plumbing contractor
	1.7.2	Conduct rough-in plumbing inspection	Inspector
	1.7.3	Place concrete for basement floor	Concrete contractor
	1.7.4	Rough-in electrical	Electric contractor
	1.7.5	Conduct rough-in electrical inspection	Inspector

	1.7.6	Rough-in HVAC	Heating-AC contractor
	1.7.7	Conduct rough-in HVAC inspection	Inspector
	1.7.8	"Rough-in communication - phone, cable, computer, alarm"	Electric contractor
1.8		Interior Finishes	
	1.8.1	Insulation	
	1.8.1.1	Place wall insulation - 1st floor	Insulation contractor
	1.8.1.2	Place wall insulation - 2nd floor	Insulation contractor
	1.8.1.3	Place ceiling insulation - 2nd floor	Insulation contractor
	1.8.1.4	Conduct insulation inspection	Inspector
	1.8.2	Drywall	
	1.8.2.1	Install drywall - 1st floor walls	Drywall contractor
	1.8.2.2	Install drywall - 1st floor overhead	Drywall contractor
	1.8.2.3	Install drywall 2nd floor walls	Drywall contractor
	1.8.2.4	Install drywall 2nd floor overhead	Drywall contractor
	1.8.2.5	Tape and float 1st floor drywall	Drywall contractor
	1.8.2.6	Tape and float 2nd floor drywall	Drywall contractor
	1.8.3	Paint and Wallpaper	
	1.8.3.1	Texture all except entry and kitchen - 1st floor	Painting contractor
	1.8.3.2	Paint all except entry and kitchen - 1st floor	Painting contractor
	1.8.3.3	Hang wallpaper entry and kitchen - 1st floor	Painting contractor
	1.8.3.4	Texture all - 2nd floor	Painting contractor
	1.8.3.5	Paint all - 2nd floor	Painting contractor
	1.8.3.6	Paint exterior siding & trim work	Painting contractor
	1.8.4	Cabinets	
	1.8.4.1	Install 1st floor - kitchen cabinets	Finish carpentry contractor
	1.8.4.2	Install 1st floor - master bath and guest cabinets	Finish carpentry contractor
	1.8.4.3	Install 2nd floor - hall bath and private bath cabinets	Finish carpentry contractor
	1.8.4.4	"Install chair rails, crown moldings, trim"	Finish carpentry contractor
	1.8.5	Finish Plumbing	
	1.8.5.1	Complete 1st floor - kitchen plumbing	Plumbing contractor
	1.8.5.2	Complete 1st floor - master bath and guest plumbing	Plumbing contractor
	1.8.5.3	Complete 2nd floor - hall bath and private bath plumbing	Plumbing contractor
	1.8.5.4	Conduct finish plumbing inspection	Inspector
	1.8.6	Finish Electrical	
	1.8.6.1	Complete 1st floor circuits to service panel	Electric contractor
	1.8.6.2	Complete 2nd floor circuits to service panel	Electric contractor
	1.8.6.3	Conduct finish electrical inspection	Inspector
	1.8.6.4	"Complete communications wiring - phone, cable, computer, alarm"	Electric contractor
	1.8.7	Finish HVAC	
	1.8.7.1	Complete 1st floor - zone 1 HVAC	Heating-AC contractor
	1.8.7.2	Complete 2nd floor - zone 2 HVAC	Heating-AC contractor
	1.8.7.3	Conduct HVAC inspection	Inspector
	1.8.8	"Carpet, Tile and Appliances"	
	1.8.8.1	"Tile entry, kitchen and baths"	Flooring contractor
	1.8.8.2	Carpet 1st floor	Flooring contractor
	1.8.8.3	Carpet 2nd floor	Flooring contractor
	1.8.8.4	Install appliances	Appliance contractor
1.9		Landscaping and Grounds Work	
	1.9.1	Pour concrete driveway and sidewalks	Concrete contractor
	1.9.2	Install backyard fence	Fencing contractor
	1.9.3	Sod and complete plantings - front yard	Landscape contractor
	1.9.4	Sod and complete plantings - backyard	Landscape contractor
1.10		Final Acceptance	
	1.10.1	Complete final inspection for certificate of occupancy	Inspector

	1.10.2	Cleanup for occupancy	Maid service
	1.10.3	Perform final walk-through inspection	Owner
	1.10.4	Complete punch list items	General contractor