

Custom Home Timeline

Northern Idaho & Western Washington 2021



Building a custom home of enduring value should be a labor of love for the homeowner and builder. The following timeline illustrates the ideal approach.

While 24 months may seem like a long time, our experience proves that from conception to completion it may take this long. It can be done sooner depending on many factors including the actual start date, the weather, the size and complexity of the project, the availability of labor and materials, the number and scope of any change orders, among others.

Phase	Month	Scope of Work	Involvement
1	1-3	Discovery Sessions including Professional Services (Advice & Estimate)	Customer & BCM Team
2	4-12	Contracts, Planning including Design, Engineering, Permits, Insurance, Callouts,	Customer, BCM Team, Other Professionals
3	13-15	Site Prep & Foundation including Demolition, Excavation, Rough Plumbing, Power, Water, Sewer/Septic, Foundation	BCM Team with Customer Check-Ins
4	16-17	Framing (the bones), Doors, and Windows	BCM Team with Customer Check-Ins
5	17-18	Electrical, HVAC, Plumbing, Roof, Siding	BCM Team with Customer Check-Ins
6	19-20	Drywall, Begin Painting/Finishing	BCM Team with Customer Check-Ins
7	20-21	Tile Work (if any), Flooring, Rough Landscaping	BCM Team with Customer Check-Ins
8	22	Pour Garage and Exterior Pads	BCM Team with Customer Check-Ins
9	23	Set Finishes, Complete Painting & Finishing, Decks (if any) Hardscaping, Complete Landscaping	BCM Team with Customer Check-Ins
10	23	Punch List, Certificate of Occupancy, Turnover, Insurance Update	BCM Team, Other Professionals and Customer
11	24	Move-in & Celebrate!	Customer

NOTES:

1. *The work highlighted in gray is what is referred to as the course of construction.*
2. *Since regional weather and supply chains are unpredictable, it is recommended that you allow at least 24 months for a custom home building project. This can improve the outcome, reduce cost, and lower stress.*
3. *The use of modules and kits can reduce the overall time required to build a custom home of enduring value however there are compromises that should be considered.*
4. *As an option, the creation and archiving of an "as built" plan is advised. Alternatively or in addition, photo and video coverage of the course of construction is also advised.*