

New Construction – Drywall, Trim and Finish-Out Stages

The drywall or sheetrock stage follows the frame stage. Rooms are cleanly defined once the walls are hung. Drywall material is cut, fitted, and nailed to the frame. The seams between the drywall sheets are taped, floated, and painted. This is done so that the appearance is seamless once the walls are painted. Drywall must also be inspected and approved before the building can proceed.

While the walls are being installed, masonry is added at the specified locations. Exterior painting is completed. The latter stages of construction appear to go faster than the early ones. This is because subcontractors may work on different tasks at the same time.

The trim stage follows drywall. Here various details of the home begin to take shape. Interior doors, baseboards, wood floors, trim work, cabinets, and shelving are installed. On the exterior, underpinning is added to the foundation and additional flat work for the driveway, patio, etc. is performed.

Additional interior work includes the addition of countertops, tile, lighting, appliances, heat and air conditioning units, lighting, mirrors, sinks, flooring, any electrical and plumbing trim work, and additional amenities not yet in place. All this is followed by the final painting of walls, baseboards, and trim. Carpet is installed last. Once all this is completed, the home is ready for final clean-up, final inspections, and buyer walk through.

Outside the lot has a final grading followed by the sprinkler system, grass, and landscaping. Fencing, window screens, and gutters are installed. Masonry is cleaned and the buyer's electrical, gas, and water meters are set.

Typically you will have one or several walk-throughs in the last phase. The builder will create a check list of items that need correction or completion. Ideally all this should be completed prior to closing.