

The Life of Your Home, From Dirt to Warranty

- House plans and building application is submitted to the local jurisdiction's building department
- After 2-6 weeks (depending on location and building activity) the permits are received back from the city or county building department.
- Permits are included in a house "field folder" which also includes house plans, site plans, addendums, color and flooring selection, as well as purchase orders for all work and materials used to build the house. When completed this goes to the construction site.
- With full-time, on-site construction managers, your new home gets the over-site and attention to detail you deserve.
- An industry leading scheduling and purchase order system is used to ensure each subcontractor gets the time and information needed to complete each task.
- Using the site plan, the builder takes great care positioning the house on the lot with the help of skilled excavation crews.
- At this time the builder orders temporary power, the foundation package, and roof trusses.
- After excavation is complete, the foundation forms are built.
- Our skilled foundation crews form their footings which are inspected to pass local code and then poured with concrete.
- Next, the foundation walls are formed (with steel beyond code requirements), inspected, and poured.
- Lastly, the walls are stripped of their forms and the exterior of the walls is waterproofed.
- Sewer and Water lines are roughed in and the ground is graded level in preparation for the concrete slab.
- Next, the underground plumbing and radon piping is set in place and soil is backfilled in around the foundation.
- Lastly, concrete is poured for slab on grade and basement foundations.
- The garage slab is doweled into the foundation with steel for extra support. We saw cut control or expansion joints to minimize cracking and settling. Interior concrete is also sealed to prevent surface failures...a Greenstone standard.
- Before the house is framed, the truss and floor-system are uniquely designed and engineered for optimal strength.
- I-Joists and steel beams are used to give greater open spaces (minimizing posts) and giving greater ceiling height. When this is combined with structured floor panels, which won't de-laminate, they create quieter floors.
- The builder orders quality lumber for the framers to start.
- The exterior walls are framed with 2x6 lumber, 24" on-center for strength and energy efficiency. 24" on center stud spacing allows for greater insulation values and is engineered to be as strong if not stronger than 16" on center. It also cuts your wood usage by 1/3 and reduces waste.

- After 1-2 weeks, the roof trusses are set and the roof and wall sheathing is completed along with the fascia and soffit.
- Next, the builder does a “frame walk-through” to double check accuracy and quality.
- Lastly, Low- E windows are flashed and set in place and the interior is cleaned and prepared for the following subcontractors.
- The construction industry produces more waste than any other industry in the nation. This is why we take our waste so seriously. We’re doing our part to change this by working diligently with our partners to eliminate waste and set up programs to recycle the rest.
- With framing complete, the plumbing, radon, heating, and air conditioning, and electrical are roughed in place.
- Although radon mitigation is required in Washington only, we include it as a standard in Idaho as well.
- When final utility top outs and stacks are completed, roofers install felt paper and lay 30 year composite roofing shingles.
- After another round of inspections, garage doors are installed with keyless entry and automatic door openers; standard on every house.
- To help protect the exterior of the home from excess moisture, a house wrap is applied to the exterior sheathing
- Next, the design of the house is brought to life by 50 year fiber cement siding.
- On the inside, insulation crews spray foam in any crevasses or gaps around windows, doors, or outlets before the insulation batts are installed; all of which is done to meet or beat ENERGY STAR specifications.
- Once an insulation inspection is done, the house is stocked with drywall. Attic insulation is blown-in once the ceilings are hung.
- Architectural details like board and baton or shingled gables show the character of our homes.
- A generous use of stone wainscoting (wrapped around the corners) and columns give a depth and history to our streetscapes.
- Crews hang the drywall. A nailing inspection is done before taping is started.
- Square craftsman corners are complimented by the softness of rounded drywall corners at the windows.
- After taping, the sheetrock is sprayed with a moisture barrier. An orange peel texture is applied to the walls. A skip trowelled texture is added to every ceiling, which is easier to repair if the ceiling is ever damaged.
- After drywall touch ups are completed inside, skilled painters begin their work. Interior walls are painted with satin paint for ease of cleaning.
- The interior surface paints are all low-VOC to help improve the indoor air quality.
- After interior paint is complete, the electrical and trim are installed.
- Rocker-arm switches are standard (instead of toggle switches); these are not only more attractive but less likely to break than toggle.

- Cable and phone jacks are installed in every bedroom and main living area.
- ENERGY STAR compact fluorescent light bulbs are added to every home. [Click here for more information.](#)
- After electrical trim, we clean and prepare the sub-floor for carpet, tile, site finished hardwood, or pre finished hardwood.
- All our carpets and tile are either made from recycled content or recyclable.
- Next, we install top quality cabinets that are 24" deep with full over lay doors and crown molding.
- We stagger the cabinet heights for more space and visual interest as well as providing deeper cabinets over the microwave and refrigerator.
- Many options are available to customize the cabinets from stain color and door style to the addition of extra drawers.
- Silestone solid surface countertops come standard in kitchen and master bathrooms in Villa and Estate series homes.
- Full height tile backsplashes are standard in kitchens.
- On our Bungalow, Cottage, and Townhome series homes, skilled finish carpenters install long lasting and easy to maintain laminate countertops.
- Because of our volume we are able to install high quality, ENERGY STAR appliances at an excellent value.
- Metal finishes (satin nickel, oil-rubbed bronze, etc) are matched among doors, plumbing, and bath hardware to give a consistent look.
- We only install the highest quality hardware because the safety and security of our homeowners are very important to us.
- Extended strike plates are included with door hardware to protect the casing and jam of each door.
- After cabinets and appliances are installed, each home is trimmed and cased with painted medium density fiberboard (MDF). This gives a flawless substrate (compared to wood) for painting.
- Solid oak is used for railings and box newel posts.
- ½ "x3" casing and 1- ¼ "x4" headers helps us achieve a rich craftsman look along with built-in bookshelves, window seats, and desks.
- To protect the drywall, all half walls are wood capped for durability.
- Great care is taken in setting and tuning our interior and exterior craftsman style doors.
- The highest quality acrylic exterior paint provides a rich, long lasting addition to siding, gable, and porch details.
- Along with providing a variety of attractive color schemes to the home buyer, the selections are chosen with the streetscape in mind, so that variety is maintained from house to house.
- A sleeve is placed beneath the driveway and walkways for irrigation lines
- We are the only builder who provides concrete suppliers and finishers with strict concrete specifications to avoid pre-mature deterioration.
- Exposed aggregate is standard for the risers and walkways on Villa and Estate series homes.

- All exterior concrete is sealed for a longer life span and protection against the elements.
- We pour a foundation wall, rather than using cylindrical forms, to support our decks. This makes a more appealing and stout front porch that keeps small animals from making their home beneath your deck and ensures your deck will last as long as your home.
- We only use composite decking and cedar railings for a longer life with less maintenance on decks and porches.
- After everything is complete, a final inspection is done by the municipality.
- After passing inspection, the house receives a certificate of occupancy.
- Prior to a walk through being scheduled with the homeowner, great attention is given to polishing and tuning items within the house.
- Lastly, the customer service representative walks through the house with the homeowner to educate them about the features and maintenance that their house will require.