

Table of Contents

Preface	ix
Introduction	xi

PART 1	Production Homebuilding Business Practices	1
CHAPTER 1	Residential Industry Profile	3
CHAPTER 2	Careers in Homebuilding	21
CHAPTER 3	The Production Homebuilder	35
CHAPTER 4	The Construction-Sales Team	41
CHAPTER 5	The Annual Plan	49
CHAPTER 6	The Land and Lot Acquisition Process	61
CHAPTER 7	Residential Land and Lots	69
CHAPTER 8	Land Planning	89
CHAPTER 9	The Architectural Group	113
CHAPTER 10	The Purchasing Department	119
CHAPTER 11	IT Solutions for Homebuilders	137
CHAPTER 12	The Starts Process	147
CHAPTER 13	Home Delivery Process	161
CHAPTER 14	The New Home Warranty	171
CHAPTER 15	The Homebuilders Associations	183

PART 2	The Residential Construction Manual	189
Residential Construction Manual Introduction		191
STAGE 0	The Starts Process	197
STAGE 1	Lot Preparation Stage	205
STAGE 2	Slab Stage	215
STAGE 3	Rough Grade Stage	233
STAGE 4	Frame Stage	237
STAGE 5	Cornice and Shingles Stage	243
STAGE 6	MEP Rough-In Stage	257
STAGE 7	Drywall Stage	273
STAGE 8	Interior Trim and Cabinet Stage	289
STAGE 9	Final Grade Stage	301
STAGE 10	MEP Trim Stage	321
STAGE 11	Inspection-Ready Stage	335
STAGE 12	Signoffs and Buyer Walks Stage	347
Construction Glossary		357
About the Contributors		379
References		381