

WHAT DOES THE CONSTRUCTION TIMELINE LOOK LIKE?



EXCAVATION

The first part of the construction process is the excavation of the home. Our Customer Care team will notify you of milestones throughout the construction process, such as the start of your home.

FOUNDATION WALL & BACK FILLED

Prior to the backfill of your foundation, the Municipality conducts a back-fill inspection to ensure that the foundation weeper system is installed in accordance to OBC standards.*



FRAMING COMPLETE TO ROOF & FRAMING INSPECTION

The next step of the construction process takes place approximately one to two months after the start of construction. At this stage, a City Inspector will conduct a framing inspection of the home; once the home has passed this inspection, we will be able to continue with the construction of your home. Homeowners will receive a notification once this milestone is complete.

EXTERIOR CLADDING

Homes at this stage are now just over 50 per cent complete, with the exterior aesthetic of the home now starting to take shape.



HOMEOWNER FRAME WALK

A milestone step, the Site Administrator will contact you to schedule your frame walk (please ensure our sales office has your most up-to-date contact info). This is a great opportunity to meet your Construction Superintendent and to see how the construction process is coming along (it is recommended that only two adult homeowners participate as the site is still under construction). Frame walk appointments take approximately one hour and are scheduled Monday through Friday between the hours of 8am and 4pm.

For low-rise homes there is one scheduled visit permitted. The Construction Superintendent will educate homeowners on the construction process and give them the opportunity to confirm that the options and upgrades they selected are included in their home construction. For high-rise, the only opportunity homeowners will have to view their suite will be at the pre-delivery inspection (PDI) stage.

INSULATION & ENERGY STAR INSPECTION

A Municipal Inspector will ensure that you home has the proper insulation. Empire's New Home Energy Specialist will also inspect your home to ensure it meets Energy Star standards. You will receive your Energy Star certification at your PDI shortly after you take possession of your home.



DRYWALL COMPLETION

Drywall completion is a great indication that your closing day will be fast-approaching. This is an excellent time for homeowners to schedule a mover and contact the utility companies to set up your accounts.

FLOOR TILES, KITCHENS & VANITIES

Floor tiles, kitchens and vanities are all installed at this stage. Floor tiles are laid first and prior to installation of interior trim. The drywall is then checked, the fireplace installed and the interior paint completed. Following this, the kitchen and vanities are installed.



ENERGY STAR BLOW DOOR TEST

An independent third-party will conduct a blow-door test to confirm the air-tightness of your home. This is a good time to contact your solicitor and financial institution to ensure that everything is in order for closing day.

QA INSPECTION

Empire will now conduct a thorough Quality Assurance (QA) inspection prior to the Home Orientation to help ensure that your home is in top-notch condition.



HOME ORIENTATION & PDI

Taking place approximately one week before closing, the Home Orientation stage is the last of the construction process and your first opportunity to note any deficiencies in your new home (these will be noted on the Pre-Delivery Inspection form). Empire aims to repair these deficiencies by the time of closing or shortly thereafter (aside from seasonal items). Your Home Orientation Specialist will also explain how to use your home's systems and offer home maintenance tips. Any deficiencies identified should be told to the Home Orientation Specialist so that they can capture it on their PDI form; if warrantable, they will be corrected before the closing date.

Home orientations are conducted the same way for both low- and high-rise homes. Orientation typically takes between 1.5 to 2 hours to complete for a low-rise home, and 30 to 45 minutes for a condominium.