

Mr. & Mrs. Kevin Kelly
1512 Thompson Street

Thomas & Thomas Custom Builders



Michael Thomas has been a Construction Manager for over 8 years. In that time he has handled slightly over 25,500,000 of contract value. Michael efforts on your project are on the front end with value engineering, programming, design assistance, budgeting, and bidding. He is very knowledgeable of building systems and codes and will help the architect ensure life safety, ADA, and other code compliance with the most economic strategy. Michael has a very strong background in take-offs, purchasing, and materials management.

HIGHLIGHTS

- ***Overall combined 15 years experience in real estate and construction***
- ***High reputation for integrity.***
- ***No “big” company bureaucracy***
- ***General Superintendent supervising your project with over 8 years experience***
- ***The professionalism & competence that you expect from a Residential General Contractor***

CM PROCESS...

Preconstruction

During the preconstruction meeting, you are invited to sit down with your sales person and superintendent for a final review of your dream home package. With us you will verify the placement of the house, review blueprints, and learn what to expect next in the building process. Once city and county permits are cleared, the construction can commence.

Quality Checkpoint:

Pre-pour checkpoint: Thorough review of the home site prior to beginning construction.

Foundation



The first step to building a Sentinel home is laying a quality foundation. We analyze soil conditions, ground integrity, government requirements, wind patterns and home size to ensure that a quality and secure structural system is built for your new home. Sentinel Homes uses post-tension engineering to help assure the stability and integrity of your homes foundation.

Quality Checkpoint:

Prior to construction the foundation and post-tension engineering are checked for proper square ness and size.

Lumber Drop and Framing

The frame is the skeleton of the home. Frames can be wooden, cement block or other materials based on specific conditions. Typically the framing stage takes one to four weeks and consists of the following:

- The walls begin going up as the first floor in constructed, then work on the second floor system (if applicable) begins, using engineered floor joists.



- Just as work is finishing on the second floor, roof lumber arrive.
- Once the roof lumber arrives the entire roof is framed.

Quality Checkpoint:

The frame is checked for correct sizing, square ness and workmanship.

Plumbing and Electrical



This one to three week step includes installation of air conditioning, heating, plumbing and electrical wiring.

- Once the roof is installed, the exterior detail work begins, including trim, doors and windows.
- HVAC and plumbing systems are “roughed-in.”
- Electrical system is “roughed-in”
As activity continues inside, exterior trim is painted.
- Installation of phone, cable and other electrical systems occur, as well as roofing.

Quality Checkpoint:

All mechanical systems are inspected. They are inspected for quality of installation.

Drywall

Drywall is stocked in the home. Insulation, gas meters and permanent power connections are installed. It often takes two full days to hang interior drywall. Next, drywall taping and finishing are scheduled to take five days and blown insulation is installed. After the interior walls are touched up, the walls and ceiling are textured



Quality Checkpoint:

Upon clean up of drywall debris, Construction Manager check all walls and ceilings for finish and consistency.

Trim and Finish Details

Throughout this stage, you will begin to see the home you designed come to life.

- Walls are prime-painted and prepared for final finish. Interior trim, cabinets, counters and sinks are installed.
- Electrical system is completed. Installation of wire shelving, bath accessories and mirrors occurs.
- Tile and any vinyl and/or wood flooring is installed.
- Weather permitting, any necessary grading occurs outside. Carpeting, hardware fixtures and shoe molding are installed.
- Final touches are made as the entire home is cleaned.



Quality Checkpoint:

Interior trim is inspected for fit and quality of installation. HVAC systems are finished as a pre-final quality check focuses on all completed areas of the home. Pre-final quality review of entire home takes place.

Final 3rd Party Inspection

We wait for this final week to install the flooring, to protect your carpet and hardwood from boots, nails and dust. Any minor adjustments take place during this step.

- Appliances are installed.
- Window and door screens are installed.
- Carpeting is installed.
- Various final inspections, garage cleaning and paint touch-ups take place.



Quality Checkpoint:

One last quality check takes place prior to the homeowner orientation.

Homeowner Orientation

The Homeowner Orientation allows you to become acquainted with your new home prior to moving in. Here we will provide you with a thorough demonstration of the completed home and review items covered by the warranty.



PHOTOS



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August 28, 2012

References:

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