

# MASTER RESIDENTIAL BUILD SCHEDULE

Professional Phase-Based Construction Schedule Template

<b>Project Name:</b>	
<b>Address:</b>	
<b>Plan / Model:</b>	
<b>Superintendent:</b>	
<b>Start Date:</b>	
<b>Target Completion:</b>	
<b>Total Cycle Days:</b>	

Use this schedule to manage trades, inspections, and critical path. Tasks are organized by phase for field clarity and include vendor accountability like large production builders.

## PHASE 1 – Pre-Construction

Task	Trade	Vendor	Duration (Days)	Inspection?	Notes / PO
Permit Release	GC		1		
Survey / Stakeout	Survey		1		
Pad Certification	Survey		1		
Plot Plan	Engineer		1		
SWPPP / Erosion Control Setup	Site		1		

## PHASE 2 – Foundation

Task	Trade	Vendor	Duration (Days)	Inspection?	Notes / PO
Excavate Footings	Concrete		2		
Underground Plumbing	Plumbing		1	Yes	
Underground Electrical	Electrical		1	Yes	
PT Cables / Forms / Prep	Concrete		1		
Pour Slab	Concrete		1	Yes	
Strip Forms / Backfill / Rough Grade	Site		1		

### PHASE 3 – Framing & Dry-In

Task	Trade	Vendor	Duration (Days)	Inspection?	Notes / PO
Deliver Lumber & Trusses	Framing		1		
Frame Structure	Framing		7-10		
Shear / Frame Inspection	City		1	Yes	
Install Windows & Exterior Doors	Doors/Windows		1		
Roof Dry-In	Roofing		1-2		

### PHASE 4 – Rough MEP

Task	Trade	Vendor	Duration (Days)	Inspection?	Notes / PO
Plumbing Top-Out	Plumbing		2		
HVAC Rough	HVAC		2-3		
Electrical Rough	Electrical		2-3		
Low Voltage / Smart Home	Electrical		1		
Rough Inspection	City		1	Yes	

### PHASE 5 – Insulation & Exterior

Task	Trade	Vendor	Duration (Days)	Inspection?	Notes / PO
Lath / House Wrap	Stucco		2-3		
Stucco Scratch/Brown	Stucco		3-4		
Insulation Install	Insulation		2		
Energy / Insulation Inspection	City		1	Yes	

### PHASE 6 – Drywall

Task	Trade	Vendor	Duration (Days)	Inspection?	Notes / PO
Hang Drywall	Drywall		3-4		
Tape / Texture	Drywall		3-4		
Drywall Inspection	City		1	Yes	

### PHASE 7 – Interior Finish

Task	Trade	Vendor	Duration (Days)	Inspection?	Notes / PO
Cabinets	Millwork		1		
Interior Doors & Trim	Carpentry		2		

Task	Trade	Vendor	Duration (Days)	Inspection?	Notes / PO
Interior Paint	Paint		3		
Tile	Tile		2-3		
Flooring	Flooring		2		
Countertops	Stone		1		
Light & Plumbing Fixtures	MEP		1-2		

## PHASE 8 – Exterior & Site

Task	Trade	Vendor	Duration (Days)	Inspection?	Notes / PO
Flatwork / Driveways	Concrete		1-2		
Pavers / Landscaping	Landscape		2		
Exterior Paint	Paint		1-2		

## PHASE 9 – Final & Closeout

Task	Trade	Vendor	Duration (Days)	Inspection?	Notes / PO
Final Electrical / Plumbing / HVAC	MEP		1	Yes	
Appliances	Appliance		1		
Final Clean	Cleaning		1		
Punch List	GC		2		
Final Inspection / CO	City		1	Yes	

Tip: Duplicate this template for each house. Track actual start/finish dates to measure cycle time and continuously improve trade performance.