



THE JMB HOMES CONSTRUCTION ROADMAP



From Contract to Key Handover

Building a custom home is a complex process with many steps. This roadmap provides a clear, step-by-step overview of your project, from contract signing to key handover, ensuring you are informed at every stage.

PHASE 01

Planning & Design



01

Contract and Deposit:

You sign your contract and submit your initial deposit, officially kicking off your project.

02

Contract Distribution:

JMB Homes shares the ratified contract with every party involved in your build.

03

Architectural Drafting:

JMB Homes sends your concept plan and supporting documents to the architect, who drafts your Preliminary Construction Plans.

04

Client Review:

You review the preliminary plans with JMB Homes. We note any corrections, and once you approve them, the architect prepares complete Signed and Sealed Construction Drawings.

05

Site Plan Development:

JMB Homes shares the approved drawings with the civil engineer, who begins drafting your Site Plan.

06

Final Site Approval:

You review the finalized Site Plan with JMB Homes. Once you approve it, it's printed and ready for building permit submission.





PHASE 02

Permitting & Launch

01

Permit Submission:

Your signed and Sealed Plans, Site Plan, and Building Permit Application go to Carroll County for review. This usually takes **30 to 45 days**.

02

Subcontractor Sync:

JMB Homes sends a Start Package to every approved subcontractor, with your Construction Plans, site details, options, and upgrades.

03

Welcome Letter:

A few days later, once your trade partners have everything loaded into their systems, JMB Homes sends you a Welcome Letter with showroom locations, points of contact, and selection instructions.

04

Groundbreaking:

Once closing happens and your building permit is issued, construction begins.

Selections & Pre-Construction

This is where your home starts to feel like yours, through the materials, fixtures, and finishes you choose.

Showroom Appointments:

We recommend visiting showrooms in the following order:

- ✓ ITG (Low Voltage) Showroom (optional)
- ✓ Cabinet Showroom
- ✓ Electric Fixture Showroom (optional)
- ✓ Flooring Showroom
- ✓ Kitchen Countertop Showroom

You'll make exterior selections, including stone, siding, shutter color, roof color, trim color, and front door color, directly with JMB Homes using our sample books.

Lot Stake-Out:

JMB Homes marks your lot prior to construction. If you wish to walk the site with our team, we can schedule a meeting.

Lead Times:

JMB Homes secures bids and proposals at least eight weeks in advance. Please communicate any anticipated changes as early as possible to prevent delays. Change Order Fees will only apply if repeated late changes disrupt project progress.

✓ Windows and doors	8 weeks	✓ Siding	6 weeks
✓ Cabinets	8 weeks	✓ Interior doors	4 weeks

Selection Deadlines: Finalize roof and stair selections by the start of framing.

Finalize stone selection by the time the house is fully framed. Cabinet layouts must be finalized before marking out the house for trades, and before window and door installation.

Construction & Mechanicals



Mechanical Trades:

JMB Homes begins mechanical trade work, typically completed within 30 to 40 days.



Cabinet Field Measurement:

The cabinet company measures your home onsite and prepares final order documents for your approval before the cabinet order is placed. Appliance selections must be finalized beforehand.



Close-In Meeting:

We guide you through the completed mechanical phase before drywall installation. This is an opportunity to document wall interiors for future reference and to review trim details.



Countertop Selection:

Once drywall starts, you'll select your actual countertop slabs to prepare for installation.



PHASE 05

Finishing & Handover



01

Paint Selection:

Choose from our standard paint colors. Custom colors require advance request and pricing.

02

Final Grade

Once the final grade is set, you can walk the driveway layout with us if you'd like.

03

Landscape Plan:

You'll finalize your landscape plan with JMB Homes so it's ready to install before your home is complete.

04

Inspections and Walkthrough:

JMB Homes coordinates all required inspections and schedules a Pre-Settlement Walkthrough approximately 7 to 10 days before completion. Because inspection scheduling depends on the county, your move-in date will be confirmed once all inspections are expected to pass. Typically, 3 to 4 days are left between the walkthrough and move-in to address any remaining items.

05

Final Walkthrough and Punch List:

Together, we review the home's systems and create a punch list of any outstanding items.

06

Handover:

After all punch list items are completed, bank draws are released, and any Change Order Fees are settled, ownership of your home is formally transferred to you.





Visiting the Site

You're welcome to meet us at the lot any time you'd like to walk your home under construction. Bring any questions or concerns to our attention right away. Your home stays unlocked until finished floors are installed or the power is turned on. Once it's locked, we'll let you know the on-site key location so you can visit during weekends or after hours.

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