

HOMEOWNER CHECKLIST · PART 1 OF 2

Patio and Deck — What You Purchase

CLIENT

PROJECT ADDRESS

TARGET START

PREPARED

WE DO NOT START UNTIL YOUR MATERIALS ARE HERE

Every finish material on this list has to be physically at your home before we begin. Not ordered. Not shipped. Not out for delivery. Delivered, and checked by us.

We give you a completion timeframe and we hold to it. The only way we can do that is to control what is in the house on day one. A material that is still in transit has too many ways to fail — backorder, freight delay, shipping damage, wrong color, wrong quantity, wrong dye lot — and every one of those lands on your finish date instead of the supplier's.

So if the materials are not here, we do not start. Your project does not become a slower job. It becomes a later start. That is exactly what protects the timeframe we promised you.

There are no exceptions on an outdoor project. Every paver, board, rail and fixture is at the house before we dig.

Outdoor work is the one category where the biggest schedule factor is something nobody controls. We can work in cold and we can work in wind, but we cannot set pavers in standing water, we cannot pour concrete into mud, and polymeric sand needs a dry window to set. A week of rain is a week.

The second factor is approval. If you are in an HOA neighborhood, the architectural committee is often the longest single item on this list, and it costs nothing to start. Submit before you have picked a paver.

HOW TO USE THIS SHEET

- Check the box once the item is bought and the spec sheet or model number is sent to us — not when you have decided on it. A decision we cannot see is not a decision we can build from.
- Send specs to Tony at Tony.KVIConstruction@gmail.com. A photo of the model sticker or a link to the product page is enough.
- Anything marked "On site before we start" has to be at the house before day one. Anything marked "Before we start" is a decision we need from you by then, not something you deliver.
- If a line does not apply to your scope, cross it off with us at the pre-construction walkthrough so nothing is left looking unanswered.

	ITEM	WHAT WE NEED FROM YOU	DUE BY
APPROVALS FIRST <i>Free to start, and the thing most likely to hold up a spring project. Do this the week the job is booked.</i>			
☐	HOA architectural approval	Your submission with a drawing and material selections. Two to eight weeks in many Columbus-area neighborhoods	Immediately
☐	Property survey or plot plan	Needed if the work is near a setback, easement, or property line	Before permit
☐	Utility locate	We call this in to OUPS. It takes 48 business hours and it is not optional	Before excavation

	ITEM	WHAT WE NEED FROM YOU	DUE BY
☐	Permit	Required for decks over 30 inches above grade, roofed structures, and any gas or electric. We handle the filing	Before construction
SURFACE MATERIAL <i>Order all of it at once, from the same production lot. Two lots of the same paver are not the same color.</i>			
☐	Pavers or natural stone	Brand, style, color, and the laying pattern you want. Plus the border or soldier course, usually in a contrasting color	On site before we start
☐	Concrete finish	Broom, exposed aggregate, or stamped, plus the color and where you want the control joints	Before we start
☐	Decking material	Composite brand, line and color, or pressure-treated versus cedar. Composite decking commonly runs two to six weeks	On site before we start
☐	Fascia and riser boards	Color, usually a contrast to the deck boards	On site before we start
☐	Fastener system	Hidden fasteners or face screws. Hidden costs more and looks better	On site before we start
☐	Edge restraint and polymeric sand	Sand color, matched to your paver	On site before we start
RAILING, STEPS AND STRUCTURE			
☐	Railing system	Brand, style (cable, aluminum, composite, glass), color, and top rail material. Often a four to eight week lead	On site before we start
☐	Post caps	Style and whether you want them lit. Lit caps need wire run during framing	On site before we start
☐	Step treads and risers	Material, matched or contrasted to the main surface	On site before we start
☐	Retaining or seat wall block	Style, color, and cap. Confirm the height — walls over four feet need engineering	On site before we start
☐	Pergola or shade structure	Material, color, and whether it is freestanding or attached to the house	On site before we start
FEATURES			
☐	Fire pit or outdoor fireplace	Kit model or a custom design, and gas or wood burning	On site before we start
☐	Gas line	Confirm whether you want gas to a grill or fire feature. It is a trench and a permit item, so it has to be decided before we build over the route	Before we start
☐	Outdoor kitchen	Grill model with cutout dimensions, side burner, fridge, sink, and the countertop material	On site before we start
☐	Outdoor TV	Model, mount type, and whether you want a weatherproof enclosure. Power and data run before the surface goes down	On site before we start
☐	Hot tub	Model, dry weight, filled weight, and the electrical requirement — usually 50 amp at 240 volts. The pad has to be built for the filled weight	On site before we start

	ITEM	WHAT WE NEED FROM YOU	DUE BY
LIGHTING AND ELECTRICAL			
☐	Hardscape and step lighting	Count, style, and where the low-voltage transformer can be mounted	On site before we start
☐	Post cap lights	Model and count, if you are lighting the railing	On site before we start
☐	Outlets	How many and where. All exterior outlets need GFCI protection and in-use covers	Before we start
☐	Switching	Whether the lights are switched from inside the house, outside, or on a timer	Before we start
DRAINAGE AND FINISHING			
☐	Downspout tie-ins	Where you want roof water to go. Discharging it under a new patio is a lot easier than retrofitting it later	Before we start
☐	Final grade and restoration	Seed or sod for the disturbed areas around the work	Before we start
☐	Sealer	Whether you want the surface sealed, and matte or wet-look if so	After install

ORDER THESE FIRST — THEY DECIDE WHEN WE CAN START

- HOA approval. It costs nothing and it can cost you two months. Submit the week the job is booked.
- Composite decking and railing. Both commonly run two to eight weeks, and railing is often the longer of the two.
- Pavers, ordered as one lot. A second order weeks later is frequently a visibly different color.
- The gas line decision. Once we have built over that route, adding it later means taking part of your new patio back up.

HOMEOWNER CHECKLIST · PART 2 OF 2

Patio and Deck — How the Work Runs

Outdoor projects run in a sequence that depends heavily on weather and on cure times. Concrete footings need time before we load them, polymeric sand needs a dry window, and none of it can be compressed by adding people.

The phase nobody sees is the one that decides whether the work lasts: base preparation and compaction. It is the least interesting part of the project and the reason your patio is still flat in ten years.

Every phase below assumes your materials were already at the house on day one. That assumption is what the whole schedule rests on.

#	PHASE	TYPICAL TIME	WHAT MUST BE SETTLED OR ON SITE FIRST
1	Design, HOA approval and selections	2–8 weeks	HOA approved, and every material on page 1 delivered to the house
2	Permit, where required	1–4 weeks	Decks over 30 inches, roofed structures, gas and electric
3	Utility locate	48 business hours	Called in by us. It cannot be skipped or rushed
4	Layout and excavation	1–3 days	Access to the yard and dry enough ground to dig
5	Footings, piers and inspection	2–5 days	Concrete cure time before we build on it. Inspector availability
6	Base preparation and compaction	2–4 days	The part nobody sees and the part that decides whether it stays flat
7	Deck framing	3–7 days	Framing lumber and structural hardware on site
8	Surface install: pavers, stone or decking	3–10 days	All surface material on site from a single production lot
9	Steps and landings	1–3 days	Tread material on site
10	Railing install	1–3 days	Railing delivered. This is frequently the item everyone is waiting on
11	Walls, fire feature and outdoor kitchen	2–8 days	Block, kit, grill and appliances on site with cutout dimensions
12	Electrical and lighting	1–3 days	Fixtures, transformer and outlet locations confirmed
13	Polymeric sand, grout or sealer	1–2 days	A 24 to 48 hour dry window. We will not do this ahead of rain
14	Final grade, seed or sod, and cleanup	1–2 days	Seed or sod decision made
15	Final inspection and walkthrough	1–2 days	You available to walk the job with us

Shaded rows are stretches where little or nothing happens on site. They are part of the schedule, not a sign the job has stalled.

What actually moves your date

THE THREE MOST COMMON DELAYS ON A PATIO OR DECK

- Weather. It is the biggest factor on any outdoor project and nobody controls it. Wet ground cannot be excavated or compacted, and polymeric sand needs a dry window on both sides of install.
- HOA approval. Boards that meet monthly can add six weeks to a project that takes three. Submit immediately, not after you have finalized selections.
- Composite decking and railing lead times. Railing in particular is often what keeps a finished-looking deck from being usable.

Typical lead times

These are ranges we see in the Columbus market. Confirm the real number with your supplier when you buy, and tell us if it is longer than what is shown here.

ITEM	TYPICAL LEAD TIME	ORDER IT BY
Composite decking	2–6 weeks	As soon as the job is booked
Railing system	4–8 weeks	As soon as the job is booked
Pavers, in-stock styles	1–2 weeks	2 weeks before base prep
Pavers, special order	3–8 weeks	As soon as the job is booked
Natural stone	2–6 weeks	As soon as the job is booked
Outdoor kitchen appliances	2–10 weeks	As soon as the job is booked
HOA architectural approval	2–8 weeks	The week the job is booked
Utility locate (OUPS)	48 business hours	Before any digging

Acknowledgment

We have reviewed the selection list and the sequence above. We understand that KVI Construction does not begin work until every finish material on this list has been delivered to the home, and that our start date is set only once those materials are on site and checked, and that changes made after a phase is complete may carry additional cost.

 Homeowner signature / date

 KVI Construction / date