



**Submitted to:**  
City of Aurora

**Submitted by:**  
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**Mission Statement:**

Our mission is to build a high-quality, sustainable and personalized 1000-2000 sq. ft. home in the City of Aurora. Our company, Wrightwood Remodeling has a proven track record of delivering high-quality construction projects on time and within budget. We are committed to adhering to local regulations and ensuring that our work enhances the community.

**Project Overview**

**Project Name:** Aurora residential home construction

**Project Size:** 1000-2000 sq. ft.

**Location:** 922 Garfield Ave. Aurora Illinois

**Project Completion Timeline:** 8-12 months

**Pre-construction Phase 1-2 months**

- Finalize home design and budget
- Collaborate with architect to finalize layer and specification of home
- Ensure design fits with zoning and building regulations in Aurora
- Refine project budget including costs of materials, permits, contingencies and confirm financing
- Obtain permits-submit plans to City of Aurora for building permits (approval may take 4-6 weeks)

**Construction Phase 4-5 months**

**Foundation**

- Site preparation and foundation
- Land cleaning and grading
- Excavation and foundation installation
  - Excavate site for foundation
  - Pour foundation (slab, crawl space, or basement)



### **Framing/structural**

- Build structural framework, walls, floors, and roof trusses
- Complete roof and install windows and exterior doors

### **Utilities**

- Install plumbing lines, electrical wiring and HVAC systems
- Insulate walls and ceilings, followed by installation of drywall

### **Interior and Exterior Finishing**

- Interior finishes
  - Flooring, cabinets, and countertops
  - Painting and trim
- Exterior work
  - Finish exterior siding and roofing, ensure the house is sealed and weather proof
  - Final grading and installation of landscaping elements, such as sod, plants, driveway, and exterior lighting

### **Final Inspections and Walkthrough**

- Schedule final inspections with City of Aurora to ensure the home meets all local building codes and regulations
- Conduct a detailed walkthrough of the home with the builder to ensure all work is completed specifications

### **Closing and Move-in**

- Complete the closing process, sign all necessary documents, and finalize ownership transfer
- Set up utilities, clean the home, and make final preparations for your move-in

### **Total Timeframe**

The entire home-building process, starting with the land acquisition and finishing with move-in, typically takes between 8-12 months, depending on factors like weather, availability of materials, and the complexity of the design. Flexibility in timing is important to accommodate unforeseen delays

### **Budget Overview**

A detailed budget will be provided upon request, but the preliminary estimate for the project is as follows:

- Site preparation and foundation: \$30-40,000
- Materials and Labor: \$180,000
- Permits and Fees: \$5000
- Contingency Fund \$20,000
- Total Estimated Cost: \$200,000-\$225,000