



# Making the Most of Your New Home Pre-Sheetrock Orientation

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Let's set the scene.

Over the last few months, you've watching patiently while your new home has been grown from a hole in the ground to a framed structure that is starting to resemble something that looks like a home. If you're a Sterling Homes client, you've been excitedly following the progress by viewing progress photos in your client portal. At this point, your home actually looks like a house! It's framed, it has windows, it has a roof, the mechanical systems are installed, and the insulation is in.

That can only mean one thing: it's time for your pre-sheetrock orientation.

## What is a pre-sheetrock orientation?

When your home is finished, you would expect your builder to give you a complete tour, right? Perhaps you even walked through the construction site when the home was no more than a foundation, a sub-floor, and some basic framing. Well, the pre-sheetrock orientation is right in the middle of these.



The goal of the pre-sheetrock orientation is to give you, the buyer, a comprehensive understanding of what's "behind the scenes" of your house—before it all gets hidden behind the sheetrock. It's designed to give you an idea of how your home works as a *complete system*, to let you view all of the components that that will keep you comfortably enjoying low utility bills for years to come.

Some of the items that are covered in a pre-sheetrock orientation include:

- **Energy Efficiency** – the components and details that make your home energy efficient.
- **Insulation** – how and why your home's insulation has been installed.
- **Mechanical systems** – your HVAC, plumbing, and electric.

The pre-sheetrock orientation typically lasts about one and a half hours. This is your chance to truly get to know the behind the scenes of your new home.

## Tips for a successful pre-sheetrock orientation

Not sure what to expect from your pre-sheetrock orientation? Here are some considerations to keep in mind in order to make the most of your experience.

### Don't be afraid to ask questions



As your builder explains the systems and functions of your home, you may feel a bit out of your element—and that's okay! This is your opportunity to learn and ask questions. If you're unsure about something, don't be afraid to speak up.

You also shouldn't feel as though you need to memorize everything the builder is telling you. As part of our process at Sterling Homes, we provide our homeowners with all of the manuals and information they'll need about their homes.

### Look at the forest, not the trees

Although your home is truly beginning to come together, it's still a work in progress. It's important not to get caught up in minor details, but instead look at the project as a whole.

We encourage Sterling Homes customers to trust the process and look forward to the final result. Your home has been carefully and purposefully planned out; you can rest assured that what we've planned together is what you will get in the end.

### Start planning your furniture

At a Sterling Homes pre-sheetrock orientation, the placement for your cabinets and built-ins is drawn out so that you can get a sense of exactly where they'll be installed. From your kitchen island to your light switches, you'll be able to see a tangible representation of these important home elements.

This is a great time to envision some of your furniture placement in 3D. Before this, you've only been able to envision where your furniture will go from the electrical plan in 2D. Now, you get to see it in 3D, giving you an opportunity to envision your own furniture in the spaces. Will a highboy hide a thermostat? A light switch?

While the goal of an orientation is not to make changes, there's still time. Making changes now is easier and less expensive than making them later. For example, the location of the light above a table where you will eat is largely based on furniture size and placement. This is a great time to review these details in 3D. Be sure to share any concerns with your builder so that you can come up with a solution together. Remember, you're not alone!



The pre-sheetrock orientation is an invaluable step in the home building process. As a homeowner, you need to be comfortable with your investment—and that includes the behind the scenes that you normally wouldn't see! So, get excited for your pre-sheetrock orientation, and know that you're one step closer to moving into your new home.