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After framework is up, it's time to add plumbing, wiring, vents

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So you've laid the foundation and framed the house. What's next?

Plenty, says Southern Construction and Design builder John Allen.

"It's called the rough-in stage," said Allen. "That's where you have the plumbing, electrical, HVAC (heating, ventilation and air conditioning), security, cable and telephone lines."

"The bigger the house, the more involved and complex the job," he said.

The first installment of the rough-in stage is the plumbing where drains, hot and cold water piping, plumbing valves and shower mounts are installed.

"We like to send in the plumber and the HVAC people first," he said. "You have go to from the biggest size rough-in (HVAC) to the smallest (electrical wires)."

The next phase, said Allen, is the electrical wiring, fuse boxes, light switches, outlets and lights.

To Allen, lights are a key to the ambiance of a house.

"Halogen or incandescent lights give the walls warmth," said Allen. "We do spend a lot of time up front talking about the lights."

Yvonne Betowt

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