

DESIGN BUILD
CHECKLIST ✓
for your custom home

1. INITIAL PLANNING

DEFINE YOUR GOALS AND BUDGET

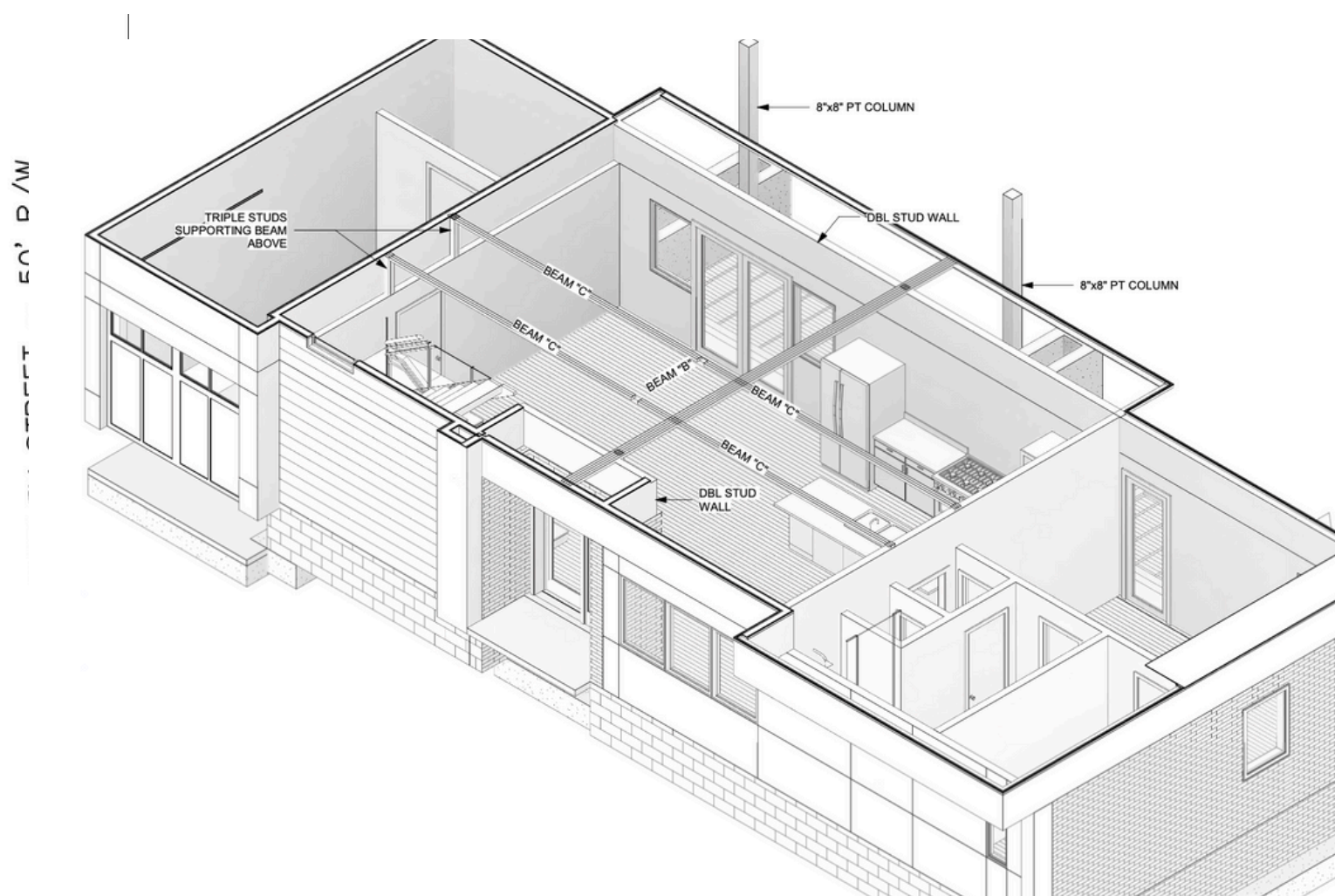
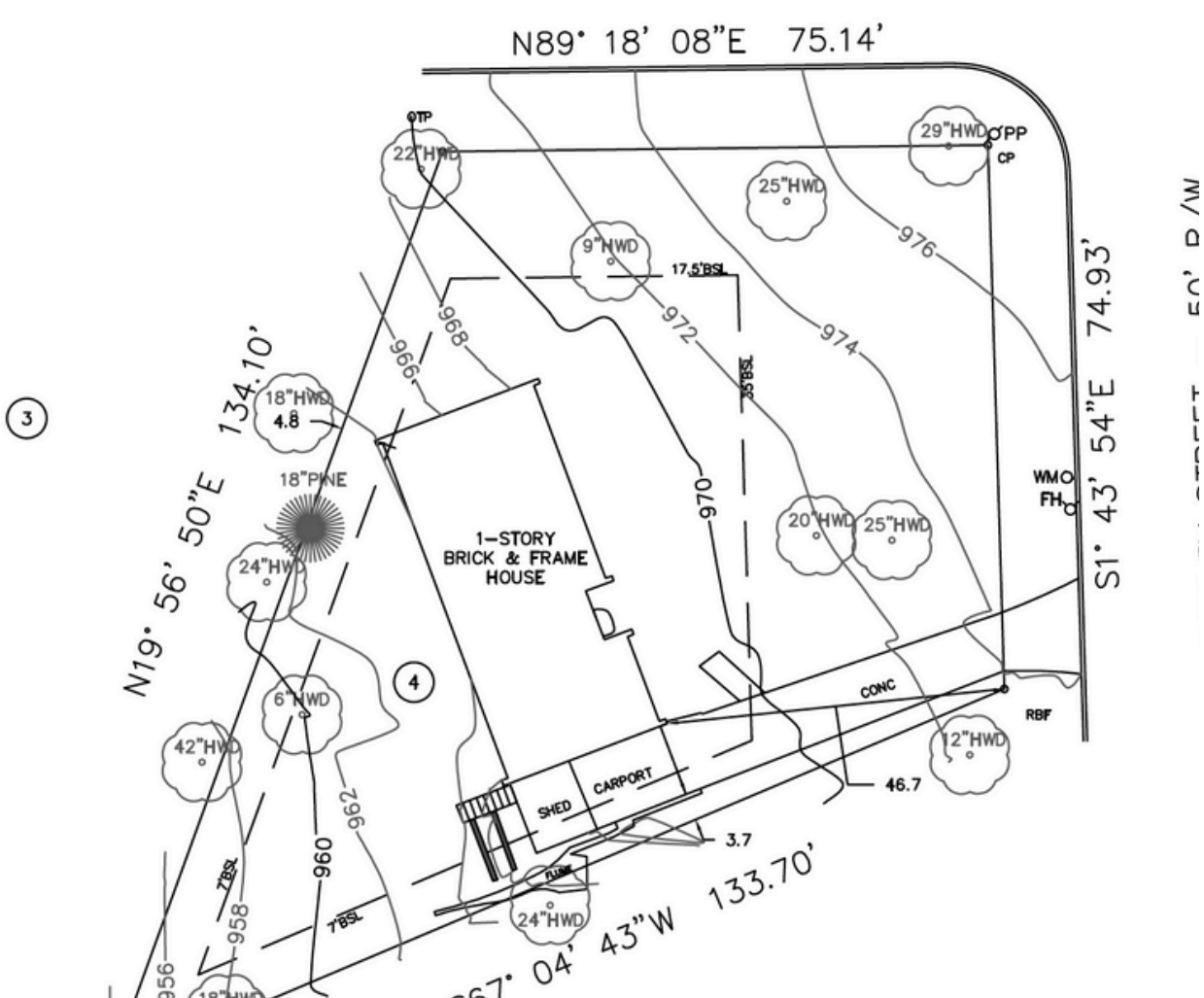
- DETERMINE YOUR NEEDS AND WANTS.
- ESTABLISH A REALISTIC BUDGET.
- PLAN FOR CONTINGENCIES (USUALLY 10-20% OVER BUDGET).

RESEARCH AND GATHER INFORMATION

- RESEARCH HOME STYLES AND DESIGN IDEAS.
- LOOK INTO LOCAL BUILDING REGULATIONS AND ZONING LAWS.
- EXPLORE FINANCING OPTIONS AND GET PRE-APPROVED FOR A MORTGAGE IF NECESSARY.

SITE SELECTION AND PREPARATION AND DOCUMENTATION

- SITE SURVEY AND/OR PLAT
- HOA REQUIREMENTS AND LOCAL COVENANTS
- SOIL AND PERC TEST
- SELECT A SUITABLE LOCATION CONSIDERING PROXIMITY TO WORK, SCHOOLS, AND AMENITIES.
- EVALUATE TOPOGRAPHY, SOIL QUALITY, AND ENVIRONMENTAL RISKS.
- PURCHASE THE LAND AFTER CONDUCTING A LAND SURVEY AND ENSURING ZONING COMPLIANCE.



2. DESIGN DETAILS AND PERMITTING

DETAILED DESIGN AND CONSTRUCTION DOCUMENTS

- COMPLETE ALL ARCHITECTURAL DETAILS
- CREATE BUILDING AND ROOM PERSPECTIVES
- PREPARE COVER SHEET
- DEVELOP ARCHITECTURAL FLOOR PLANS
- DRAW INTERIOR AND EXTERIOR ELEVATIONS
- DRAFT BUILDING SECTIONS
- PRODUCE CONSTRUCTION DRAWINGS
- CREATE WINDOW AND DOOR SCHEDULE
- PROVIDE AN ITEMIZED CONSTRUCTION BUDGET COST SHEET WITH FINALIZED PRICING
- DRAFT FRAMING PLANS, INCLUDING CEILING, ROOFING, AND FRAMING
- DETAIL WALL FRAMING
- INCLUDE FULL ENGINEERING DETAILS
- GENERATE STRUCTURAL ENGINEER'S REPORT
- OBTAIN STRUCTURAL ENGINEER'S STAMP
- SELECTION OF ALL ARCHITECTURAL ELEMENTS, MATERIAL SELECTIONS, AND SPECIFICATIONS.

MATERIAL AND FIXTURE SELECTION

- FINALIZED INTERIOR FIXTURES AND FINISH SELECTIONS.
- FINALIZED INTERIOR FURNITURE DESIGN AND SELECTION.
- ALL FINALIZED INTERIOR MATERIALS ROOM BY ROOM SELECTIONS AND SPECIFICATIONS.
- FINALIZED BIM-GENERATED LANDSCAPE DESIGN SITE PLAN.
- FINALIZED COLOR RENDERINGS OF OUTDOOR LANDSCAPE DESIGN FOR VISUALIZATION.
- SPECIFICATIONS AND PLACEMENT OF HARDSCAPE AND SELECTED VEGETATION



3. PRE-CONSTRUCTION

UTILITY AND PERMIT PREPARATION

- ENSURE ELECTRICITY IS ON SITE.
- IF THERE IS NO SEPTIC, CONNECT TO TOWN WATER/SEWER.
- ENSURE HOA/NEIGHBORHOOD GUIDELINES ARE MET FOR APPROVAL (IF REQUIRED).
- ENSURE HISTORICAL PRESERVATION GUIDELINES ARE MET FOR APPROVAL (IF NEEDED).
- ENSURE LOCAL COVENANTS ARE MET FOR APPROVAL (IF REQUIRED).
- A LICENSED CONTRACTOR SUBMITS A PERMIT APPLICATION TO THE CITY, COUNTY, PARISH, ETC.
- ADDRESS THE NECESSARY CHANGES AND PROVIDE NOTES FROM THE APPROVING ENTITY
- DRIVEWAY PERMIT APPLICATION.
- SUBMIT ALL THE NECESSARY CONSTRUCTION DOCUMENTS FOR A CONSTRUCTION LOAN.
- 911 ADDRESS IDENTIFICATION AND SERVICES.

STRUCTURAL ENGINEERING

- FOUNDATION PLANS
- FRAMING PLANS
- ROOFING PLAN
- ENGINEER'S REPORT
- ENGINEERING STAMP



4. CONSTRUCTION

1. SITE PREPARATION

- CLEAR THE SITE.
- EXCAVATE FOR FOUNDATIONS.
- PREPARE THE SITE FOR UTILITY CONNECTIONS.

2. FOUNDATION AND STRUCTURE

- LAY THE FOUNDATION AND ENSURE WATERPROOFING.
- FRAME THE HOUSE (WALLS, ROOF, FLOORS).
- INSTALL WINDOWS AND EXTERIOR DOORS.
- CHOOSE AND INSTALL ROOFING MATERIALS.
- INSTALL UTILITY SYSTEMS (ELECTRICAL, PLUMBING, HVAC).
- PERFORM REGULAR INSPECTIONS DURING INSTALLATION.

3. EXTERIOR AND INTERIOR FINISHING

- COMPLETE EXTERIOR FINISHES (SIDING, PAINT).
- INSTALL INSULATION AND DRYWALL.
- PAINT AND APPLY WALL FINISHES.
- INSTALL FLOORING (TILES, WOOD, CARPET).
- FIT OUT BATHROOMS AND KITCHENS (FIXTURES, CABINETS, COUNTERTOPS).

4. FINAL INSTALLATIONS

- INSTALL LIGHTING FIXTURES AND INTERIOR DOORS.
- PLAN FOR SMART HOME INTEGRATION.
- ENSURE ALL SYSTEMS (PLUMBING, ELECTRICAL, HVAC) ARE FUNCTIONING CORRECTLY.



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