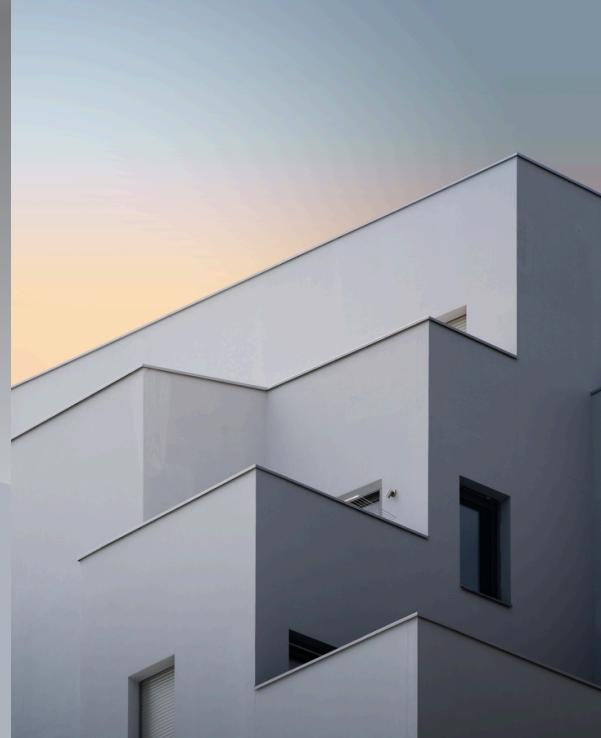


THE ULTIMATE CUSTOM HOME BUILDING CHECKLIST

A PRACTICAL, NO-REGRET GUIDE TO BUILDING A CUSTOM HOME THE RIGHT WAY

Use this checklist to stay in control, avoid costly mistakes, and make smarter decisions at every stage of your custom home build.



PHASE 1: STRATEGIC PLANNING (DON'T RUSH)

Vision & Priorities

- Define how you actually live day to day
- List non-negotiables vs. nice-to-haves
- Rank priorities in case budget pressure arises
- Consider long-term lifestyle changes (aging, remote work, family growth)

- Establish total project budget (not just construction)
- Include land, permits, utilities, landscaping, furnishings
- Add 15–20% contingency for unknowns
- Secure construction loan or financing pre-approval
- Identify areas to splurge vs. areas to save
- Set up a system to track costs and change orders

PHASE 2: LOT SELECTION & SITE DUE DILIGENCE

Assemble the Right Team

- Select a custom home builder experienced with similar projects
- Choose an architect or designer aligned with your budget reality
- Confirm builder licensing, insurance, and references
- Clarify who controls costs during design
- Confirm communication cadence and decision process
- Review contract terms, allowances, and change-order process

Land Evaluation

- Confirm zoning and setback requirements
- Review HOA or CC&R restrictions
- Obtain soil test and geotechnical report
- Review slope, drainage, and water table conditions
- Confirm utility access (or cost to bring utilities in)
- Check floodplain, environmental, or easement restrictions
- Evaluate future development around the property

PHASE 4: DESIGN & PRE-CONSTRUCTION (HIGH-IMPACT STAGE)

Home Design & Layout

Systems & Infrastructure Planning

Permits & Documentation

- Confirm square footage aligns with budget and neighborhood norms
- Review room flow and daily functionality
- Verify furniture layouts fit real room sizes
- Plan adequate storage (closets, pantry, garage)
- Design for natural light and window placement
- Confirm structural flexibility for future changes

- Electrical outlet and lighting plan finalized
- Plan for EV chargers and future power needs
- HVAC system sized correctly for the home
- Plumbing layout optimized for efficiency
- Smart home, security, and data wiring planned
- Energy-efficiency strategy confirmed

- Final construction drawings approved
- Building permits submitted and approved
- Environmental or grading permits secured
- Inspection schedule confirmed
- Construction timeline finalized

PHASE 5: CONSTRUCTION EXECUTION

Site Prep & Foundation	<ul style="list-style-type: none"><input type="checkbox"/> Site cleared and graded properly<input type="checkbox"/> Drainage and erosion control installed<input type="checkbox"/> Foundation type confirmed (slab, crawl, basement)<input type="checkbox"/> Waterproofing and drainage systems installed<input type="checkbox"/> Foundation inspection passed
Framing & Structure	<ul style="list-style-type: none"><input type="checkbox"/> Electrical outlet and lighting plan finalized<input type="checkbox"/> Plan for EV chargers and future power needs<input type="checkbox"/> HVAC system sized correctly for the home<input type="checkbox"/> Plumbing layout optimized for efficiency<input type="checkbox"/> Smart home, security, and data wiring planned<input type="checkbox"/> Energy-efficiency strategy confirmed
Systems Installation	<ul style="list-style-type: none"><input type="checkbox"/> Electrical rough-in completed and inspected<input type="checkbox"/> Plumbing rough-in completed and inspected<input type="checkbox"/> HVAC ductwork and equipment installed<input type="checkbox"/> Insulation installed to specification<input type="checkbox"/> All rough inspections passed before drywall



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PHASE 6: FINISHES & FINAL DETAILS

Interior Finishes

- Drywall installed and finished
- Flooring installed correctly
- Cabinets and countertops installed
- Paint and trim completed
- Lighting and plumbing fixtures installed

Exterior & Landscaping

- Siding and exterior finishes completed
- Roofing and gutters installed
- Driveways, walkways, and drainage finalized
- Landscaping and grading completed



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PHASE 7: FINAL APPROVAL & MOVE-IN

Final Inspections & Walkthrough

- Final building inspection passed
- Electrical, plumbing, HVAC approvals received
- Fire safety systems approved
- Complete detailed punch list
- Verify all punch-list items resolved

Documentation & Handover

- Collect contractor warranties
- File product warranties and manuals
- Receive as-built plans
- Store permits and inspection records
- Create home maintenance schedule

MOVE-IN READY

- Utilities activated
- Security system programmed
- Final cleaning completed
- Furniture delivery planned
- Celebrate—your custom home is complete



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