

ULTIMATE HOME BUILDING

Checklist



GOLD TO SOLD
GROUP



Overview

STEP 1: SECURE FINANCING

Before you start picking out kitchen tiles and debating between hardwood floors or carpet, you need the green light - the financial green light, that is. Secure your financing to ensure a smooth ride through the construction process. Getting your finances in order now will save you from singing the budget blues later.

STEP 2: PURCHASE LAND

Like selecting the perfect plot for a blockbuster movie, finding the right land is crucial. Consider the location, the view, and whether it's prone to unexpected "plot twists" like floods or landslides. Choose wisely so you don't land yourself in a real estate drama.

STEP 3: DESIGN THE BUILD

Time to unleash your inner architect! Work with a designer to sketch out the blueprint of your dream home. Think of it as creating the script for the star-studded performance that will unfold on your property.

STEP 4: PLAN A TIMELINE

Building a home is not a sprint; it's a marathon. It's common for construction to take longer than planned, so be sure to allow for some leeway. Set a realistic timeline for each phase of the construction. Remember, even the grandest cathedrals weren't built in a day.

STEP 5: HIRE A BUILDING TEAM

Cue the supporting cast! Hire a reliable building team - a crew of professionals who'll bring your vision to life. A home building time usually consists of a general contractor, an electrician, a plumber, an HVAC specialist, architects or designers, and inspectors. It's not necessary to hire them all at once, but keep in mind that not having workers at the appropriate time can slow down your timeline.

STEP 6: BUY MATERIALS

In most cases, general contractors will manage buying materials for the build. Since they already have relationships with different material suppliers, they usually get better rates. But, if you'd like to purchase home materials yourself, the process is fairly straightforward. You can find your materials estimates by consulting your construction blueprints, then submit the materials estimates to several supply companies and compare their prices.

Pro Tip: Purchase builder's risk insurance before materials begin arriving to cover threats like fire, hail, vandalism, and theft.

STEP 7: PREPARE THE SITE & LAY THE FOUNDATION

This is the groundwork, literally! After obtaining the necessary permits, the first building step is preparing the site ground. Once the site has been graded, the foundation can be poured. It's like setting the stage - without a solid foundation, the show might not go on!

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STEP 8: FRAME THE BUILD

Now, it's time to see your dreams take shape! Subcontractors begin framing subfloors, walls, and partitions. After framing is complete, the build must pass a framing inspection to ensure structural integrity.

STEP 9: BUILD THE HOME'S EXTERIOR

Your home is starting to look like a home! In this phase, siding and trim are installed, brick and stone masonry are completed, the roof gets shingled, gutters are installed, doors and windows are hung, and the home's exterior will be painted or stained.

STEP 10: INSTALL PLUMBING, ELECTRICAL & HVAC

It's time to bring in the tech crew! Install plumbing, electrical, and HVAC systems. Without them, your home might feel a bit like a play without lighting - not quite ready for the big stage. Large plumbing items such as bathtubs will be installed during this step. Also, any specialty wiring - like for an entertainment system - will be completed during this phase.

STEP 11: ADD INSULATION

Don't let your home catch a cold! Insulation is not only essential for maintaining a comfortable temperature within a home, it also impacts how energy efficient your home is. There are several different types of insulation, and the kind you'll need will depend on where it's located (walls, ceilings, etc.).

STEP 12: HANG DRYWALL & PAINT

Time for the aesthetics! Hang drywall and paint - it's like choosing the costumes for your actors. Color palettes, textures, and finishes - bring your vision to life! At this point, it's a good idea to give the home's interior a cleaning. This will make installing finishing items like flooring or cabinetry easier without debris in the way.

STEP 13: FINISH THE INTERIOR

The final touches are like the closing scene of a masterpiece. Finish the interior - add fixtures, flooring, and all the personal touches that make your house a home. Though it may be tempting to bring appliances into the home at this point, utilities aren't usually on yet. However, if you prefer to install appliances now without hooking them up, you can.

STEP 14: INCORPORATE PERSONAL TOUCHES

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STEP 15: FINAL WALKTHROUGH

It's showtime! Perform the final walkthrough and cleanup - ensure everything is perfect before the curtain rises on your new life in your dream home. You'll get to walk through the completed build and make sure everything is up to par. If you notice anything wrong, don't be afraid to ask your building team to fix it. You can also call your utility companies to turn on the power, water, gas, and sewage after your final walkthrough.

Building a new home is an exciting journey, yet it's no secret that it can feel overwhelming. Keeping track of who to hire and when, managing timelines, securing permits, handling inspections, and more is a monumental task. But fear not! We've simplified the process with our Ultimate Home Building Checklist.

1. SECURE FINANCING

- Research & secure financing options.
- Consult with lenders to understand mortgage rates & terms.

2. PURCHASE LAND

- Research potential locations.
- Consider factors like accessibility, amenities, & potential resale value.
- Ensure the land is suitable for construction.

3. DESIGN THE BUILD

- Collaborate with an architect or designer.
- Discuss your lifestyle, preferences, & vision for the home.
- Review & approve the final design.

4. PLAN A TIMELINE

- Break down the construction process into phases.
- Set realistic timelines for each phase.
- Review & approve the final design.

5. HIRE A BUILDING TEAM

- Research & interview potential builders, contractors, & subcontractors.
- Check references & reviews.
- Sign contracts & agreements.

6. BUY MATERIALS

- Develop a comprehensive list of construction materials.
- Source materials from reputable suppliers.
- Consider the quality, durability, & aesthetic appeal of each material.

7. PREPARE THE SITE & LAY THE FOUNDATION

- Clear the land & address any environmental concerns.
- Excavate & prepare the foundation site.
- Pour the foundation according to the approved design.

8. FRAME THE BUILD

- Construct the framing, including walls & roof structures.
- Ensure the frame aligns with the approved design & specifications.

9. BUILD THE HOME'S EXTERIOR

- Choose & install exterior finishes such as siding, roofing, & windows.
- Address any landscaping concerns.
- Ensure the exterior aligns with the overall design.

10. INSTALL PLUMBING, ELECTRICAL, & HVAC

- Work with licensed professionals to install plumbing systems.
- Plan & implement electrical wiring & fixtures.
- Install heating, ventilation, & air conditioning systems.

11. ADD INSULATION

- Install insulation in walls, ceilings, & floors.
- Ensure proper insulation for energy efficiency & climate control.

12. HANG DRYWALL & PAINT

- Hang drywall & complete the finishing work.
- Prime & paint interior & exterior surfaces.

13. FINISH THE INTERIOR

- Install flooring, fixtures, & appliances.
- Complete interior design elements.
- Ensure all features align with your vision.

14. INCORPORATE PERSONAL TOUCHES

- Add personal decor, artwork, & furnishings.
- Customize spaces to reflect your lifestyle.
- Make the house feel like a home.

15. PERFORM THE FINAL WALKTHROUGH & CLEANUP

- Inspect every room & feature for quality & functionality.
- Address any outstanding issues with the construction team.
- Clean & prepare the home for move-in.

By following this detailed checklist, you'll be on your way to turning the key and stepping into the home of your dreams!