

HOMEOWNERS CHECKLIST FOR BUILDING A HOUSE (STEPS 1-20)

STEP 1: BUYING LAND

- Frontage on County road
- Survey of Land
- Title Search
- Title Insurance
- Water table (needed for well)
- Soil test for the septic system
- Solar Heating
- Easy to improve the land?

STEP 2: BEFORE CLOSING

- Loan documents review
- Prepare specifications sheet
- Labor cost estimates / prepare complete materials ("Take offs")
- Submit Loan Application
- Septic system permit or sewer tap
- Building permit
- Construction loan closing

STEP 3: AFTER CLOSING

- Building license required?
- Compliance bond required?
- Water tap and meter (or contact Well Digger)
- Other Temporary Services Electricity:
 - Water:
- Prepare site plan

STEP 4: SUBCONTRACTORS

- Check references.
- Are they Bonded?
- Are they Licensed?
- Do they guarantee their work?
- How long is the guarantee?

- Liability Insurance
- Insurance for workmen's compensation
- Who is used by better builders?
- Obtain Written Estimates
- Check quality of low bidder

STEP 5: BUYING MATERIALS

- Select 3 building supply firms with a good reputation
- Give material estimates to each
- Correct the difference between supply house bid against original estimates
- Select building supply firm with the best combo of terms, price, and service.

STEP 6: SITE AND FOUNDATION

- Review the third step and then perform rough grading
- Cut driveway
- Lay 4-6 inches of gravel on driveway
- Dig well or get water meter
- Clear home site and 10-15 feet work area
- Install temporary power pole *
- Crawl space or basement
 - Batter boards:
 - Dig foundation footings*:
 - Pour footings*:
 - Lay block or pour walls:
- Pre-treat for termites *
- Backfill/weatherproof
- Garage and slab
 - Form boards:
 - Plumbing*:
 - Miscellaneous pipes:
 - Gravel:
 - Polyethylene vapor barrier:
 - Pre-wire (landscape)*:
 - Pour concrete:
- Spot foundation survey
- Sewer, gas and miscellaneous utility lines

Step 7: Framing

- Buy building level
- Check foundation square/level
- Check square/level again
- Have framing materials delivered
- Maintain materials supply
- "Cull" materials
- Basement beams and walls
- 1st floor, subfloor
- 1st floor, partitions/walls
- 2nd floor, subfloor
- 2nd floor, set special tub
- 2nd floor, partitions/walls
- Wall sheathing
- Check square, level, and layout as work progresses
- Ceiling joists
- Trusses and rafters
- Roof felt and sheathing
- Framing inspection
- Install windows/doors *
- Measure cabinets

Step 8: Exterior masonry/Miscellaneous tasks

- Schedule delivery of exterior windows, siding, trim, doors.
- Install doors (if not done in framing)
- Install windows (if not done in framing)
- Installation of factory built fireplace
- Miscellaneous deadwood and rough frame
- Install stone/brick (if required or specified)

Step 9: Roofing

- Install roofing as soon as possible
- Check shingle lines on a horizontal roof
- Align shingles on vertical splits
- Four nails per shingle
- Stagger metal flashing

Step 10: Cornice and Siding

- Check siding nailing instructions from manufacturer
- Check siding as it is installed
- Check flashing installation
- Installation of garage doors
- Exterior Paint/Stain
- Clean up

Step 11: Plumbing Rough

- Specify copper or plastic pipe
- Rough-in for kitchen or bath, etc. *
- Pay only once the work has been inspected

Step 12: Heating And Cooling Rough

- Take floorplan to the power company for the size of the system
- The smaller system is usually more efficient
- Consider using multiple systems in a bigger house
- Rough-in cooling/heating *
- Get rough-in approved by the building inspector before making payment

Step 13: Electrical Rough

- Sketch furniture in each room showing switches and outlets
- Get approved for proposed wiring plan
- Get power company to recommend how much amp service is needed
- Rough-In wiring *
- Pay for rough-In only once the inspection is complete

Step 14: Insulation

- Have power company determine the amount of insulation and R Value needed
- With blow-in insulation, do not block soffit vents

Step 15: Ceiling And Wall Covering

- if you install drywall, let the contractor give it a smooth finish
- Half inch drywall is recommended for 16-inch on-center studs
- Stipple ceilings before painting walls

- Clean the interior

Step 16: Trim and Cabinets

- Hire a master carpenter
- Select either paint grade or stain trim
- Allow half inch space under baseboard for carpet
- Install interior doors and bath/kitchen cabinets
- Caulking around window and door trim, outside and inside is recommended
- Finish the fireplace

Step 17: Interior Paint And Wallpaper

- Paint interior trim and walls
- Over drywall, use one coat of primer over two finish coats
- Put up wallpaper

Step 18: Final Finish And Trim

- Call back electrical, heating, cooling and plumbing for final work *
- After final inspection, you can turn utilities on (power will be required before the final inspection takes place)
- Install tile, carpet, vinyl, and hardwood
- Install bath and mirror accessories
- Install screens and gutters
- Landscaping, walks, patio, drives, etc.
- Final inspection *

Step 19: Final Clean Up

- Touch up paint, fix little nicks, clean floors, windows, etc.
- Appliance installation

Step 20: Move-In

- Move in and enjoy all the comforts of your new home!