HOMEOWNER'S CHECKLIST FOR BUILDING A HOUSE

Below is a checklist containing all the steps to build your home. An asterisk denotes the Building Inspector will have to check the work before the construction can continue.

We are specialists in custom home building for a wide variety of buyers. Building board-by-board with no modular construction or pre-fab. Some customers have us complete their home up to 50% to the shell stage, Others want a 100% job done so the house is ready to be moved in. We will do either stage or anything in between, the choice is yours! Download the PDF here: Homeowner Checklist For Building A House

Step 1: Buying Land

1. ❒ Frontage on County road
2. ❒ Survey of Land
3. ❒ Title Search
4. ❒ Title Insurance
5. ❒ Water table (needed for well)
6. ❒ Soil test for the septic system
7. ❒ Solar Heating
8. ❒ Easy to improve the land?

Step 2: Before Closing

9. ❒ Loan documents review
10. ❒ Prepare specifications sheet
11. ❒ Labor cost estimates / prepare complete materials ("Take offs")
12. ❒ Submit Loan Application

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13. ❒ Septic system permit or sewer tap
14. ❒ Building permit
15. ❒ Construction loan closing

Step 3: After Closing

16. ❒ Building license required?
17. ❒ Compliance bond required?
18. ❒ Water tap and meter (or contact Well Digger)
19. ❒ Other Temporary Services Electricity:
    - ❒ Water:
20. ❒ Prepare site plan

Step 4: Subcontractors

21. ❒ Check references.
22. ❒ Are they Bonded?
23. ❒ Are they Licensed?
24. ❒ Do they guarantee their work?
25. ❒ How long is the guarantee?
26. ❒ Liability Insurance
27. ❒ Insurance for workmen's compensation
28. ❒ Who is used by better builders?

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29. ❒ Obtain Written Estimates
30. ❒ Check quality of low bidder

Step 5: Buying Materials

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

Step 6: Site And Foundation

35. ❒ Review the third step and then perform rough grading
36. ❒ Cut driveway
37. ❒ Lay 4-6 inches of gravel on driveway
38. ❒ Dig well or get water meter
39. ❒ Clear home site and 10-15 feet work area
40. ❒ Install temporary power pole *
41. ❒ Crawl space or basement
    - ❒ Batter boards:
    - ❒ Dig foundation footings*:

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- ❒ Pour footings*:
- ❒ Lay block or pour walls:

42. ❒ Pre-treat for termites *
43. ❒ Backfill/weatherproof
44. ❒ Garage and slab
    - ❒ Form boards:
    - ❒ Plumbing*:
    - ❒ Miscellaneous popes:
    - ❒ Gravel:
    - ❒ Polyethylene vapor barrier:
    - ❒ Pre-wire (landscape)*:
    - ❒ Pour concrete:
45. ❒ Spot foundation survey
46. ❒ Sewer, gas and miscellaneous utility lines

Step 7: Framing

47. ❒ Buy building level
48. ❒ Check foundation square/level
49. ❒ Check square/level again
50. ❒ Have framing materials delivered

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51. ❒ Maintain materials supply
52. ❒ "Cull" materials
53. ❒ Basement beams and walls
54. ❒ 1st floor, subfloor
55. ❒ 1st floor, partitions/walls
56. ❒ 2nd floor, subfloor
57. ❒ 2nd floor, set special tub
58. ❒ 2nd floor, partitions/walls
59. ❒ Wall sheathing
60. ❒ Check square, level, and layout as work progresses
61. ❒ Ceiling joists
62. ❒ Trusses and rafters
63. ❒ Roof felt and sheathing
64. ❒ Framing inspection
65. ❒ Install windows/doors *
66. ❒ Measure cabinets

Step 8: Exterior masonry/Miscellaneous tasks

67. ❒ Schedule delivery of exterior windows, siding, trim, doors.
68. ❒ Install doors (if not done in framing)

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69. ❒ Install windows (if not done in framing)
70. ❒ Installation of factory built fireplace
71. ❒ Miscellaneous deadwood and rough frame
72. ❒ Install stone/brick (if required or specified)

Step 9: Roofing

73. ❒ Install roofing as soon as possible
74. ❒ Check shingle lines on a horizontal roof
75. ❒ Align shingles on vertical splits
76. ❒ Four nails per shingle
77. ❒ Stagger metal flashing

Step 10: Cornice and Siding

78. ❒ Check siding nailing instructions from manufacturer
79. ❒ Check siding as it is installed
80. ❒ Check flashing installation
81. ❒ Installation of garage doors
82. ❒ Exterior Pain/Stain
83. ❒ Clean up

Step 11: Plumbing Rough

84. ❒ Specify copper or plastic pipe

85. ❒ Rough-in for kitchen or bath, etc. *

86. ❒ Pay only once the work has been inspected

Step 12: Heating And Cooling Rough

87. ❒ Take floorplan to the power company for the size of the system

88. ❒ The smaller system is usually more efficient

89. ❒ Consider using multiple systems in a bigger house

90. ❒ Rough-in cooling/heating *

91. ❒ Get tough-in approved by the building inspector before making payment

Step 13: Electrical Rough

92. ❒ Sketch furniture in each room showing switches and outlets

93. ❒ Get approved for proposed wiring plan

94. ❒ Get power company to recommend how much amp service is needed

95. ❒ Rough-In witing *

96. ❒ Pay for rough-In only once the inspection is complete

Step 14: Insulation

97. ❒ Have power company determine the amount of insulation are R Valve needed

98. ❒ With blow-in insulation, do not block soffit vents

Step 15: Ceiling And Wall Covering

99. ❒ if you install drywall, let the contractor give it a smooth finish

100. ❒ Half inch drywall is recommended for 16-inch on-center studs

101. ❒ Stipple ceilings before painting walls

102. ❒ Clean the interior

Step 16: Trim and Cabinets

103. ❒ Hire a master carpenter

104. ❒ Select either paint grade or stain trim

105. ❒ Allow half inch space under baseboard for carpet

106. ❒ Install interior doors and bath/kitchen cabinets

107. ❒ Caulking around window and door trim, outside and inside is recommended

108. ❒ Finish the fireplace

Step 17: Interior Paint And Wallpaper

109. ❒ Paint interior trim and walls

110. ❒ Over drywall, use one coat of primer over two finish coats

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111. ❒ Put up wallpaper

Step 18: Final Finish And Trim

112. ❒ Call back electrical, heating, cooling and plumbing for final work *

113. ❒ After final inspection, you can turn utilities on (power will be required before the final inspection takes place)

114. ❒ Install tile, carpet, vinyl, and hardwood

115. ❒ Install bath and mirror accessories

116. ❒ Install screens and gutters

117. ❒ Landscaping, walks, patio, drives, etc.

118. ❒ Final inspection *

Step 19: Final Clean Up

119. ❒ Touch up paint, fix little nicks, clean floors, windows, etc.

120. ❒ Appliance installation

Step 20: Move-In

121. ❒ Move in and enjoy all the comforts of your new home!

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Learn more about building a home at https://hughesdevelopmentaz.com/homeowners-checklist-for-building-a-house/ or get a free home building estimate by visiting https://hughesdevelopmentaz.com/home-builders-mesa/