Pre-construction

Land clearing

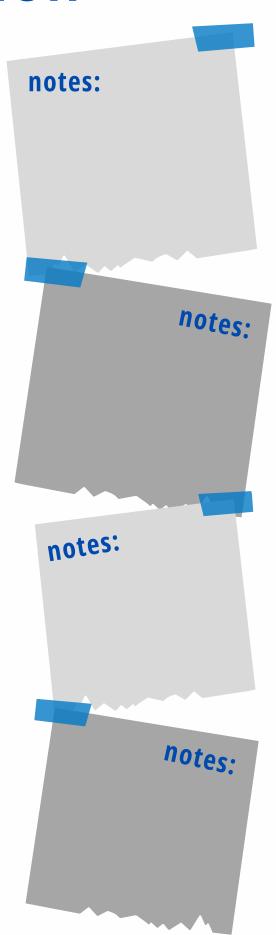
- Clear trees that may need to be removed in next 10 years (it's way cheaper now)
- Mark trees you want to keep with paint or flagging tape. Minimum 50' clearance of trees from any structure
- Additional clearing for future structure: Building / shed / garden / greenhouse / outdoor sauna
- Additional clearing for parking

Poured Concrete/Driveway

- Driveway type: gravel/concrete/asphalt/stone
- Driveway width- 10' is minimum
- Driveway gate: pillars/lights/surveillance cameras
- Driveway turnaround space
- Additional parking space

Foundation

- Brick selection Our standard supplier is Triangle Brick
- Stone selection and locations
- Porch material: concrete/wood decking/stamped and or stained concrete



Utilities

Electricity

- Cable routing: underground power/power poles
- Location of utility meters on the home
- Additional service locations: detached garage/shop/pool house
- Home generator
- Landscape Lighting

water

- Water tap or well location
- water tap/line size (if the home is over 75' from the water tap we recommend upsizing

Gas line

- Appliances requiring gas line: cooktop/oven/fireplace/dryer/furnace
- Gas shut off for appliances in easily accessible location (inside cabinet)
- Outdoor grill
- Outdoor fire pit
- Home generator
- Pool heater

Septic

- Septic preferred location
- Septic hookup for RV
- Any future plans for a pool or accessory structure?



Plumbing

Water heater

- Standard 50 Gallon
- Heat Pump (More efficient)
- Tankless (Propane or Natural Gas)

Pets

- Pet bath station sink
- Pet water station

Hosebibs

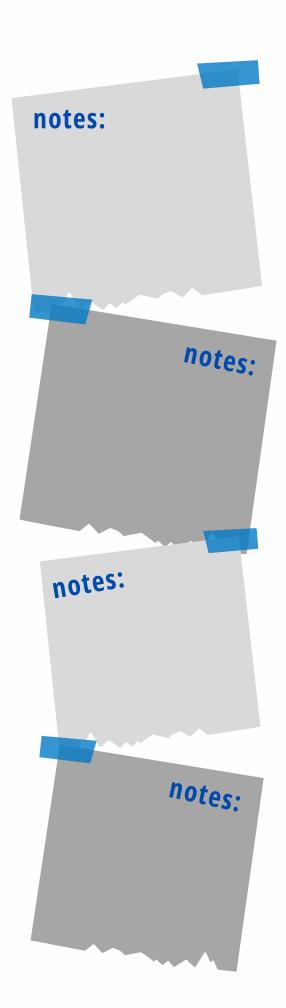
- Hose bib locations (standard includes 2)
- Hot water hose bib in garage
- Hose bib at unusual location: garden/middle of yard/shed
- Hot or cold

Miscellaneous Plumbing

- Water line for coffee maker/ice maker
- Water main shut off location
- Easily accessible water shut off location for individual appliances
- Pot filler (above stove)

Garage

- Garage floor drain
- Garage washing machine water outlet box
- Fridge
- Sink



Construction

Wood bracing/blocking

- Curtain Rods
- Heavy Pictures
- TV Mounts
- Towel rods
- Porch swing
- Outdoor hose reel
- Toilet Paper holder
- Speaker mounts
- Shower Grab bars

Ceilings

- Coffered ceiling type/style/location
- Tray ceilings (optional: with cove lighting)

Doorways/doors

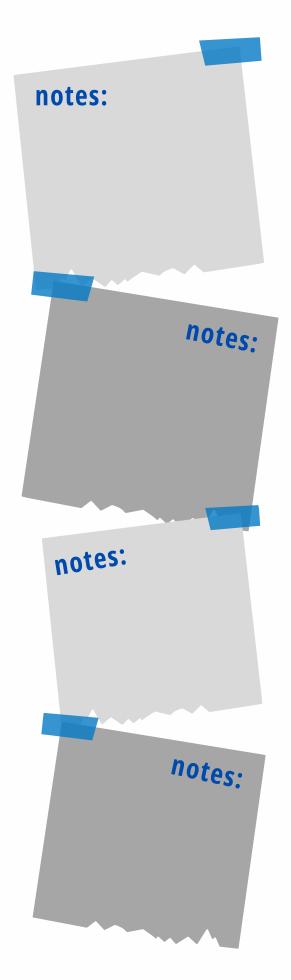
- Pocket doors
- Doorway arches
- Oversized hallways/door openings
- Larger 36" door openings
- Costco door

Gutters

- Gutter size 5"/6"
- Underground gutter drains

Misc Framing

- Shower seat: corner/bench
- Shower niches
- Under stairs used for storage
- Built-in knee wall storage
- Transfer grilles above the door
- Budget friendly safe room: 2x6 studs (8" spacing) with 3/4 plywood
- Safe door reinforcement



Construction

Roofing

- Roof Pitch
- Roof color
- Material: asphalt/metal
- Asphalt type: 3-tab/architectural
- Metal roof uses standing seam not exposed fastener

Attic

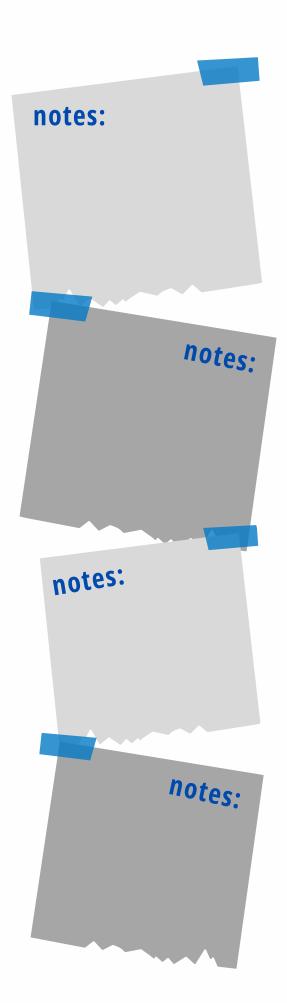
- Extra plywood added to the attic floor for more storage
- Attic access door

Windows

- Window height(s)
- Window color
- Window grid pattern
- Pantry window
- closet windows
- Window spacing for king size bed (94" inside to inside)
- Privacy window glass (bathrooms, closets, shower)
- Casement windows

Doors

- Front door size/style/window/color
- Front door material: wood/steel/fiberglass
- Front door handle and lock style/color
- Exterior door width: minimum 36"
- Exterior door handle and lock style/color
- Interior door width: 28"/30"/32"/36"
- Interior door size/material/style/color
- Interior door core: solid wood/solid core/hollow core
- Interior door handles style/color
- Interior door hinge style/color
- Sliding glass doors
- pocket door locations
- Barn doors
- inswing/outswing of every door (review on floor plan)
- Garage door style/color/single or double
- Garage door windows



Heating and A/C

Central Air Conditioning

- A/C ductwork location: crawlspace/basement/attic
- Conditioned or vented location handler
- HVAC zoning system for controlling temps to each room/zone
- Number of HVAC units (unit for 1st floor and unit for 2nd floor or zoned)
- Room thermostat sensors
- Smart thermostat
- Cocation of unit

Ductless mini split

- Indoor heated unit: ceiling cassette/floor mounted/wall mounted
- Number of head units needed (zone/rooms)

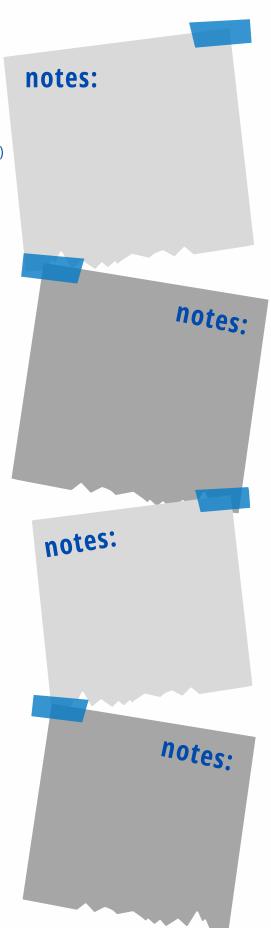
Electrical

Cat 6 Cable (AKA Ethernet)

- Surveillance Cameras
- Computers
- Gaming devices
- Wireless access points
- TVs
- Outdoor movie area
- Candline phone
- Printers
- Detached building
- Doorbell
- Ethernet ports (CAT 6) in every room
- Dedicated closet for a structured media enclosure.

In-wall conduit for any future

- To structured media enclosure
- To TV from receiver location
- To primary media locations (gaming/entertainment/audio)



Electrical (cont)

Dedicated Electrical circuits

- Fridges/freezers
- Large appliances
- Outdoor heater
- Bathroom heater
- Garage disposal
- Sump pump
- Sauna
- Structured media enclosure closet (if using multiple devices

Electrical power loss

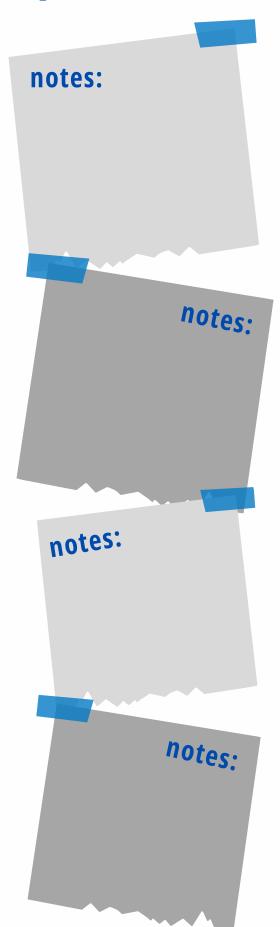
- Home generator wiring
- Home battery backup
- Portable generator backup
- Transfer switch
- *List items you want powered by generator

Outdoor electrical

- Driveway gate: sensors/gate/gate opener/lights
- Internet or electricity to shed or building
- Pool and/or hot tub wiring and lighting
- Built-in heaters on the front/back porch/fireplace
- Grill or outdoor kitchen

Electrical wiring misc

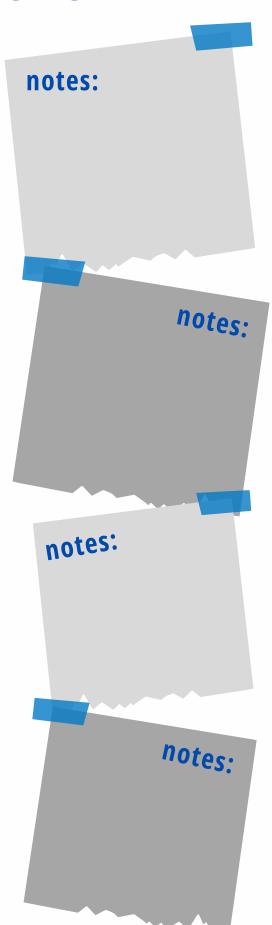
- Stair lighting
- Crawlspace/attic lighting
- Security System
- Home Theater system
- Multi-room audio (living/bathroom/porches/outdoor speakers
- Intercom system
- Electric curtains (12v)
- Drop zone charging station



Electrical outlets

Outlets

- Childproof outlets
- Pantry outlets (small appliances)
- Outlets in closets
- Behind or beside of bed (nightstands, adjustable beds, heating pad)
- Behind the toilet for bidet
- Nightstand outlets with USB (mounted higher on wall)
- Backlit vanity mirror outlet
- Wall mounted make-up mirror wiring (hardwired)
- Outlets inside vanity cabinets/drawers (chargers/hair tools)
- Occupancy sensor outlets (auto turn on when entering room)
- Outlet in laundry (ironing board)
- Hight outlet in cleaning closet (cordless vacuum)
- Floor outlets (lamps, power recliner)
- Outlets under cabinets for countertop use
- Outlets inside kitchen cabinets (chargers, small appliances)
- Top of cabinets outlet (decorative lighting)
- Higher outlet at computer desk with USB
- In wall niche outlet (electronic photo display album)
- Night light location (hallways)
- Electric litter box location
- Outdoor outlet for pellet grill
- Outdoor string light outlet with switch
- Outdoor porch/patio ceiling for outdoor heater (hardwired or outlet)
- Garage/porch high outlet for fan
- Back porch TV outlet
- Outlet for RV hook-up, welder, table saw, etc.
- Outlet for electric car
- Extra garage outlets (mounted high)
- Inside garage cabinets (drill chargers)
- Retractable extension cord outlet
- Sauna outlet
- Towel dryer (hardwired or outlet)
- Pop-up/pop-out outlets
- Island outlets (confirm location w/builder)
- Outdoor kitchen/entertainment



Electrical outlets

Holiday outlets

- Under soffit outlets for Christmas lights
- Wall switch timer for Christmas light outlets
- Both sides of front door for decorations
- Top and bottom of stairs
- Christmas tree location
- Window outlets
- Yard outlets for decorations
- Fireplace mantle

Light switches

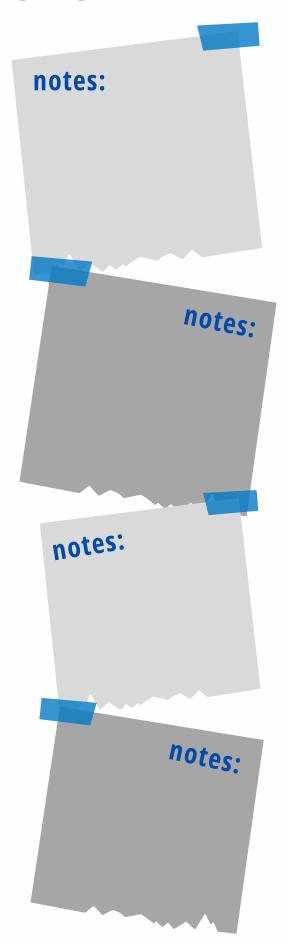
- Outdoor movie area conduit and wiring
- Outdoor flood light switch in primary bedroom
- Exterior lights on built-in timer switches
- Exterior string light switch
- Top and bottom of stairs
- Occupancy switches in closets
- Bedroom light switch within reach from bed
- Fireplace on/off switch
- Switch type:rocker/toggle
- Dimmable switches
- Wall switch timers

Phone charging stations

- Island end cap
- in-wall cubby
- Entryway built in
- Charging drawer

Fireplace

- Fuel: electric/gas/wood
- Vent type: direct vent/ventless
- Surround or mantle
- Mantle material and style
- On/off wall switch
- Glass/mesh front screen



Lighting

Interior lighting

- Stair lighting
- Under and top of cabinet lighting
- Cove lighting
- Check for centered fixture lighting at dining and breakfast table
- Perimeter recessed lighting in main bedroom
- Light above bed for reading
- Crawlspace and/or attic lighting

Exterior Lighting

- Under soffit lighting
- Exterior wall lighting (up/down lighting)
- Front porch gas lanterns
- Landscape lighting
- Step lighting
- Flood lights
- String lights
- In-concrete lighting

Insulation

Wall Insulation

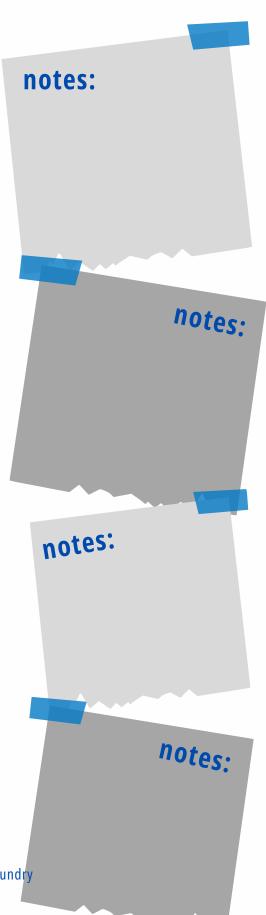
- Spray foam (open or closet cell)
- Rolled batts

Attic/Ceiling Insulation

- Spray foam
- Rolled batts
- Blown-in

Materials

- Insulation materials: fiberglass/cellulose/wool
- Sound damping rooms with insulation: primary bedroom, bathrooms, laundry
- Sound damping drywall
- Insulated Garage doors



Trim/Paint

Trim

- Interior trim style and size (around doors and windows)
- Crown molding style
- Baseboard trim style and size
- Shoe molding style
- Built-in closet shelves
- Built-in pantry shelves
- Built-ins around TV or fireplace
- Built-in mudroom bench/cubby/lockers
- Accent walls
- Floating Shelves
- Hood

Paint

- Exterior color
- Exterior trim color
- Interior wall color
- Interior trim/baseboard
- Color accent wall colors
- Stair riser color
- Stair tread color
- Accent wall

Kitchen Cabinets

Kitchen cabinet

- To ceiling?
- Style
- material: hardwood/plywood/mdf/particleboard
- Color
- Deep drawers in lower cabinets
- Hardware style
- Hardware color
- Appliances: integrated/built-in/freestanding
- Glass uppers

Island

- Style/size
- Material: hardwood/plywood/mdf/particleboard
- Color
- Hardware style
- Hardware color
- Trash can pull out
- Overhang w or w/o legs or wall



notes:

notes:

notes:

Kitchen

Kitchen countertop

- material: granite/quartz/butcher block
- Height
- Edge style (waterfall)
- Color
- thickness

Backsplash

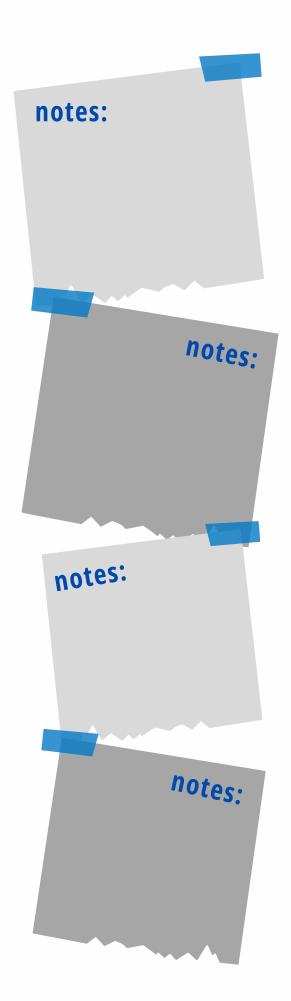
- Style
- Color
- Coverage
- Height
- Grout color

Kitchen sink

- Size: 60/40, 50/50, Single bowl
- Sink size 30"-36"
- Wine rack
- Garbage disposal
- Soap pump
- Built in cutting board and strainer
- Glass rinser
- Faucet style and color

Applicances

- Cooktop: gas/electric
- Cooktop: integrated/built-in/ freestanding
- Cooktop size 30"/36"
- Panel ready applicances
- Fridge
- Spare fridge
- Standup freezer
- Double oven
- Microwave: over range/drawer/pantry/convection
- Range oven: Gas/electric/induction/cooktop
- Range hood with blowers
- Ice maker
- Dishwasher
- Wine cooler



Kitchen

Options

- Pull out trash/recycle bin
- Open shelving with underside hooks (for mugs)
- Range hood storage
- Vertical cookie sheet cabinet
- Pull-out slide out shelves
- Spice rack drawer
- Built in knife drawer
- Pull out paper towel dispenser
- Pull out pantry dividers
- Family command center (calendar location)
- Pull out cabinet shelves

Pantry

- Butler pantry
- Shelving: wood/wire
- Sink
- Door: frosted glass/pocket door/barn door/stencil on glass
- Costco door

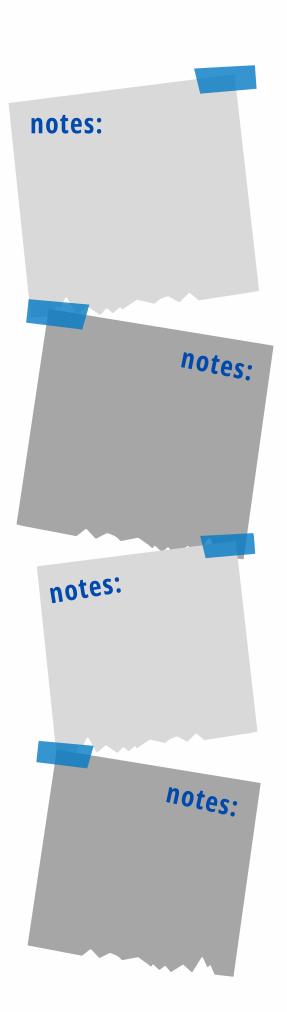
Bathroom

Cabinets

- Primary bathroom cabinet style/color/material
- Primary bathroom hardware style/color
- Secondary bathroom cabinet style/color/material
- Secondary bathroom hardware style/color
- Guest bathroom cabinet style/color/material
- Guest bathroom hardware style/color

Vanity

- Style
- Color



Bathroom

Sinks

- Primary bath sink: single/double
- Primary bath sink fixtures
- Secondary bath sink style
- Secondary bath sink fixtures
- Guest bath sink style
- Guest bath sink style

Countertop

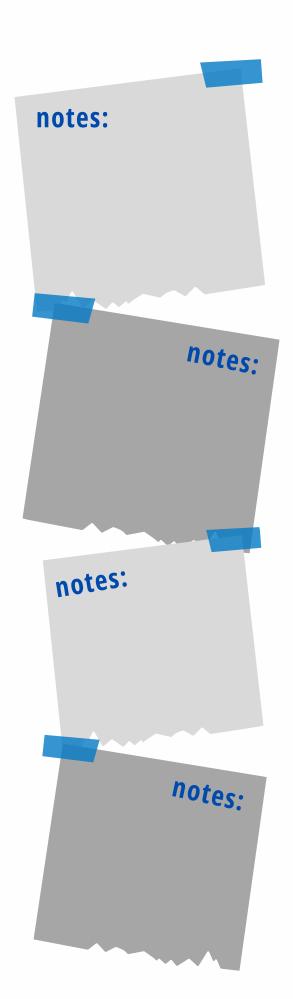
- Primary bath Material: granite/quartz/other
- Primary bath color
- Primary bath thickness/height/edge style
- Secondary bath material: granite/quartz/other
- Secondary bath color
- Secondary bath thickness/height/edge style
- Guest bath material: granite/quartz/other
- Guest bath color
- Guest bath thickness/height/edge style

Toilets

- Primary Toilet Style
- Secondary Toilet Style
- Guest Toilet Style
- Comfort height toilet (height 17"-19")
- Bidet toilet
- No slam toilet lid
- Toilet paper holder

Floor? Backsplash?

- Primary tile color/style
- Primary tile grout color
- Primary tile grout type: cement/epoxy grout/single component
- Secondary tile color/style
- Secondary tile grout color
- Secondary tile grout type: cement/epoxy grout/single component



Bathroom

Primary bath

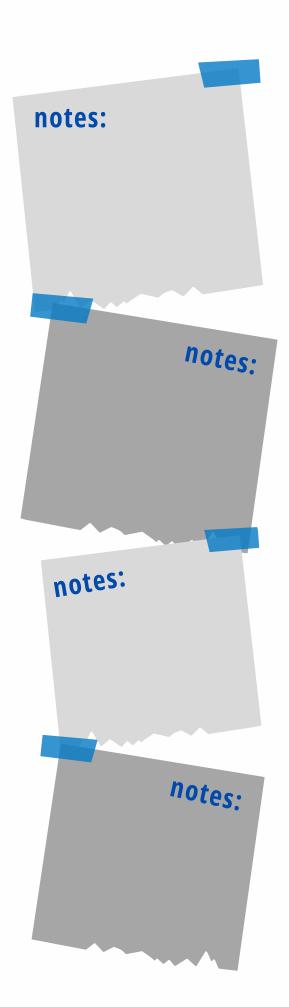
- Tub and/or shower
- Shower material: fiberglass/acrylic/tile
- Shower door style: frameless/semi-frameless
- Shower niche (shampoo shelf)
- Height of tub/shower surround (72" is standard/80" is ideal)
- Curbless shower (zero entry)
- Linear shower drain/drain style
- Music in shower
- Tub type: freestanding/drop-in

Additional bath

- Tub and/or shower
- Shower material: fiberglass/acrylic/tile
- Shower door style: frameless/semi-frameless
- Shower niche (shampoo shelf)
- Sloped interior shower sills
- Height of tub/shower surround (72" is standard/80" is ideal)
- Curbless shower
- Linear shower drain/drain style
- Music in shower
- Tub type: freestanding/drop-in

Bathroom misc

- Built in Vanity step (drawer for kids)
- Mirror style
- Backlit vanity mirror
- Wall mounted make-up mirror (hardwired)
- Towel dryer
- Radiant floor heating
- Wall/ceiling mounted heater
- Linen closet shelves wood/wire
- Pocket door



Stairs

Stairs

- Stair finish: carpet/hardwood
- Stair tread stain color
- Handrail type and design
- Handrail color

Stair lighting

- Wall mounted recessed
- Under each step
- Illuminated rails
- Low profile mounted on step

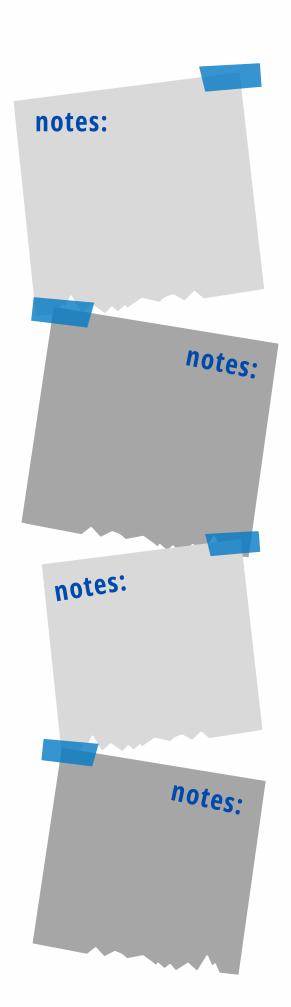
Mudroom

Mudroom/drop zone

- Built-ins with wall hook
- Shoe storage
- In-cabinet/in-drawer outlets
- Seating with drawer/storage
- Cubbie

Laundry

- Exposed Shelving wire/wood
- Sink
- Recessed dryer vent (if possible)
- Dog washing station
- Steam closet
- Robot vacuum cubby
- Ironing board
- Folding table
- Drying rack
- Hanger rod
- Laundry basket storage



Flooring

Primary level flooring

- Material: tile/lvp/hardwood/carpet/laminate/vinyl
- Color

Secondary level flooring

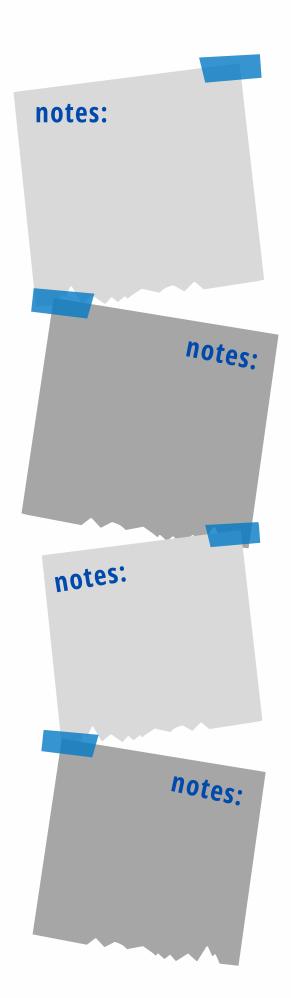
- Material: tile/lvp/hardwood/carpet/laminate/vinyl
- Color

Primary bathroom

- Material: tile/lvp/lvt/hardwood/carpet/laminate/vinyl
- Color
- Tile grout/line size (if applicable)

Secondary bathroom

- Material: tile/lvp/lvt/hardwood/carpet/laminate/vinyl
- Color
- Tile grout/line size (if applicable)



Garage/Exterior

Garage

- At least 24' depth for vehicle
- Garage Door Height (7' or 8')
- Epoxy floor
- Sink
- Wi-Fi garage door opener
- Ceiling fan or wall mounted fan
- Side mount garage door opener
- In-ceiling speaker
- Wireless access point
- Garage door style
- Garage door windows
- Smart car outlet
- Extra lighting/outlets
- Air compressor hose
- Washing machine water outlet box

Exterior

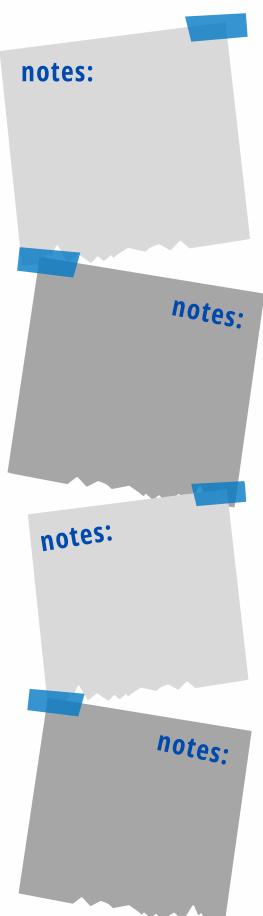
- Siding material: brick/stucco/vinyl/cement board/wood
- Soffit material: fiber cement/vinyl/wood
- Porch ceiling material: fiber cement/vinyl/wood

Misc

- porch swing mount
- Screened-in porch
- Aluminum plinth blocks under porch posts
- Outdoor fans

Landscaping

- Material: rock/mulch/pine straw/bark
- Landscape lighting
- Landscape border type: cement/brick/other
- Grass type
- Outdoor fireplace
- Outdoor kitchen
- Conduit under concrete for future electrical
- Fencing location and type
- Fence gates on opposing sides of yard
- Ensure adequate yard drainage



LIGHTS AND FAN COUNT

	CAN LIGHTS	CANLESS	FIXTURES	FANS	
Exterior					
Entryway					
Living Room					
Kitchen					
Pantry					
Butlers Pantry					
Dining					
Powder room					
Breakfast					
Primary Bedroom					
Primary Bath					
Bedroom 2					
Bathroom 2					
Bedroom 3					
Bathroom 3					
Bedroom 4					
Bathroom 4					
Closets					
Garage					
Laundry					
Hallways					
Study/office					
Media Room					
Other					