

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

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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?

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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

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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

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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

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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
- Location 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
- Landline 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)

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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

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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)
- High 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

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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

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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 closed 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

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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

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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

Appliances

- Cooktop: gas/electric
- Cooktop: integrated/built-in/ freestanding
- Cooktop size 30"/36"
- Panel ready appliances
- 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

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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

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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

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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

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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

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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)

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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

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LIGHTS AND FAN COUNT

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