

New Construction Checklist

Crafted by Better Remodels Experts with 25 Years of Experience

Building a new home is a thrilling endeavor, but it requires careful planning, organization, and attention to detail. With over 25 years of expertise, Better Remodels has developed this comprehensive New Construction Checklist to ensure your project runs smoothly from start to finish. This guide will walk you through every phase—from initial planning to handing over the keys—helping you create the home of your dreams.

Pre-Construction Planning

- **Define Your Goals:** What is your vision for your new home? Consider the number of rooms, style, energy efficiency, and any specific features you want.
- **Set a Budget:** Determine your overall budget, including construction, permits, land, utilities, and furnishings. Include a contingency fund (usually 10-20%) for unexpected expenses.
- **Select a Location:** Choose the perfect plot of land. Consider proximity to work, schools, amenities, and overall neighborhood appeal.
- **Hire Professionals:** Find an experienced architect, designer, or design-build firm to help plan your home and provide a solid blueprint. You'll also need a qualified general contractor (GC) for construction and specialized trades for plumbing, electrical, and HVAC.
- **Get Financing:** Secure construction financing, such as a construction-to-permanent loan, if applicable. Consult with lenders early to understand your options.
- **Obtain Necessary Permits:** Research zoning regulations, local building codes, and required permits. A contractor typically handles this, but it's important to confirm everything is covered before construction begins.
- **Timeline:** Work with your GC to establish a realistic construction timeline. Factor in time for design, approvals, inspections, and unforeseen delays.



Design & Layout

- **Site Evaluation:** Before finalizing your plans, have a professional evaluate the land for potential issues, such as soil conditions, water drainage, and accessibility.
- **Floor Plan & Layout:** Work with your architect to design a layout that suits your lifestyle. Consider room sizes, flow, and any future needs (like expansion). Pay attention to the functional aspects—kitchen layout, storage solutions, traffic flow, and outdoor spaces.
- **Exterior Design:** Decide on the architectural style of your home. Whether it's modern, traditional, contemporary, or farmhouse, choose materials and finishes that fit the style, climate, and budget.
- **Sustainability & Energy Efficiency:** Plan for energy-efficient options, like high-performance windows, insulation, smart home systems, and eco-friendly materials.



Material & Finish Selection

- **Exterior Materials:** Select durable and weather-resistant materials for your home's exterior, such as brick, stone, stucco, siding, or wood.
- **Roofing:** Choose roofing materials that are both aesthetically pleasing and durable.



- **Windows & Doors:** Choose energy-efficient windows and doors that meet your aesthetic and performance needs. Consider features like noise reduction, UV protection, and security.
- **Interior Materials:** Decide on finishes for floors, walls, and ceilings. For flooring, options like hardwood, tile, carpet, or laminate all offer different looks and maintenance requirements.
- **Cabinetry & Countertops:** Select cabinetry that complements your home style. For countertops, choose from granite, quartz, marble, or eco-friendly materials based on your needs.
- **Plumbing Fixtures:** Choose faucets, showerheads, sinks, and tubs that fit your design and functionality requirements.
- **Lighting Fixtures:** Plan for a combination of task, ambient, and accent lighting in every room. Consider energy-efficient LED lighting to save on long-term energy costs.

Site Preparation & Excavation

- **Clear the Land:** Have the lot cleared of debris, trees, or any obstructions to ensure a clean slate for construction.
- **Excavation & Grading:** Ensure the land is properly graded to direct water away from the foundation. This step is crucial for preventing drainage issues later on.
- **Foundation Work:** Depending on your home's design and land type, this could include a concrete slab, crawl space, or full basement foundation. Ensure proper footings and reinforcement.



Framing & Structural Work

- **Framing:** The framing of the home includes building the skeleton of the house—walls, floors, roof trusses, and other key structural components. It's crucial for ensuring the strength and stability of the home.
- **Roof Installation:** Install the roofing materials once the framework is complete. This step includes the roof trusses, sheathing, and waterproofing layers.
- **Windows & Doors:** Install exterior windows and doors after the framing is complete. This helps seal the home from the elements.
- **Plumbing, Electrical, and HVAC Rough-In:** Begin running plumbing lines, electrical wiring, and heating/cooling ducts. These systems must be installed before insulation and drywall.
- **Inspection:** After framing and rough-ins, a building inspector will likely need to perform an inspection to ensure the work meets local codes and standards.



Interior Work & Systems Installation

- **Insulation:** Insulate the home to ensure energy efficiency. The type of insulation will depend on the climate, but spray foam, fiberglass batt, or blown-in cellulose are common choices.
- **Drywall Installation:** Hang and finish drywall to create the interior walls of your home. After installation, drywall seams will be taped, mudded, and sanded for a smooth finish.
- **Interior Trim:** Install baseboards, crown molding, door casings, and other decorative trim to add finishing touches to the interior.
- **Flooring:** Install flooring materials such as hardwood, tile, or carpet once drywall and painting are complete. This protects the floors from damage during the construction process.



- **Cabinetry & Countertops:** Install kitchen, bathroom, and other cabinetry. Then, countertops are placed and secured.
- **Plumbing & Electrical:** Install final plumbing fixtures, electrical outlets, switches, and lighting fixtures. Connect appliances and complete any final wiring.
- **Paint & Wall Finishes:** Paint walls, ceilings, and trim to bring color and warmth to your home. Finish wall treatments like wallpaper or custom finishes as desired.

Final Touches & Exterior Work

- **Final Clean-Up:** Once the construction is complete, a professional cleaning crew should remove all construction dust, debris, and excess materials from the home.
- **Exterior Finishing:** Complete any exterior landscaping, such as grading, planting, building patios, installing fencing, or paving driveways.
- **Install Appliances:** Install your new kitchen appliances, such as refrigerators, ovens, and dishwashers, as well as any laundry machines.
- **Final Inspection & Walkthrough:** Conduct a thorough walkthrough with your contractor to check for any imperfections or unfinished details. Make sure everything is functional and in place.
- **Receive Warranties:** Make sure you receive warranties for appliances, systems, and materials used in the home.



Move-In & Enjoy!

- **Settle In:** Begin the process of moving in your furniture and personal belongings.
- **Decorate:** Add your personal touch with art, rugs, lighting, and accessories that fit your style.
- **Maintenance Schedule:** Establish a maintenance schedule to take care of your home, including HVAC checks, roof inspections, and system maintenance to keep everything running smoothly.
- **Celebrate:** Enjoy your new home! You've put in the effort, and now it's time to savor the space you've created.



Pro Tip from Better Remodels Experts:

Don't rush through the decision-making process. Take the time to research materials, contractors, and designs that truly align with your long-term needs. Building a new home is a significant investment, so don't rush through the planning process. Take time to research materials, designs, and technologies that fit your long-term needs and lifestyle. The quality of construction in these early stages will define the longevity and comfort of your home for years to come. Quality renovations not only add value to your home but also improve your overall quality of life.

With this New Construction Checklist, you're ready to embark on your journey toward building your dream home. From design and permits to construction and final touches, Better Remodels is here to guide you every step of the way—ensuring your home is built with care, quality, and lasting value.