



HOME RENOVATION & NEW BUILD CHECKLIST

WHAT MOST PEOPLE DON'T THINK ABOUT BEFORE HIRING A BUILDER OR REMODELER

STEP 1: TIMELINE & WEATHER CONSIDERATIONS

- ☐ Ask how the builder accounts for Northeast Ohio's unpredictable weather (snow delays, freeze-thaw cycles, rain in spring).
- ☐ Clarify if your project schedule includes a "buffer period" for weather-related delays.
- ☐ Get a written projected start-to-finish timeline.

STEP 2: PERMITS & LOCAL CODES

- ☐ Confirm the builder is familiar with local zoning rules in cities like Lakewood, Willoughby, Chardon, and Cleveland Heights – each has different requirements.
- ☐ Ask if they'll handle permits (building, electrical, plumbing) or if that's on you.
- ☐ Verify they follow Ohio Residential Code and city-specific architectural review boards (common in historic districts).

STEP 3: BUDGET & CONTRACTS

- ☐ Get clarity on allowances (fixtures, flooring, cabinetry) so you don't face hidden costs.
- ☐ Ask if their contract protects you from "change order creep" – where small tweaks add up to thousands.
- ☐ Check if their pricing includes site prep, demolition, and cleanup or if those are extra.

STEP 4: MATERIALS & SOURCING

- ☐ Ask where materials come from – are they using locally sourced suppliers (like Best Supply, Carter Lumber, etc.) to reduce lead times?
- ☐ Verify warranties on windows, roofing, and flooring – harsh Ohio winters test materials quickly.
- ☐ Clarify whether they'll order early to avoid supply chain delays.

STEP 5: BUILDER CREDENTIALS

- ☐ Verify they're licensed and insured in Ohio.
- ☐ Check their standing with the Better Business Bureau of Greater Cleveland or HBA of Greater Cleveland.
- ☐ Ask for references from local homeowners in NE Ohio – not just generic testimonials.

STEP 6: COMMUNICATION & TRANSPARENCY

- ☐ Who will be your day-to-day point of contact?
- ☐ How often will you get updates (weekly, bi-weekly)?
- ☐ Do they use project management software, or is it old-school phone calls only?

STEP 7: FINAL WALKTHROUGH & WARRANTY

- ☐ Clarify the warranty terms for workmanship.
- ☐ Ask how warranty requests are handled – and how quickly they respond.
- ☐ Confirm there will be a final punch list walkthrough before sign-off.

THINKING ABOUT BUILDING OR REMODELING?
DRIVEN 4 HOMES HAS WORKED ACROSS ALL OF NORTHERN OHIO AND BEYOND.
LET'S TALK 216-865-6752.