



# The Ultimate Custom Home Planning Checklist

Brought to you by Kokesh Construction

## Phase 1: Budgeting & Financing

Before you look at floor plans, you have to know your numbers.

- Get Pre-Approved: Talk to a lender specifically about a Construction Loan (different from a standard mortgage).
- Establish a Total Budget: Include land, construction, permits, and a 10% "contingency fund" for unexpected choices or site issues.
- List "Must-Haves" vs. "Nice-to-Haves": This helps your builder help you stick to your budget.

## Phase 2: Land & Site Selection

The land dictates what you can build.

- Determine the Dirt : Based on the elevation report, we calculate exactly how much fill dirt needs to be hauled in to create your "dirt pad."
- Utility Access: Are water, electricity, and sewage already at the street?
- Survey & Zoning: Confirm property lines and check for "easements" or "setbacks" that limit where the house can sit.
- Drainage Assessment: Plan for how rainwater (or private sewer systems) will move away from your foundation.

### **Phase 3: Design & Blueprints**

This is where your vision takes shape.

- Select an Architectural Style: (e.g., Modern Farmhouse, Traditional, Acadian).
- Finalize Floor Plan: Think about your "forever" needs (e.g., home office, aging-in-place features like wider hallways).
- Foundation Choice: Discuss the benefits of a Post-Tension Slab for long-term stability.
- Window Placement: Orient the house to take advantage of natural light (and avoid the harsh afternoon Louisiana sun in living areas).

### **Phase 4: The "Fun" Stuff (Selections)**

Making these choices early prevents delays during construction and helps you stay in budget.

- Exterior: Siding material, roof type, and color palette.
- Kitchen: Cabinet style, countertop material (Quartz vs. Granite), and appliances.
- Flooring: Hardwood, tile, or luxury vinyl plank (LVP)?
- Plumbing fixtures: This is one of the first selections you will need as we use these specs to "rough in" the plumbing under the slab

### **Phase 5: Pre-Construction**

The final hurdles before breaking ground.

- Sign the Contract: Ensure the scope of work is clear and detailed.
- Close on your construction loan
- Secure Permits: Your builder (Kokesh Construction) handles the local building and environmental permits.