

New Home/Project List

When planning to build a new home, there are numerous decisions a customer needs to make, covering everything from the initial design phase to the final finishing touches. Below is an extensive list categorized by the stages of the home-building process:

1. Initial Planning and Design

- Budget: Determine the overall budget for the project.
- Location/Plot:
 - Location of the plot (urban, suburban, rural).
 - Size of the plot.
 - Orientation of the house (facing direction).
 - Legal considerations (zoning laws, deed restrictions, etc.).
- Architect/Designer:
 - Selection of architect or designer.
 - Style of the home (modern, traditional, colonial, ranch, etc.).
 - Custom vs. pre-designed plans.
 - Number of floors (single-story, multi-story, etc.).
 - Square footage.
 - Room layout (open vs. closed floor plan).
 - Future-proofing (adaptability for aging, accessibility).

2. Foundation and Structure

- Foundation Type:
 - Slab, crawl space, or basement.
 - Material for foundation (concrete, brick, etc.).
 - Waterproofing and insulation.
- Structural Frame:
 - Wood frame, steel frame, or concrete.
 - Wall thickness and insulation.
 - Seismic and wind considerations.
 - Floor structure (joists, concrete slabs).

3. Exterior Design and Materials

- Roofing:
 - Roof style (gable, hip, flat, etc.).

- Roofing material (asphalt shingles, metal, tile, etc.).
- Color and finish.
- Gutters and downspouts.
- Exterior Walls:
 - Material (brick, stone, siding, stucco, etc.).
 - Insulation type and thickness.
 - Color and texture.
- Windows and Doors:
 - Window style (double-hung, casement, bay, etc.).
 - Frame material (wood, vinyl, aluminum, etc.).
 - Glass type (double-pane, triple-pane, Low-E, etc.).
 - Exterior doors (style, material, security features).
 - Garage doors (style, material, opener type).
- Exterior Features:
 - Porch, deck, or patio design.
 - Driveway material (concrete, asphalt, pavers).
 - Landscaping and hardscaping.
 - Fencing and gates.
 - Outdoor lighting.
 - Exterior paint or stain.

4. Interior Design and Layout

- Floor Plan:
 - Number and placement of bedrooms.
 - Number and placement of bathrooms.
 - Kitchen layout (open, galley, island, etc.).
 - Dining room (formal vs. informal).
 - Living room and family room.
 - Home office or study.
 - Utility room (laundry, pantry, etc.).
 - Specialty rooms (home theater, gym, wine cellar).
 - Storage solutions (closets, cabinets, attic).
- Ceiling Height and Design:
 - Standard, vaulted, or tray ceilings.
 - Ceiling finishes (paint, beams, crown molding).
- Interior Walls:
 - Wall material (drywall, plaster, paneling).
 - Paint colors and finishes.
 - Accent walls or wallpaper.
- Flooring:
 - Material (hardwood, tile, carpet, laminate, etc.).
 - Flooring for different areas (kitchen, bathroom, bedrooms).
 - Underfloor heating.

5. Electrical, HVAC, and Plumbing

- Electrical:
 - Lighting plan (ambient, task, accent lighting).
 - Light fixtures and placement.
 - Electrical outlets (quantity, placement, USB, etc.).
 - Smart home systems (lighting control, security, thermostat).
 - Home entertainment wiring (cable, internet, surround sound).
- HVAC (Heating, Ventilation, Air Conditioning):
 - Heating system (furnace, heat pump, radiant floor).
 - Cooling system (central air, ductless, window units).
 - Ventilation system (exhaust fans, air purifiers).
 - Thermostat type (manual, programmable, smart).
- Plumbing:
 - Water supply (municipal, well).
 - Water heater (tankless, storage tank).
 - Water filtration systems.
 - Bathroom fixtures (toilets, sinks, faucets, showers, tubs).
 - Kitchen plumbing (sink, dishwasher, garbage disposal).
 - Outdoor plumbing (hose bibs, irrigation system).

6. Kitchen and Bath

- Kitchen:
 - Cabinets (style, material, color).
 - Countertops (granite, quartz, marble, laminate).
 - Backsplash (tile, glass, stone).
 - Appliances (stove, refrigerator, microwave, etc.).
 - Sink and faucet style.
 - Kitchen island (size, features).
 - Pantry and storage solutions.
- Bathrooms:
 - Vanity style and material.
 - Countertops (similar options as kitchen).
 - Shower/tub (standalone tub, walk-in shower, combination).
 - Bathroom flooring (tile, waterproof options).
 - Fixtures (sinks, faucets, showerheads).
 - Mirrors and lighting.

7. Interior Finishes

- Doors:
 - Interior door style (paneled, flush, sliding).

- Door material (wood, MDF, glass).
- Door hardware (knobs, levers, hinges).
- Trim and Molding:
 - Baseboards, crown molding, wainscoting.
 - Material and style.
 - Paint or stain finish.
- Staircases:
 - Design (straight, spiral, curved).
 - Material (wood, metal, glass).
 - Railings and balusters.
- Fireplaces:
 - Type (wood-burning, gas, electric).
 - Mantel style and material.
 - Surround (tile, stone, brick).

8. Finishing Touches

- Paint and Wallpaper:
 - Color scheme for each room.
 - Accent walls or decorative finishes.
- Window Treatments:
 - Blinds, shades, curtains, shutters.
 - Material and style.
- Lighting Fixtures:
 - Chandeliers, pendant lights, recessed lighting.
 - Fixture material and finish.
 - Bulb type (LED, incandescent, smart bulbs).
- Closet Systems:
 - Custom closets, built-ins, shelving units.
 - Lighting and accessories.
- Furniture and Décor:
 - Placement and style of furniture.
 - Art, rugs, and accessories.
 - Personalized design elements.

9. Landscaping and Outdoor Living

- Landscaping:
 - Plant selection (trees, shrubs, flowers).
 - Grass type (sod, seed, artificial turf).
 - Irrigation systems (sprinklers, drip systems).
- Outdoor Living Spaces:
 - Patio or deck material and design.
 - Outdoor kitchen or BBQ area.

- Swimming pool or spa.
- Outdoor furniture and décor.
- Garden features (fountains, ponds, statues).
- Fencing and Gates:
 - Material (wood, metal, vinyl).
 - Style and height.
 - Gate design and automation.

10. Sustainability and Energy Efficiency

- Insulation:
 - Type (fiberglass, foam, cellulose).
 - R-value (thermal resistance).
- Windows and Doors:
 - Energy-efficient models (Low-E glass, weather stripping).
- Solar Power:
 - Solar panels (roof or ground-mounted).
 - Battery storage systems.
- Water Efficiency:
 - Low-flow fixtures (toilets, faucets, showerheads).
 - Rainwater harvesting system.
- Energy Star Appliances:
 - Selection of energy-efficient appliances.

11. Security and Smart Home Features

- Security Systems:
 - Alarm systems.
 - Surveillance cameras (indoor, outdoor).
 - Motion sensors and door/window sensors.
- Smart Home Integration:
 - Smart lighting.
 - Smart thermostat.
 - Smart locks and doorbells.
 - Home automation system (voice control, app-based control).

12. Final Walkthrough and Adjustments

- Punch List:
 - Identifying any final touch-ups or corrections.
 - Ensuring all systems are operational.
- Interior and Exterior Cleaning:

- Professional cleaning of all surfaces.
- Final landscaping touches.
- Move-In Preparation:
 - Scheduling moving services.
 - Setting up utilities and services (electricity, water, internet).

This list covers most of the decisions and selections a customer would need to make when building a new home. Depending on the complexity and customization of the project, additional selections might be necessary.