

THE NEW HOME BUILDING CHECKLIST



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Congratulations! You've decided to build your new home. You want to make sure you have crossed all your t's and dotted all your i's, but what do you need to think about throughout the process?

Below is a helpful checklist that will make your home building process more enjoyable.

What Can You Afford to Build?

- Determine a budget that you can stick to and live with. Consider things such as the cost of the lot, building costs, furnishing, and any other fees that may be associated with the build.
- If financing is needed, and in most cases it is, have you checked with your bank to see if you qualify? There are many different types of home loans available. You may want to work with your financial advisor or a mortgage broker. Don't be afraid to shop around.
- You may also qualify for government assistance or grants. Your bank or mortgage broker should be able to help guide you in the right direction to see if you qualify.

Choosing a Location

- Does the location meet the needs of you and your family? Is it close to activities you enjoy doing or spaces you will need to utilize: schools, churches, hospitals, etc.? Talk to people in the neighborhood to see if the location would be a good fit.
- Is there a large enough yard for a family pet or activities like gardening? Or would you prefer a smaller lot that will be easier to mow

and maintain?

- Are there any zoning or land restrictions you need to be aware of before you build? Ask your builder if there would be any added expenses due to the lot.

Finding a Builder and Selecting a Floor Plan

- Building a new home should be a partnership between you and your builder. Feel confident in your builder and ensure there is a sense of transparency about the process and expectations. Trust your gut — if something doesn't feel right, shop around for a new builder.
- Check builder references and ask to see photos of their work.
- Ask your builder about any subcontractors that may be working on your home. Feel free to run background checks and ask how long your builder has been working with them.
- Work with your builder to develop your floor plan. What features are important to you and where can the budget be cut, if need be? Keep in mind the location of outlets, laundry room, lighting, and more.

Pre-construction

- Know how long it will take to build your home. On average it takes about six months to build a home. However, additional custom features and external factors may lengthen the process.
- Obtain any permits or insurance required, or ensure that your builder will handle this process.
- Make sure all contracts have been signed and any proof of land ownership is obtained.
- Double-check that your builder or any subcontractors are fully insured to establish that you and/or builder are not held responsible should there be any injuries on the job site.
- Work with your builder to select building supplies as well as flooring and framing materials.

During Construction

- Arrange for regular check-ins with your builder to review the progress of construction. You don't want there to be any surprises.
- Keep all important numbers in your phone in case you need to reach the builder, a subcontractor, etc.
- Revisit your budget to ensure you and your builder are staying on track. Adjust if necessary.

Move In:

- If you are using a moving company, contact them to arrange their services.
- Plan out where furniture and large items will be located throughout the house.
- Arrange for any service connections that will need to be made on your new home, such as telephone, gas, electricity, and cable TV.
- Notify your post office, employer, children's school, etc. of your new address and update it on other items. Your driver's license, vehicle registrations, and credit card bills should reflect your new home.
- Most importantly, enjoy your new home!

The Demlang team is here to help you every step of the way during your new [home-building experience](#). Contact one of our [New Construction Specialists](#) today and we can start your home building process together.