

CUSTOM HOME CHECK LIST

- ☐ DEFINE YOUR NEEDS: HOW BIG YOUR DREAM HOME NEEDS TO BE WITH ELEMENTS LIKE NUMBER OF BEDROOMS, BATHROOMS, ETC.
- ☐ DETERMINE YOUR BUDGET: FINALISE HOW MUCH YOU WANT TO SPEND.
TIP : YOU CAN CONSULT A CONTRACTOR AT THIS STAGE WHO CAN HELP YOU ESTIMATE CONSTRUCTION VALUE OF THE HOUSE THAT YOU WANT TO BUILD
- ☐ FIGURE OUT FINANCING: RESEARCH YOUR FINANCING OPTIONS FOR REALISING YOUR DREAM HOME. FIGURE OUT YOUR MORTGAGE PLANS, AMORTIZATION PERIOD AND VIABLE BANKS WITH LENDING OPTIONS - THIS WILL PROVIDE YOU YOUR BUDGET FOR THE LAND VALUE.
- ☐ FIND AND PURCHASE THE LAND: FIND THE RIGHT LAND, CHECK WITH MUNICIPALITIES FOR REGISTERED COVENANTS AND GET A TOPOGRAPHICAL SURVEY DONE TO NEGOTIATE THE PRICE.
- ☐ HOME DESIGN: DESIGN THE LAYOUT WITH ALL NECESSARY DETAILS - BOTH INTERIOR AND EXTERIOR.
- ☐ GET THE PERMITS: OBTAIN NECESSARY PERMITS FROM THE LOCAL GOVERNMENT, INCLUDING BUILDING PERMITS, ZONING PERMITS, ENVIRONMENTAL CLEARANCE, ETC.
- ☐ CREATE A TIMELINE: THIS IS IMPORTANT TO ENSURE THAT YOUR HOUSE IS BUILT WITHIN A SET DEADLINE AND THERE ARE NO UNNECESSARY DELAYS. CONSIDER WEATHER DELAYS, MATERIAL PROCUREMENT ETC FACTORS WHEN CREATING THIS TIMELINE.
- ☐ SELECT THE BUILDER: AN IMPORTANT DECISION OF WHO WILL BUILD YOUR HOUSE. SELECT THE ONE WHO FITS YOUR BUDGET AND HAS THE EXPERIENCE PLUS WILLINGNESS TO SHAPE YOUR HOUSE THE WAY YOU WANT IT.
- ☐ BUY MATERIALS: BUYING BUILDING MATERIALS YOURSELF IS RECOMMENDED TO ENSURE FAVORABLE COST.

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- ☐ PREPARE THE SITE: THIS WOULD INCLUDE OVERSEEING GRADING OF LAND, INSTALLING UTILITIES, LAYING THE FOUNDATION, FRAMINGS, ROOFING, ELECTRICALS, PLUMBING UNITS, ETC.
- ☐ INSULATION AND DRYWALL: ENSURE THAT INSULATION IS DONE WELL TO CREATE COMFORTABLE INTERIORS.
- ☐ FINISHING THE INTERIORS: ONCE THE EXTERIOR IS DONE, GET TO IMPLEMENTING THE INTERIOR PLAN FROM YOUR MASTER PLAN.
- ☐ INSPECTION: ENSURE INSPECTIONS BY LOCAL AUTHORITIES ARE DONE AT EVERY STAGE TO ENSURE COMPLIANCE WITH BUILDING CODES. NOTE THAT BOOKING INSPECTIONS AND MAKING THE CHANGES AS PER INSPECTORS MAY TAKE SOME EXTRA TIME.
- ☐ LANDSCAPING: IF THIS IS IN YOUR PLAN, INSTALL TREES, PLANTS, GRASS, SHRUBS, WALKWAYS AND PATHWAYS.
- ☐ FINAL WALKTHROUGH: INSPECT THE HOUSE THOROUGHLY WITH THE BUILDER AND CREATE A PUNCH LIST OF ANY REMAINING ITEMS TO BE ADDRESSED.
- ☐ CLOSING THE DEAL: SIGN ALL REQUIRED DOCUMENTS AND COMPLETE PAPERWORK.
- ☐ MOVE IN: FINALIZE A SUITABLE DAY AND TIME TO MOVE IN. UNPACK AND SETTLE.