

Homeowner decision list for new home construction

Homeowner name: _____

Date: _____

1. Utilities
 - a. Water – city, existing or new well
 - b. Gas – propane or NG
 - c. Sewer – city or need new septic
2. Wall heights – 8', 9' or other
 - a. Basement
 - b. Main
 - c. Upper level
3. Exterior wall thickness (4" or 6")
4. Basement
 - a. Walk-out or look-out options
 - b. Fruit cellar / safe room under porch
 - c. Type and number of basement windows
 - d. Wood framed walls in basement
 - e. Ceilings
5. Fireplace
 - a. Fuel - Wood or gas
 - b. Chimney and hearth– Stone, tile, wood, plaster
 - c. Mantle
6. Heating and cooling
 - a. Gas forced air / Geothermal / Heat pump hybrid
 - b. Zoning
 - c. Separate system for second floor

7. Garage
 - a. Size (storage or workshop)
 - b. Door sizes & window configuration
 - c. Interior finish
 - d. Floor drains – none, round or trough
8. Exterior door styles including front door
 - a. Steel or fiberglass
 - b. Finish – painted or stained
9. Windows
 - a. Wood vs vinyl
 - b. Interior finish
 - c. Exterior color
 - d. Double hung, casement, transoms, arches, etc.
10. Porch – style, posts, railing
11. Shingles – Style and color
12. Siding – Brick, stone, vinyl, etc. – style and color
13. Insulation
 - a. Walls – Fiberglass, foam & batt, straight foam
 - b. Ceilings – Blown cellulose or fiberglass
14. Kitchen layout
15. Kitchen and laundry cabinets
16. Kitchen countertops
 - a. Surface – Formica, granite, Silestone, Corian
 - b. Sink – Stainless, type of mount, number of bowls
17. Bathroom cabinets
 - a. Molded top
 - b. Specialty top/sink

18. Sheet metal
 - a. Laundry chutes
 - b. Kitchen venting
19. Appliances
 - a. Stove – Gas or electric
 - b. Washer and dryer – gas or electric
 - c. Microwave
 - d. Refrigerator – ice maker?
 - e. Dishwasher
20. Plumbing
 - a. Fixtures and faucets
 - b. Exterior valve location
 - c. Laundry sinks
 - d. Water heater - gas or electric
 - e. Water softener
 - f. Garbage disposal
 - g. Additional bathroom rough-ins
21. Electrical
 - a. Exterior outlets and lighting
 - b. Interior fixtures
 - c. Standby generator hookup
 - d. Cat 5 data connections
 - e. Cable TV
 - f. Security system
 - g. Special speaker or surround sound systems
22. Locksets and hinges – Brand, style and color

23. Stairs
 - a. Railing style
 - b. Treads - Carpet or hardwood
24. Interior finish, doors and trim
 - a. Drywall or plaster / finish texture
 - b. Trim – painted or wood species if stained
 - c. Casing
 - i. Style
 - ii. Size
 - iii. Extended sills
 - d. Baseboard
 - i. Style
 - ii. Size
 - e. Crown molding
 - i. Style
 - ii. Size
 - f. Door style and type
25. Floor coverings
 - a. Carpet, hardwood, laminates, ceramic, linoleum
 - b. Make room by room list
26. Deck
 - a. Flooring – Treated wood, cedar, thermal wood or composite
 - b. Posts and railing – style and material
 - c. Steps
27. Closet finishing – Wood vs wire
28. Painting and staining – color
29. Central vacuum
30. Bonus room / storage over garage