

# Building Checklist

Your step-by-step guide to building a new home

Check off each step as you go. Not sure where to start? Start with us: we'll walk you through it.

## 01 Land

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- ☐ Choose your location, school district and commute
- ☐ Check utilities: water or well, sewer or septic, power, internet
- ☐ Review lot slope, soil and drainage
- ☐ Understand HOA rules, covenants and zoning
- ☐ Ask about a perc test if the lot needs septic

## 03 Plan

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- ☐ Pick a floor plan that fits how you live now
- ☐ Think about future needs and resale
- ☐ Plan storage, garage and outdoor living
- ☐ List the changes you want to customize

## 05 Permits & prep

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- ☐ Confirm zoning, permits and HOA approval
- ☐ Order soil or environmental tests if needed
- ☐ Agree on house placement on the lot
- ☐ Know your construction timeline

## 02 Builder

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- ☐ Research reputation and past homes you can visit
- ☐ Verify license, insurance and warranty
- ☐ Ask for references from recent buyers
- ☐ Get clear answers on pricing, allowances and communication

## 04 Budget & financing

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- ☐ Get pre-approved with a lender
- ☐ Plan site costs: clearing, grading, septic, driveway
- ☐ Set aside room for upgrades and a contingency
- ☐ Ask about rate buydowns or builder incentives

## 06 Build & move-in

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- ☐ Stay in touch with your builder and visit the site
- ☐ Track change orders and milestones in writing
- ☐ Do the final walk-through and punch list
- ☐ Review warranties and manuals before move-in

## Questions to ask any builder

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- ☐ What's included in the base price, and what are the allowances?
- ☐ Who will be my main contact during the build, and how often will I hear from you?
- ☐ How do change orders work, and how are they priced?
- ☐ What warranty comes with the home, and who handles warranty calls?
- ☐ Can I visit homes you've built and talk to past buyers?
- ☐ What's a realistic timeline for my plan on my lot?

## My notes

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Lot address or area:

Plan I like:

Budget range:

Target move-in:

Must-haves:

## Ready to start your build?

Call 706-514-6637 or email [info@goriverstone.com](mailto:info@goriverstone.com) for a free build consultation.

Need land first? Call or text Sandra Watkins at 770-324-3680.