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## 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 to exterior?
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