



Complete Custom Home Building Checklist

YOUR GUIDE TO A CUSTOM HOME YOU'LL LOVE!

Building a custom home is one of the most exciting—and important—decisions you'll ever make.

At Fig Tree Homes, we understand that this isn't just a project- it's a personal investment in your future. With years of experience and a strong focus on quality craftsmanship and thoughtful design, we're here to help you create a home that reflects your lifestyle, values, and everyday needs.

We take pride in making the process clear and collaborative. From your first ideas to the final walkthrough, our team is here to guide you, answer questions, and keep everything moving forward. By using trusted materials and proven building methods, we ensure your home is not only beautiful, but built to last.

Inside this packet, you'll find a helpful Building Checklist designed to walk you through each stage of the process. Think of it as a road map—we're here to support you every step of the way.



Phase 1: Consultation & Land Evaluation

First, we meet with you for a consultation to determine if we're the right fit for your vision. Next, we assess your land or lot. Don't have land yet? Keep this checklist handy- it will guide you through key considerations as you search, helping you feel informed and confident every step of the way.

PRE-CONSTRUCTION

- Determine a wish list for your custom home build
- Research banks for construction loans, get financials squared away, determine a budget
- Determine the type of home (metal or stick frame)
- Research local builders (communication platform, cost plus vs. fixed price, warranty package, customizations offered, etc.)
- Work alongside your builder to draft professional house plans

LAND PREPARATION

- Land clearing for optimal building site (evaluate potential pad site to limit tree clearing, additional drainage work dirt work, and minimizing yard slopes)
 - Builder to provide geotechnical soil testing to check the quality of soil
- Utilities:
- Gas (consider propane for appliances and plumbing fixtures)
 - Water (consider water well vs. public water access)
 - Electric (consider the location of the nearest transformer, the potential distance to go underground based on the utility provider)
- Driveway:
- Length
 - Material (gravel, asphalt, concrete)
 - Culvert



Phase 2: Custom Design

We bring your dream home to life on paper. Our design and drafting team partners with you to thoughtfully customize your home plans, ensuring each detail reflects your lifestyle and vision. During this process, we'll review and refine:

FOUNDATION

- Ensure a solid foundation
 - Piers, post-tension, rebar (consider the best option based on soil sample)
- Consider locations for plumbing roughed-in slab
- Consider reinforced beams for the fireplace if applicable and drops for walk-in showers
- Consider floor outlet locations
- Foundation pour (evaluate access for concrete and pump trucks to access the building site)
- Consider appropriate prepping if floors will be stained concrete



FRAMING

- Exterior walls (brick, siding, metal, stud size, sheathing material)
- Interior framing (arched or cased openings)
- Consider pocket doors
- Fireplace locations (fuel type, vent type, raised hearth)
- Height of walls
- Consider wood-blocking locations (TV mounts, curtain rods, stair handrails, etc.)
- Termite treatment

INTERIOR DOORS AND TRIM

- Beams, mantles
- Trim size
- Hollow vs. solid wood doors
- Width and height of doors (consider wheelchair accessibility)
- Custom closet layout (hanging room vs. shelving)
- Attic access (pull-down or walk-out)

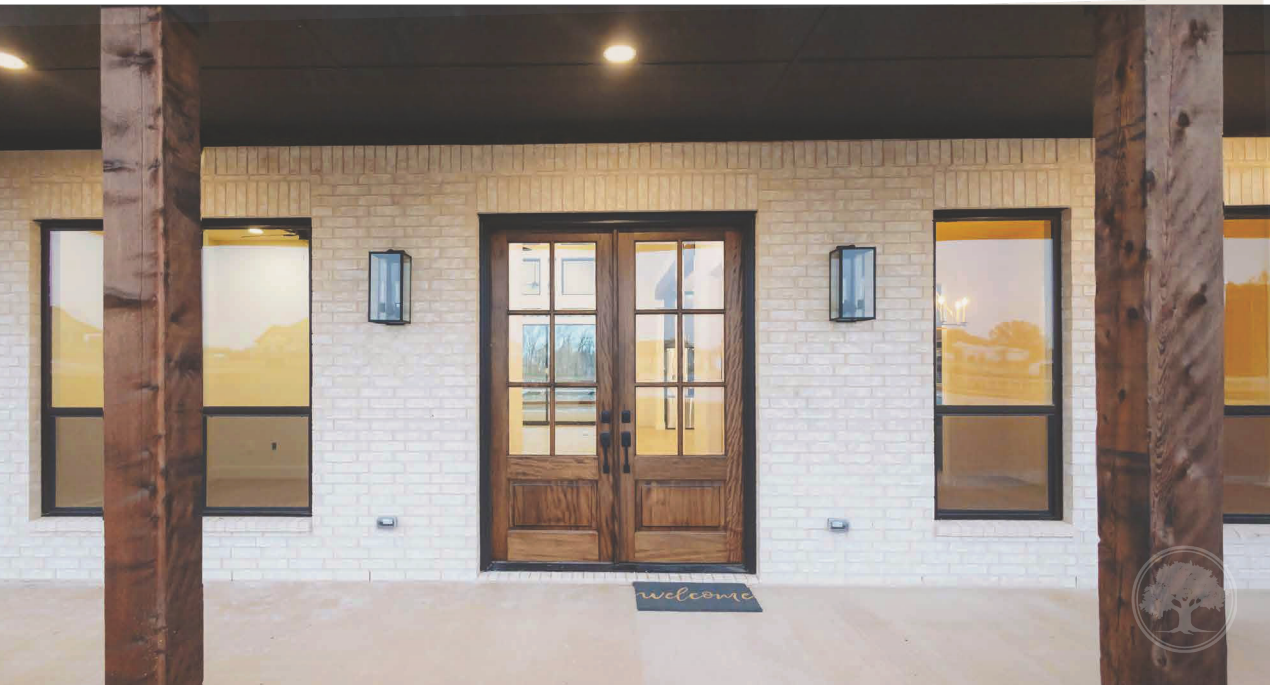


EXTERIOR DOORS AND WINDOWS

- Types of windows (vinyl, fiberglass, wood-clad, grid pattern, single/double hung or casement)
- Doors (size ,material, finish)
- Garage doors (size, windows, material, finish)
- Consider any safe doors

EXTERIOR

- Roofing type (shingles, metal)
- Flatwork
- Drainage
 - French drains
 - Underground drainage connecting downspouts
 - Gutters



PLUMBING

- Water heater (tank vs. tankless)
- Water heater fuel type (electric vs. propane)
- Water heater location
- Appliances requiring gas (oven, cooktop, water heater, furnace)
- Consider water valve locations for misc. appliances (ice maker, second fridge, etc.)
- Manifold System
- Floor drains
- Hose bib locations
- Water filtration or softener

HVAC

- Number of HVAC units
- HVAC zoning
- Smart thermostat
- Ducting (exposed vs. traditional attic-concealed ducting)
- Furnace fuel type
- Dryer vent



ELECTRICAL

- Low voltage closet location
- Electrical panel location
- Smart home capabilities
- Generator back-up
- Pool or outbuilding electrical
- Switch and plug style
- Low voltage considerations
(camera, security, audio, etc.)
- USB/Specialty Plugs
- TV plugs
- Dimmers
- Cabinet Lighting
- Christmas light outlets
(option for timed switch)

INSULATION/DRYWALL/TEXTURE

- Insulation (fiberglass, cellulose, spray foam)
- Consideration for insulation under the second story for
noise-dampening
- Texture finish
- Drywall corners (bullnose or square)



CABINETRY

- Wood finish (stain or paint grade)
- Consider cabinet accessories (trash pull-out, tray storage, etc.)
- Cabinet pulls (finish, size, knobs, handles, etc.)
- Consider closet built-ins

COUNTERTOPS

- Countertop material (laminite, granite, quartz, soapstone, concrete)
- Countertop edging (mitered, waterfall, bullnose, beveled)
- Kitchen window sills
- Shower niches

APPLIANCES

- Consider specialty appliances (ice maker, wine fridge, beverage cooler, espresso makers, air fryer)
- Consider the finish of appliances
- Consider gas vs. electric
- Vent hood insert or wall mount canopy

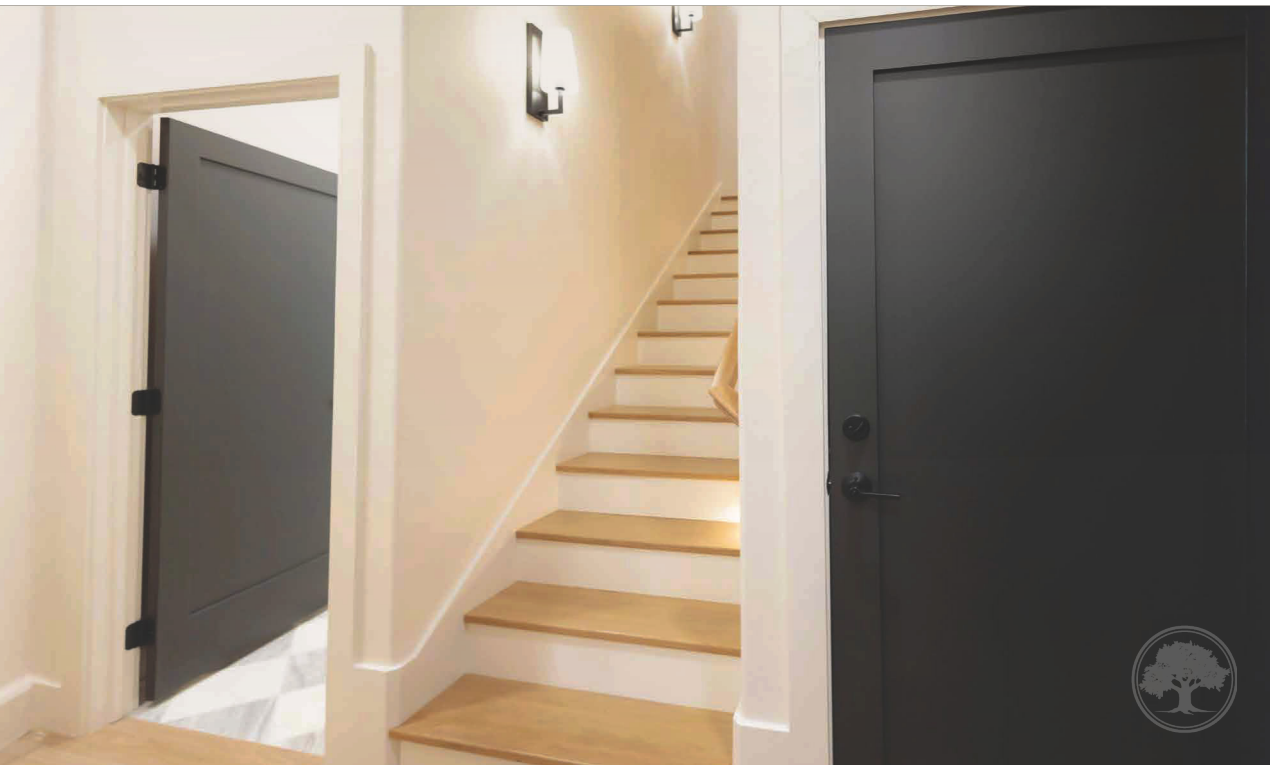


PAINT

- Consider color and sheen for:
 - Walls
 - Ceiling
 - Trim
 - Doors
- Stain for Cabinets
- Finish for stairs, if applicable
- Specialty finish on cabinets

FLOORING

- Flooring type (hardwood, LVP, engineered, tile, carpet, concrete)



PLUMBING FIXTURES

- Fixture finish
- Shower head (single head, rain head, shower wand, etc.)
- Sinks (drop-in, apron, undermount)
- Toilet style (skirted vs. not, handle vs. buttons)
- Disposal type
- Specialty plumbing fixtures (water filtration system, Pot filler, point-of-use hot water)

ELECTRICAL FIXTURES

- Recessed lighting
- Lights above island
- Fans (light vs. no light)
- Bathroom lighting
- Exterior lighting
- Stair lighting



FINISHES AND HARDWARE

- Bathroom and Kitchen Wall Coverings:
 - Tile and tub surround
 - Shower walls
 - Shower floor
 - Grout color
 - Tile spacing
 - Tile lay pattern
- Cabinet and door hardware
- Stair railings
- Bathroom accessories:
 - Towel hooks
 - Toilet paper holder
 - Mirrors
 - Shower glass



FINAL LANDSCAPING

- Final grade
- Sprinkler system
- Sod
- Hardscaping

ADDITIONAL CUSTOMIZATIONS

- Interior/exterior storm shelter
- Specialty storm doors
- Safe room
- Outdoor living space
- Outdoor shower
- Hidden room
- Sauna
- Swimming pool
- Turf lawn
- Fencing
- Detached workshop



Phase 3: Preconstruction & Budgeting

After finalizing the design, we move into budgeting. During this phase, you can expect a collaborative process with a few rounds of revisions as we work together to select quality materials that fit your budget and overall vision.

Our guided selections process includes personalized showroom visits, curated design concepts, and 3D renderings that help you see how your finishes, fixtures, and color choices come together before construction begins. We can also offer guidance on financing options to help you move forward with confidence as you plan your dream home.

CONSTRUCTION-ONLY LOANS

- A short-term loan that finances the construction of a home
- Typically has a term of one year or less
- Has an adjustable rate
- A common choice for first-time homebuyers

CONSTRUCTION-TO-PERMANENT LOANS

- A loan that converts to a permanent mortgage once the home is built
- Also known as a one-time close loan
- The interest rate is locked in at closing



Phase 4: Permits, Inspections & Construction

We handle all permit requirements and inspections before, during, and after construction. Once construction begins, we maintain clear, consistent communication so you're always informed and confident throughout the process.

Phase 5: Walkthrough & Closing

Before handing over the keys, we complete several detailed blue-tape walkthroughs, followed by a final walkthrough to ensure every detail meets our standards.

Congratulations-your home is now complete! At closing, we'll review your warranties and next steps so you feel confident as you move into your new home.



Phase 6: Final Move In

Welcome to your dream home!

Ready to take the next step in your custom home journey?

Book a free consultation with Fig Tree Homes today and discover how we can bring your dream home to life. Our team will answer all your questions, guide you through the process, and show you why Fig Tree Homes is the best choice for your next project.

Let's create your custom home!





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